CITY OF GOLETA NEW ZONING ORDINANCE

General Plan/Coastal Land Use Plan
Draft Supplemental Environmental Impact Report

(SCH # 2014021063)

VOLUME I

Prepared for:

CITY OF GOLETA

Planning and Environmental
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1 Introduction

This draft Supplemental Environmental Impact Report (SEIR) to the 2006 Final EIR for the City of Goleta (City) General Plan/Coastal Land Use Plan (GP/CLUP) and the 2009 Final Supplemental EIR on revisions to GP/CLUP has been prepared on behalf of the City in accordance with the California Environmental Quality Act (CEQA). This chapter outlines the purpose and overall approach to the preparation of the Supplemental EIR on the proposed City of Goleta Zoning Ordinance (Title 17 of the Goleta Municipal Code) (referred to as the "project" or "proposed Zoning Ordinance"). The proposed Zoning Ordinance has been prepared to revise citywide zoning regulation to achieve consistency with and implement the GP/CLUP land use categories and policies. The City of Goleta is the lead agency responsible for ensuring that the proposed Zoning Ordinance complies with CEQA.

1.1 Purpose of this Supplemental EIR

A SEIR was chosen for this project in accordance with the California Environmental Quality Act (CEQA) (Public Resources Code §§ 21000, *et seq*) and CEQA Guidelines (California Code of Regulations, Title 14, §§ 21000, *et seq*). CEQA Guidelines §§ 15162 and 15163 regulating the drafting of a SEIR. According to CEQA Guidelines § 15163, a SEIR is appropriate if "only minor additions or changes would be necessary to make the previous EIR adequately apply to the project" and need "contain only the information necessary to make the previous EIR adequate for the project as revised." A primary purpose of the analysis of this SEIR is to determine how impacts of the GP/CLUP EIR (including all previously approved addenda and previously certified Supplemental EIR) would change if the proposed Zoning Ordinance were adopted.

Chapter 2 of this SEIR describes the background, purpose, objectives, and content of the proposed Zoning Ordinance.

1.2 Approach and Scope of the Supplemental EIR

The GP/CLUP has been amended several times since its adoption in 2006. All such amendments were accompanied by a CEQA analysis as reflected in various CEQA documents listed in Table 1.2. This SEIR includes the 2006 Final EIR and 2009 Final SEIR and Addenda by reference, and addresses new or modified environmental impacts associated with implementation of the proposed Zoning Ordinance. All CEQA documents providing environmental analysis for the GP/CLUP as it is currently written comprise the GP/CLUP EIR.

Table 1.2: 2006 General Plan/Coastal Land Use Plan and Subsequent Environmental Impact Report Addenda and SEIRs			
Adoption Date	*City Case No.*	*General Plan Amendment Project Name*	*City Council Resolution No.*
2-19-08	03-050	Villages at Los Carneros	Reso. No. 08-06
6-17-08	07-201	Track 2 - Minor Changes	Reso. No. 08-30
11-4-08	08-057	Harwin Family Trust	Reso. No. 08-056
5-19-09	07-102	Haskell's Landing	Reso's No. 09-30/ 09-33
5-19-09	09-033	Track 2.5 - Building Intensity Standards	Reso's No. 09-32/ 09-33
8-18-09	07-200	Track 1 - Housing Element Update	Reso No. 09-44
11-17-09	07-202	Track 3 - Substantive Changes	Reso. No. 09-59
11-16-10	10-123	Housing Element 2007-2014	Reso. No. 10-57
2-15-11	08-196	Montecito Bank and Trust	Reso. No. 11-09
7-17-12	11-080; 11-081	Willow Springs	Reso. No. 12-46
10-2-12	08-143	Westar	Reso. No. 12-68
7-15-14	10-043	Village at Los Carneros	Reso. No. 14-41
12-16-14	13-083	Housing Element 2015-2023	Reso. No. 14-65
1-20-15	09-140	Cortona Apartments	Reso. No. 15-03
10-20-15	14-026	Old Town Village	Reso. No. 15-49

The scope of analysis contained within the Supplemental EIR addresses each of the environmental resource areas previously analyzed in the certified 2006 Final EIR and certified 2009 Final Supplemental EIR and Addenda. This SEIR addresses the following environmental issues:

- Aesthetics and Visual Resources
- Agriculture and Farmland
- Air Quality and Greenhouse Gas Emissions
- Biological Resources
- Cultural Resources
- Geology, Soils, and Mineral Resources
- Hazards and Hazardous Materials
- Land Use, Housing, and Recreation[1]
- Hydrology and Water Quality
- Noise

[1] Addresses topics contained both in the Land Use and Recreation, and Population and Housing chapters from prior EIR and SEIR.

- Public Services and Utilities[2]
- Transportation and Circulation

This SEIR is organized to follow these environmental issues to more closely fit the resource topics listed in Appendix G of the CEQA Guidelines. Consequently, applicable portions of the former "Water Resources" section were moved into the "Hydrology and Water Quality" and "Public Service and Utilities" sections.

In accordance with CEQA Guidelines Section 15125, each resource topic covered in the SEIR "include[s] a description of the physical environmental conditions in the vicinity of the project, as they exist at the time the notice of preparation is published," which "normally constitute the baseline physical conditions by which a lead agency determines whether an impact is significant."[3]

In most cases, the environmental setting for each resource topic is the same as described in the 2006 EIR and 2009 SEIR. Changes in the environmental setting due to changed conditions since the adoption of the 2009 SEIR are noted where applicable.

The criteria for determining the significance of environmental impacts in this SEIR, listed in Chapter 3 by resource topic, are the same as those contained within the 2006 EIR and 2009 SEIR.

The environmental analysis considers the potential impacts resulting from implementation of the proposed Zoning Ordinance. To determine this, the proposed Zoning Ordinance was evaluated in terms of three questions classified by resource topic:

1. Is the proposed Zoning Ordinance consistent with the Guiding Principles and Goals identified in the adopted certified GP/CLUP?

2. Would the proposed Zoning Ordinance increase or result in new impacts compared with those impacts identified in the certified 2006 FEIR (and subsequent addenda/supplemental EIR)?

3. Would the proposed Zoning Ordinance reduce the amount or efficacy of mitigation identified in the certified 2006 FEIR (and subsequent addenda/supplemental EIR) for Class I or Class II impacts?

A buildout analysis under the proposed Zoning Ordinance, consistent with the uses and intensities established under the GP/CLUP, was performed to track the amount of residential, commercial and industrial development since the prior buildout estimate in 2006, and to prepare a revised estimate of buildout to the GP/CLUP horizon year of 2030. The buildout analysis forms the basis for the evaluation of environmental impacts. A central assumption

[2] Addresses topics contained both in the Public Services and Utilities, and Water Resources chapters from prior EIR and SEIR.

[3] The Notice of Preparation uses the term "future baseline." For clarity, the analysis in this SEIR refers to the impacts of the proposed Zoning Ordinance in relation to those evaluated in the 2006 EIR and 2009 FEIR, and does not utilize this term.

in the environmental analysis is that by law and design, the proposed Zoning Ordinance should have similar or lesser impacts than the existing Zoning Ordinance, because the GP/CLUP is highly prescriptive in terms of land uses and policy direction. Chapter 3 provides a detailed description of the methodology used to assess environmental impacts by resource topic.

This SEIR also provides an evaluation of alternatives to the proposed Zoning Ordinance in Chapter 4. Cumulative impacts are examined in terms of the combined effect of the impacts associated with proposed Zoning Ordinance and foreseeable projects in areas adjacent to the City in Chapter 5. The potential for the proposed Zoning Ordinance to induce population growth is also examined in Chapter 5.

1.3 Public Involvement and Adoption Process

SEIR PROCESS

The SEIR process includes several steps: publication of a Notice of Preparation of an SEIR (NOP); SEIR public scoping meeting; publication of a draft SEIR for public review and comment; preparation of responses to general public and other agency comments on the draft SEIR; and certification of the final SEIR.

The NOP for this Program SEIR was published on February 24, 2014 (see Appendix A for the published NOP). The NOP and public comment period were advertised and a public scoping meeting was held March 20, 2014 to gather agency and public input on the scope and content of the EIR. Approximately 10 community members attended the scoping meeting. Written comments were also received during the public comment period. Written comments on the NOP and verbal scoping meeting comments were carefully reviewed and, to the extent relevant to the impact analysis, were considered during the preparation of this SEIR.

This SEIR will be used by the public, elected officials, and City staff during the proposed Zoning Ordinance review and adoption process. The final SEIR, which will include responses to public comments received during the 45-day public comment period and incorporate the draft SEIR by reference, must be certified by the City Council before taking action on the proposed Zoning Ordinance. The Planning Commission will also review the final SEIR and forward to the City Council its recommendation on certification. Written comments on this draft Supplemental EIR should be in writing and submitted by March 4, 2016 to:

Anne Wells, Advance Planning Manager
City of Goleta
130 Cremona Drive, Suite B
Goleta, CA 93117
Fax: (805) 916-7551
Email: awells@cityofgoleta.org

ADOPTION OF ZONING ORDINANCE

Adoption of the proposed Zoning Ordinance involves coordinated actions by the Planning Commission, City Council, and numerous opportunities for review and comment by City staff and the interested public. The Planning Commission, which is responsible for reviewing and recommending adoption of the proposed Zoning Ordinance, heard ten presentations on the proposed Zoning Ordinance through October 2014. Open Houses and Planning Commission Study Sessions for portions of the proposed Zoning Ordinance were held between March and June to present the proposed Zoning Ordinance and have individual and small group discussions with City staff about zoning regulations. Six Zoning Ordinance workshops were held between January and October 2014. Multiple Draft Zoning Ordinance Open Houses and Planning Commission Workshops are scheduled in early 2016. A series of two Planning Commission hearings are scheduled for spring/early summer 2016 and will be used for the final review and adoption of the proposed Zoning Ordinance. The final step towards implementation of the Zoning Ordinance is two City Council meetings scheduled in summer 2016. The City Council, as the legislative body of the City of Goleta, is responsible for the ultimate adoption of the Zoning Ordinance.

1.4 Other Relevant Plans

The purpose of the proposed Zoning Ordinance is to implement the GP/CLUP, which was adopted in 2006 and further amended in 2009. In addition to the GP/CLUP, related planning projects include the Housing Element Update, Local Coastal Program, and the Climate Action Plan.

The Housing Element of the General Plan was revised and adopted by the City of Goleta City Council on December 16, 2014, as required by California law. The new Zoning Ordinance is consistent with current applicable Housing Element policies that support a variety of housing choices and affordable housing opportunities and preserve existing housing (Goals HE 1 through HE 4). The updated Housing Element is consistent with the General Plan and will be consistent the new Zoning Ordinance. Additionally, the proposed Zoning Ordinance incorporates requirements under California law that support the provision of affordable housing through bonus programs for increased height, increased density, and/or parking requirement reductions, which support the goals of the Housing Element.

The City's adopted GP/CLUP is currently being assessed for consistency with the California Coastal Act, which includes preparation of a separate Local Coastal Program, sea level rise data analysis and related vulnerability assessment, and a policy audit to ensure consistency with other City planning documents, such as the Ellwood Mesa Open Space and Habitat Management Plan. The proposed Zoning Ordinance contains zoning regulations for the Coastal Zone and administrative procedures for permits in the Coastal Zone and consequently will serve as the City's Implementation Plan for purposes of the City's first certified Local Coastal Program.

Finally, the new Zoning Ordinance supports the City's adopted 2014 Climate Action Plan (CAP) (City of Goleta 2014). The 2014 CAP establishes a 2007 baseline inventory; a planning

horizon of 2007 through 2030 and quantifies GHG emissions from the community-at-large and City operations; establishes reduction targets for 2020 and 2030; identifies measures to reduce GHG levels, focusing on those that the City has authority to implement; and provides guidance for monitoring progress on an annual basis. Consistent with the State of California's objectives outlined in AB 32 (codified at Health and Safety Code §§ 38500, et seq.), the City added Conservation Element Implementation Action 5 (CE-IA-5) to its 2006 General Plan/Coastal Land Use Plan in 2009 to develop a Greenhouse Gas Reduction Plan supporting State implementation of AB 32. The CAP outlines a framework to reduce community GHG emissions by 2020 and 2030 in a manner that meets the intent of CE-1A-5 and is supportive of AB 32 and Executive Order S-3-05.

1.5 Organization of this EIR

This draft SEIR is organized into the following chapters, plus appendices:

1. ***Introduction.*** This chapter introduces the purpose of the SEIR; explains the EIR process and intended uses of the SEIR; the assumptions critical to the environmental analysis; and overall organization of this SEIR.
2. ***Project Description.*** This chapter includes a detailed description of the proposed Zoning Ordinance, project location, objectives, and the draft Zoning Map.
3. ***Settings and Impact Analysis.*** Chapter 3, which is made up of Sections 3.1 through 3.12, analyzes the environmental impacts of the proposed Zoning Ordinance. Impacts are organized by major environmental issue topic. Each topic area includes a description of the environmental setting, significance criteria, and impacts.
4. ***Analysis of Alternatives.*** This chapter presents a reasonable range of alternatives to the proposed Zoning Ordinance (including alternatives considered and rejected from further analysis), provides discussion of environmental impacts associated with each alternative, compares the relative impacts of each alternative to those of the proposed Zoning Ordinance and other alternatives, discusses the relationship of each alternative to the proposed Zoning Ordinance objectives, and identifies the environmentally superior alternative.
5. ***Other CEQA Considerations.*** This chapter provides a summary of significant environmental impacts, including significant effects that cannot be avoided, significant irreversible environmental impacts, growth inducing effects, and cumulative impacts.
6. ***References.*** A list of documents used during preparation of the Supplemental EIR.
7. ***Report Authors.*** Identifies the Supplemental EIR consultants and persons that contributed during the Supplemental EIR preparation.

   Appendices. Appendices include:
   - Appendix A: Notice of Preparation
   - Appendix B: General Plan Policies Related to Proposed Zoning Ordinance
   - Appendix C: Existing Versus Proposed Zoning Ordinance Standards Comparison
   - Appendix D: Estimated Residential, Commercial, and Industrial Buildout

2 Project Description

CEQA Guidelines §15124(b) requires a description of project purpose and objectives. The project analyzed in this draft Supplemental EIR is the proposed City of Goleta Zoning ordinance, which will replace the existing Zoning Ordinance. This project description provides the basis for the environmental analysis in Chapter 3. This chapter provides background information regarding the regional location and boundaries of Goleta, as well as objectives, key themes, and components of the proposed Zoning Ordinance. Additional details are provided in the proposed Zoning Ordinance itself, which can be reviewed at www.goletazoning.com.

2.1 Regional and Project Location

The City of Goleta is located in southern Santa Barbara County, California, west of the City of Santa Barbara between the foothills of the Santa Ynez Mountains and the Pacific Ocean (see **Figure 2-1**). The City of Goleta and surrounding area is generally referred to as the *Goleta Valley*. Goleta is bisected by U.S. Highway 101 (US-101), which extends in an east-west alignment across the City. State Route 217 (SR-217) connects US-101 with the University of California at Santa Barbara (UCSB) to the south. Portions of the City are bordered by UCSB and by the City of Santa Barbara, including the Santa Barbara Airport.

Access into and through the City of Goleta is provided primarily through US-101. Other major east-west arterials include Hollister Avenue and Cathedral Oaks Road. Major north-south arterials are Patterson Avenue, Fairview Avenue, Los Carneros Road, and Storke-Glen Annie Road.

The project location includes the entire geographic area of the incorporated City limits (see **Figure 2-2)**, with a population of approximately 30,000 people. This area encompasses approximately 7.9 square miles, containing a total of 5,075 acres. The southern portions of Goleta are within the California Coastal Zone.

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Figure 2-1: **Regional Location**

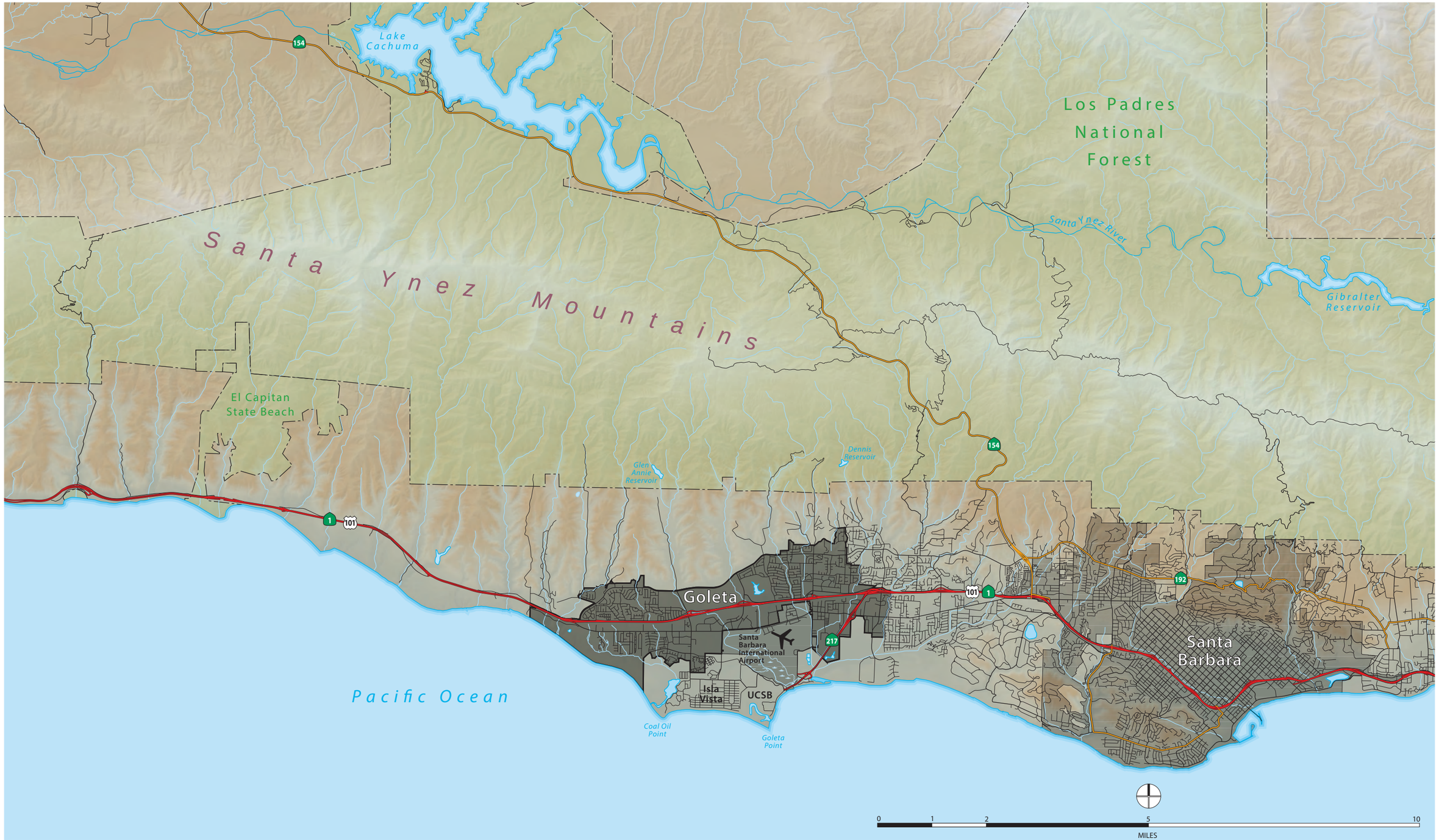
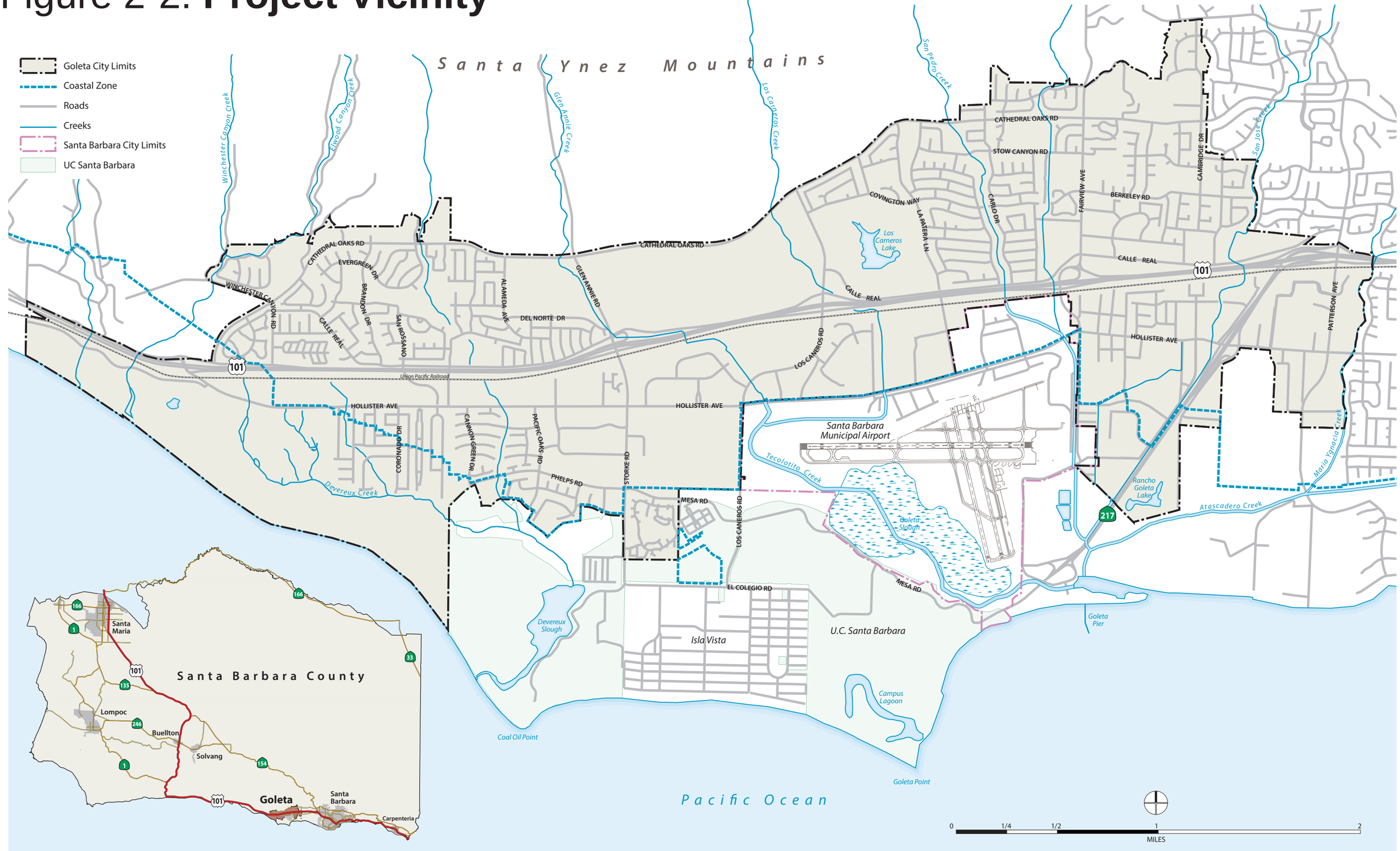


Figure 2-2: **Project Vicinity**



2.2 Background, Purpose, and Objectives of the Proposed Zoning Ordinance

BACKGROUND

The City of Goleta's General Plan/Coastal Land Use Plan (General Plan) governs the City's land use and physical development within the City. The General Plan sets the long-range policy for the City and provides a unified and coherent framework and vision for the future of the community. The General Plan is the primary means for guiding future land use changes in Goleta. The General Plan became effective on November 1, 2006. A draft EIR was prepared to analyze the potential environmental effects of the General Plan, and a final EIR was adopted in 2006 (2006 FEIR). A series of City-sponsored General Plan amendments were initiated in the summer of 2007, and were analyzed in the 2009 Supplemental EIR (2009 SEIR). These amendments were adopted November 17, 2009. A series of Addenda, listed in Table 2.2 have also been adopted. All CEQA documents providing environmental analysis for the GP/CLUP as it is currently written comprise the GP/CLUP EIR.

Table 2.2: 2006 General Plan/Coastal Land Use Plan and Subsequent Environmental Impact Report Addenda and SEIRs

Adoption Date	*City Case No.*	*General Plan Amendment Project Name*	*City Council Resolution No.*
2-19-08	03-050	Villages at Los Carneros	Reso. No. 08-06
6-17-08	07-201	Track 2 - Minor Changes	Reso. No. 08-30
11-4-08	08-057	Harwin Family Trust	Reso. No. 08-056
5-19-09	07-102	Haskell's Landing	Reso's No. 09-30/ 09-33
5-19-09	09-033	Track 2.5 - Building Intensity Standards	Reso's No. 09-32/ 09-33
8-18-09	07-200	Track 1 - Housing Element Update	Reso No. 09-44
11-17-09	07-202	Track 3 - Substantive Changes	Reso. No. 09-59
11-16-10	10-123	Housing Element 2007-2014	Reso. No. 10-57
2-15-11	08-196	Montecito Bank and Trust	Reso. No. 11-09
7-17-12	11-080; 11-081	Willow Springs	Reso. No. 12-46
10-2-12	08-143	Westar	Reso. No. 12-68
7-15-14	10-043	Village at Los Carneros	Reso. No. 14-41
12-16-14	13-083	Housing Element 2015-2023	Reso. No. 14-65
1-20-15	09-140	Cortona Apartments	Reso. No. 15-03
10-20-15	14-026	Old Town Village	Reso. No. 15-49

The City's present Zoning Ordinance was the code in effect in the County of Santa Barbara at the date of incorporation of the City in 2002. The County's zoning code applicable to Goleta

was created more than 30 years ago to address the varied needs of both urban and rural areas and its structure and provisions are not well-suited to Goleta.

The proposed Zoning Ordinance (Title 17 of the Goleta Municipal Code) was prepared in order to implement the General Plan and to meet specific planning and development needs of the City as outlined in the General Plan. It has been developed to tailor zones and use categories to the General Plan to achieve consistency between land use and zoning designations. The General Plan was designed to allow for its provisions to be easily translated into regulations within a new Zoning Ordinance.

Implementation of the General Plan would be achieved through the Zoning Map and zoning regulations that define specific allowable uses, permit requirements, and development standards. California State law requires zoning to be consistent with the General Plan.

PROPOSED ZONING ORDINANCE PURPOSE AND OBJECTIVES

The purpose of the Zoning Ordinance is to create an innovative, integrated code that shapes future growth according to the community's vision articulated in the General Plan. The proposed Zoning Ordinance sets forth detailed standards and regulations for development activities in a manner consistent with the policies of the General Plan.

The proposed Zoning Ordinance has been prepared with the following objectives:

- To revise citywide zoning regulations to achieve consistency with and implement the General Plan land use categories and policies.
- To organize and consolidate zoning provisions in a logical, user-friendly format with tables and graphics, where appropriate;
- To make zoning consistent with relevant federal and State law;
- To consolidate and update zoning use categories that are appropriate to Goleta's current and future needs;
- To utilize standards and evaluation criteria to achieve high quality design throughout the City;
- To clarify the various land use decision-makers' roles and responsibilities; and
- To update and streamline application/permit review and approval.

2.3 Proposed Zoning Ordinance Contents

The proposed Zoning Ordinance includes regulations and development standards for each parcel of land in the City, and a Zoning Map (see **Figure 2-3** and explanation, below). The proposed Zoning Ordinance has been prepared based on a careful review of General Plan policies, existing development regulations, as well as comments from the public, City staff, the Planning Commission, and the City Council. The Zoning Ordinance consists of six parts:

- **Part I: General Provisions (Chapters 17.01 to 17.06):** This portion contains introductory provisions, rules for the construction of language, rules of interpretation, and rules of measurement.
- **Part II: Base Zoning Districts (Chapters 17.07 to 17.16):** This portion specifies land use and development regulations for residential, commercial, office, industrial, public and quasi-public, open space and agricultural, and planned development districts.
- **Part III: Overlay Districts (Chapters 17.17 to 17.24):** This portion describes the airport environs, affordable housing, hospital, master plan, and old town heritage overlay districts.
- **Part IV: Regulations Applying to Multiple Districts (Chapters 17.25 to 17.51):** This portion contains regulations that apply to multiple districts, which are: general site regulations; coastal access; coastal zone visual resource preservation; density bonuses and other incentives; inclusionary housing program; demolition and relocation; environmentally sensitive habitat areas; floodplain management; hazards; historic resource preservation; landscaping; lighting; nonconforming uses, structures, and signs; oil and gas facilities; parking and loading; performance standards; signs; standards for specific uses and activities; telecommunications facilities; tree protection; and wind energy conversion systems.
- **Part V: Administration and Permits (Chapters 17.52 to 17.69):** This portion specifies planning authorities, common procedures, zoning clearance, use permits, design review, variances, coastal development permits, modifications, reasonable accommodation for persons with disabilities, and development agreements. It also describes the process of amendments, including amendments to zoning regulations and the Zoning Map, amendments to the General Plan, and amendments to the Local Coastal Program.
- **Part VI: General Terms (Chapters 17.70 to 17.71):** This portion contains use classifications and a list of terms and definitions.

Four types of zoning regulations control the use and development of property, which apply to different parts of the Zoning Ordinance, as described below:

Land Use Regulations: These regulations specify land uses permitted, conditionally permitted, or specifically prohibited in each zoning district, and include special requirements applicable to specific uses. Land use regulations for base zoning districts are in Part II of the proposed Zoning Ordinance, while land use regulations for overlay districts are in Part III. Part IV contains certain regulations applicable in multiple districts, and performance standards, which govern special uses.

Development Regulations: These regulations control building density and intensity and the height, bulk, location, and appearance of structures on development sites. Development regulations for base zoning districts and for overlay district are in Parts II and III. Part IV contains certain development regulations, applicable to multiple districts, which include regulations for specific uses, development and site regulations, performance standards, parking, sign, antennas and wireless communications, and nonconforming uses.

Administrative Regulations: These regulations contain detailed procedures for permitting and the administration of the proposed Zoning Ordinance, and include common procedures, processes, and standards for ministerial and discretionary permit including Coastal permits. Part V of the proposed Zoning Ordinance provides detail on the bodies and persons who are charged with implementing the General Plan and zoning regulations and making land use decisions. Each review body is listed with descriptions of their roles and authority. The administration and permits portion also outlines procedures that apply to all application types, including, how to file, what to file, what types of projects require a preliminary meeting and neighborhood notification. The public hearing process, including noticing, conducting hearings, and the appeal process, is also described.

General Terms and Use Classifications: Part VI of the proposed Zoning Ordinance provides a list of use classifications, which include standards for specific uses and activities, such as animal keeping, bed and breakfast inns, and farmers markets, for example. This type of zoning regulation also contains a list of terms and definitions used in the proposed Zoning Ordinance.

PROPOSED ZONING DISTRICTS

The proposed Zoning Ordinance contains the following base Zoning Districts, consistent with land use designations established in the GP/CLUP:

- Residential Districts
- Commercial Districts
- Office Districts
- Industrial Districts
- Public and Quasi-Public District
- Open Space and Agricultural Districts
- Planned Development District

Base zone districts establish the types of uses permitted on each parcel. These zone districts are shown on the proposed Zoning Map (**Figure 2-3**).

Overlay Districts are identified to modify the base Zoning District in specific locations. Proposed Overlay Districts include:

- Airport Environs Overlay District
- Affordable Housing Overlay District
- Hospital Overlay District
- Master Plan Overlay District
- Old Town Heritage Overlay District

These overlay districts are shown on the proposed Zoning Map (**Figure 2-4**).

Zoning regulations specify the land use and development regulations for each of the base and overlay districts. Land use refers to the types of uses that are allowed; for example, allowed residential land uses including single-unit attached and detached dwellings, and small family day care centers for the Single Family District. Development regulations refer to lot and density standards (such as units per acre), building standards (such as maximum building height and setbacks), and additional regulations (including landscaping, lighting, etc.). Each base and overlay district is described below.

Residential Districts

The purposes of the Residential Districts are to:

- Provide for a variety of residential development with a range of housing opportunities necessary to meet the needs of all segments of the community, consistent with the General Plan;
- Protect and enhance the character of well-established residential neighborhoods;
- Establish development and design standards to help create distinct and attractive residential neighborhoods and ensure that new residential development and the expansion of existing structures is compatible with the character of adjacent existing development; and
- Provide for appropriate public and quasi-public uses where they are compatible with and contribute to the scale, sense of place, and quality of life in residential neighborhoods.

The specific purposes of each Residential District are as follows:

RS Single Family. This District is intended to protect land areas for family living in low-density residential environments by implementing the Single-Family Residential Use Category (R-SF) land use designation established in the General Plan. The RS District provides for development of one single-family residence per lot at densities ranging from one or fewer to five units per acre. This District also allows for small residential care facilities, small family day care, park and recreation facilities, and community assembly (including religious institutions).

RP Planned Residential Development. This District is intended to provide for diversity in design of residential developments that results in a substantial amount of open space and other common amenities for residents, through implementation of the Planned Residential (R-P) land use designation set forth in the General Plan. The District provides for comprehensively planned development at densities up to 13 units per acre. Finally, this District allows for small residential care facilities, small family day care, park and recreation facilities, and community assembly (including religious institutions).

RM Residential Medium Density. This District is intended to appropriately locate areas for multiple-unit housing and accessory uses customarily associated with residences by implementing the Medium-Density (R-MD) land use designation of the General Plan. Development may also include attached and detached single-family dwellings. This District provides for development of residential units at densities of up to 20 units per acre, with a

minimum density of 15 units per acre, except where site-specific constraints are determined to limit development to fewer units. This District also provides for residential care facilities, family day care, and group residential; park and recreation facilities; and community assembly (including religious institutions).

RH Residential High Density. This District is intended to provide a variety of housing types and accessory uses customarily associated with such housing by implementing the High-Density Residential (R-HD) land use designation in the General Plan. The density range and development standards accommodate attached single residences, townhomes, condominiums, and multiple-unit buildings. This District provides for development of residential units ranging from 20 to 30 units per acre, with a minimum density of 15 units per acre, except where limited by site-specific constraints. In addition, this District allows for a limited number of public and semi-public uses that are appropriate in a high density multiple-unit environment.

RMHP Mobile Home Park. This District is intended to provide for housing in mobile home parks through implementation of the Mobile Home Park (R-MHP) land use designation set forth in the General Plan. It is further intended that the mobile home park sites be planned as a whole to include an adequate internal vehicular and pedestrian circulation system and parking facilities, common open space, recreation facilities, and other common amenities. The maximum density allowed is 15 units per acre.

Commercial Districts

The purposes of the Commercial Districts are to:

- Designate adequate land for a full range of residential- and business-serving commercial uses and services, consistent with the General Plan, to maintain and strengthen the City's economic resources;
- Establish development and design standards that improve the visual quality of commercial development to ensure appropriate buffers and transitions to adjacent neighborhoods; and
- Ensure that new development is designed to minimize traffic and parking impacts and is appropriate to the physical characteristics of the area.

The specific purposes of each District are as follows:

CR Regional Commercial. This District is intended to provide for a wide range of retail commercial uses, including without limitation, larger scale commercial uses that service the community, region, and traveling public through implementation of the Regional Commercial (C-R) land use designation in the General Plan.

CC Community Commercial. This District is intended for relatively small commercial centers that provide convenience goods and services to the surrounding residential neighborhoods through implementation of the Community Commercial (C-C) land use designation in the General Plan. Mixed use, including residential development at densities up to 12 units per

acre, is allowed in appropriate locations and in accordance with design, development, and operational requirements.

OT Old Town. This District is intended to permit a wide range of local- and community-serving retail and office uses to enhance the physical and economic environment for existing businesses and uses of the historic center by implementing the Old Town Commercial (OT) land use designation set forth in the General Plan. Prescribed District regulations and development standards are intended to reinforce the character of the area as a pedestrian-oriented, retail business area with a mix of businesses and services and through consistency with the Goleta Old Town Heritage District architecture and design guidelines.

VS Visitor-Serving Commercial. This District is intended to provide for a range of commercial uses of low to moderate intensity, often at or near scenic locations that serve as destinations for visitors, through implementation of the Visitor Commercial (C-V) land use designation of the General Plan.

CI Intersection Commercial. This District is intended to provide for a limited range of commercial uses of low to moderate intensity at arterial intersections by implementing the Intersection or Highway Commercial (C-I) land use designation of the General Plan.

CG General Commercial. This District is intended to provide appropriate sites for a diverse set of commercial uses that do not need highly visible locations or that may involve activities that are not compatible with other uses through implementation of the General Commercial (C-G) land use designation in the General Plan. Uses that require access by heavy vehicles are permitted only in locations where the street can support such heavy vehicle traffic and such uses would be compatible with adjacent uses; heavy commercial uses that may cause excessive noise, air emissions, hazardous materials, or excessive light and glare require approval of a Conditional Use Permit.

Office Districts

The purposes of the Office Districts are to:

- Provide for orderly, well-planned, and balanced business park and office development that services the community, consistent with the General Plan; and
- Establish development and design standards that create a unified and distinctive character, contribute to the pedestrian environment, and ensure appropriate transitions and buffers between business parks and offices and residential uses.

Additional purposes of each Office District:

BP Business Park. This District is intended to provide for well-designed business parks that provide employment opportunities to the community and surrounding area through implementation of the Business Park (I-BP) land use designation of the General Plan.

OI Office Institutional. This District is intended to provide areas for existing and future office-based uses by implementing the Office and Institutional (I-OI) land use designation in the General Plan. Mixed-use developments with residential uses on the same site may be permitted at appropriate locations where the residential uses are compatible with adjacent uses and do not break up the continuity of office and institutional uses.

Industrial Districts

The purposes of the Industrial Districts are to:

- Provide appropriately located areas for a range of employment-creating economic activities, including those that may have the potential to generate off-site impacts, to minimize impacts on surrounding neighborhoods while promoting a robust economy, and
- Assure high-quality design and site planning of office and employment areas and support the adaptive reuse of industrial buildings that contribute to the character of the City as a whole.

The specific purposes of each Industrial District are as follows:

IS Service Industrial. This District is intended for land within the airport flight path where airport operations limit the range and density of activities that may be allowed through implementation of the Service Industrial (I-S) land use designation in the General Plan.

IG General Industrial. This District is intended to provide areas for a wide range of manufacturing uses, including those with potential noxious impacts, and for similar service commercial uses by implementing the General Industrial (I-G) land use designation in the General Plan.

PQ Public and Quasi-Public District

The purposes of the PQ Public and Quasi-Public District are to:

- Provide areas for various types of Public and Quasi-Public facilities needed to serve residents, businesses, and visitors by implementing the Public and Quasi-Public Land Use (P-QP) land use designation in the General Plan; and
- Ensure that the development and operation of Public and Quasi-Public uses protects and enhances the character and quality of life of surrounding residential areas and that their uses are compatible with adjoining uses.

Open Space and Agricultural Districts

The general purposes of the Open Space and Agricultural Districts are to:

- Protect and preserve agricultural and open space areas, while providing opportunities for sustainable living research and other compatible activities;
- Protect agricultural lands from incompatible land uses and encroachment; and
- Establish controls on development that will protect these areas in a manner consistent with the General Plan.

The specific purposes of each Open Space and Agricultural District are as follows:

OSPR Open Space – Passive Recreation. This District is intended for the conservation of both public and private open space areas with significant environmental values or resources, wildlife habitats, significant views, and other open space values by implementation of the Open Space/Passive Recreation land use designation in the General Plan.

OSAR Open Space – Active Recreation. This District is intended for existing or planned areas for public parks and active recreational activities and facilities through implementation of the Open Space/Active Recreation land use designation in the General Plan. Individual recreational areas may include a mix of passive and active recreational features or improvements.

AG Agriculture. This District is intended to preserve agricultural land and reserve vacant lands suitable for agriculture through implementation of the Agriculture land use designation of the General Plan.

Airport Environs Overlay District (-AE)

This Overlay District is intended to regulate land uses within the Airport Influence Area consistent with the adopted Airport Land Use Plan for Santa Barbara County (ALUP), and to limit the height of structures and appurtenances (including vegetation) within these areas. The intent is to protect the safety of people both in the air and on the ground, to reduce and avoid noise and safety conflicts between airport operations and surrounding land uses, and to preserve navigable airspace around the Santa Barbara Municipal Airport.

Affordable Housing Overlay District (-AHO)

This Overlay District is intended to enable development of affordable housing for low, very low and extremely low income households on the Central Hollister Affordable Housing Opportunity Sites, consistent with the General Plan. The –AHO District serves to implement the General Plan Housing Element policy of providing new housing that addresses affordable housing needs in the City by establishing development regulations for designated housing opportunity sites.

Hospital Overlay District (-H)

This Overlay District is intended to support the needs of the Goleta Valley Cottage Hospital and related medical services.

Master Plan Overlay District (-MP)

This Overlay District is intended to:

A. Ensure orderly planning for the development of large, non-subdivided areas of the City with unique characteristics, consistent with the General Plan;

B. Maintain an environmental equilibrium consistent with existing vegetation, soils, geology, topography, and drainage patterns;

C. Avoid premature or inappropriate development that would result in incompatible uses or create public service demands exceeding the capacity of existing or planned facilities; and

D. Promote sensitive site planning and design.

Old Town Heritage Overlay District (–OTH)

This Overlay District is intended guide development of prominent Old Town parcels to enhance the image of Old Town, ensure development of a distinctive and unified streetscape, and contribute to a more pedestrian oriented downtown area.

RELATIONSHIP BETWEEN PROPOSED ZONING ORDINANCE, GENERAL PLAN AND EXISTING ZONING ORDINANCE

The proposed Zoning Ordinance was designed to directly correspond to General Plan land use designations. **Table 2.3-1** shows correspondence between the proposed Zoning Districts and General Plan land use designations, and existing zones. The proposed Zoning Districts are based on the land use designations that were set forth in the Chapter 2 (Land Use Element) of the GP/CLUP. All proposed Zoning Districts directly correspond to the land uses set forth in the GP/CLUP. **Appendix B** shows a full list of applicable General Plan policies and where they are addressed in the proposed Zoning Ordinance.

COMPARISON OF EXISTING AND PROPOSED ZONING ORDINANCE

At the time of incorporation, the City Council adopted the County Code by reference as it's zoning regulations. The City Council has adopted changes to the zoning regulations since 2002, but the zoning regulations have not been comprehensively updated. **Table 2.3-1** (below) highlights the relationship between the existing and proposed Zoning Districts located within the City of Goleta. For some existing and proposed zones, such as the proposed Public/Institutional (PI) District and the existing Public Works, Utilities, and Private Service Facilities (PU), there is a one-to-one correspondence between the broad purposes of the district. Other proposed districts correspond to multiple existing zones. For example, the proposed Community Commercial (CC) District corresponds to the following existing zoning districts C-1 Limited Commercial, C-2 Retail Commercial, and CN Neighborhood Commercial.

Figure 2-4 shows the areas that would be rezoned from an existing Zoning District to a district other than a corresponding proposed Zoning District in order to achieve consistency with General Plan land use designations. For example, the University Plaza Shopping Center, bound by Hollister Avenue on the north, Pacific Oaks Road on the west, Los Ninos on the

south, and Santa Felicia Drive on the east, is currently designated as Shopping Center (SC) under the existing Zoning Ordinance. The General Plan, however, designates University Plaza Shopping Center as Community Commercial, which corresponds to the proposed Community Commercial (CC) Zoning District. Therefore, **Figure 2-4** shows University Plaza Shopping Center as being rezoned from Shopping Center to Community Commercial, in order to achieve consistency with the General Plan. The existing SC zoning designation is intended for shopping centers, as either a convenience shopping center (2 or more acres), or a community shopping center (12 or more acres), while the CC is intended for relatively small commercial centers. These districts have a different function and are intended for different sized commercial developments.

The change in the zoning designation on this particular plaza, and all zoning changes shown in **Figure 2-4** are intended to be consistent with the land use designations in the GP/CLUP.

Appendix C is a comparison of the development standards (including lot and density standards and building form and location standards) under the existing Zoning Districts to the proposed Zoning Districts. The proposed Zoning Ordinance provides comparable or more stringent building height, width, and minimum lot coverage standards, or provides those standards where they are not enumerated in the existing Zoning Ordinance. **Appendix C** also compares standards for landscaping, parking, open space, energy facilities and sign regulations between the existing and proposed Zoning Ordinance.

Key differences shown in **Appendix C** include certain development standards, landscaping standards, parking standards, and open space standards. For the Single Family Residential District, a rear setback of 20 feet was chosen to be a simpler standard, rather than the existing standard of 25 feet or 15 feet if the rear abuts a permanently dedicated open space or street to which access has been denied as part of an approved subdivision. For parking standards, the lower screening height (3 feet in proposed, 4 feet in existing) was chosen as a health and safety issue. Other parking standards were adjusted to provide for more adequate parking, and to prevent overflow parking from affecting other areas. For open space standards, the lack of commercial district open space requirements are offset by the landscaping standards and outdoor living areas.

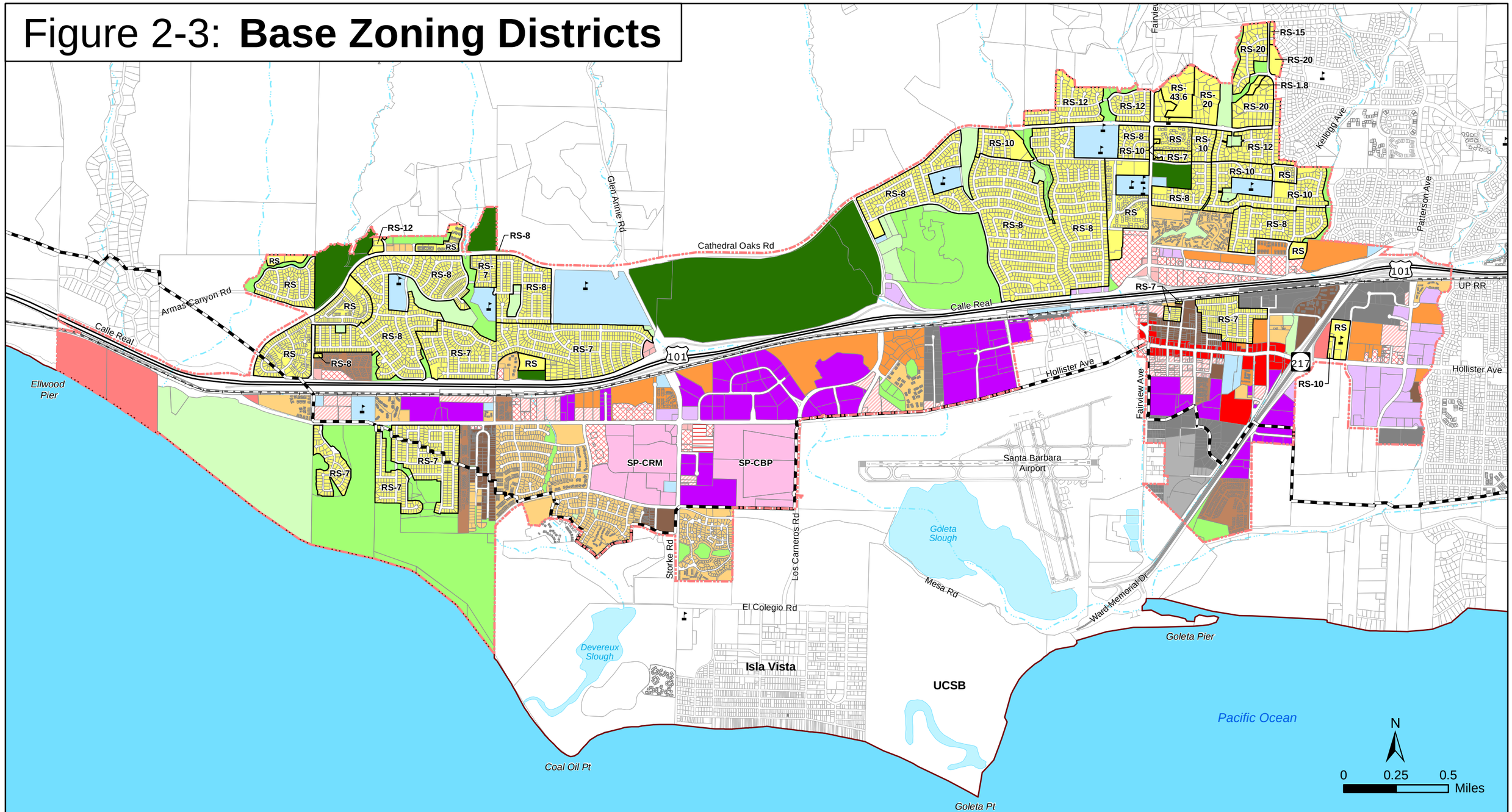
BASE ZONING DISTRICT MAP AND ZONING OVERLAY DISTRICT MAP

The proposed Zoning Ordinance includes a new Zoning Map (**Figure 2-3**) corresponding to the Zoning Districts described above. The Zoning Map is the parcel-by-parcel representation of the Zoning Districts described above. The boundaries of the Zoning Districts are a direct translation of the General Plan land use designations. As shown in **Figure 2-4** below (areas rezoned for General Plan consistency), the majority of zoning would not change citywide; the parcels that have different zoning designations were changed be consistent with the land use designations in the General Plan. **Figure 2-5** shows the mapped overlay districts, which are the Airport Environs, Affordable Housing, Hospital, and Old Town Heritage District Overlay Districts. There is currently no mapped area proposed for the Master Plan Overlay District.

Table 2.3-1: Correspondence between Proposed Zoning Districts, General Plan Designations, and Existing Zoning Ordinance Zone Districts

Proposed Zone Districts	*General Plan Land Use Designation*	*Existing Zones*
Residential Districts		
RS Single Family	R-SF Single Family	R-1/E-1 Single Family Residential, R-2 Two Family Residential, DR Design Residential (-.05, -3.3, -4, -4.6)
RM Residential Medium Density	R-MD Medium Density Residential	DR Design Residential (-14, -16, -20)
RH Residential High Density	R-HD High Density Residential	DR Design Residential (-25, -30)
RHMP Mobile Home Park	R-MHP Mobile Home Park	MHP Mobile Home Park
RP Planned Residential Development	PRD Planned Residential Development	DR Design Residential (-6, -8, -10, -12.3)
Commercial Districts		
CR Regional Commercial	C-R Regional	SC Shopping Center
CC Community Commercial	C-C Community	C-1 Limited Commercial, C-2 Retail Commercial, CN Neighborhood Commercial
OT Old Town	C-OT Old Town	C-2 Retail Commercial
VS Visitor Serving Commercial	C-VS Visitor Serving	C-V Resort/Visitor Serving Commercial, C-1 Limited Commercial
CI Intersection Commercial	C-I Intersection	CN Neighborhood Commercial
CG General Commercial	C-G General	C-2 Retail Commercial, C-3 General Commercial
Office Districts		
BP Business Park	I-BP Business Park	M-RP Industrial Research Park
OI Office-Institutional	I-OI Office and Institutional	PI Professional and Institutional
Industrial Districts		
IS Service Industrial	I-S Service/ Industrial	M-S-GOL Service Industrial-Goleta
IG General Industrial	I-G General Industrial	M-1 Light Industry
Public and Quasi-Public Districts		
PQ Public and Quasi-Public	P-Q Public/Quasi-Public	PU Public Works Utilities and Private Service Facilities
Open Space and Agricultural Districts		
OSPR Open Space – Passive Recreation	OS-PR Open Space/Passive Recreation	REC Recreation District, RES Resource Management
OSAR Open Space – Active Recreation	OS-AR Open Space/Active Recreation	REC Recreation District
AG Agriculture	AG Agriculture	AG-1 Agriculture I, AG-II Agriculture II

Figure 2-3: **Base Zoning Districts**



Residential Districts

- RS Single Family Residential
- RP Planned Residential
- RM Medium Density Residential
- RH High Density Residential
- RMHP Mobile Home Park

Commercial Districts

- CR Regional Commercial
- CC Community Commercial
- OT Old Town
- VS Visitor Serving Commercial
- CI Intersection Commercial
- CG General Commercial

Office and Industrial Districts

- BP Business Park
- OI Office and Institutional
- IS Service Industrial
- IG General Industrial

Other Districts

- PQ Public/Quasi Public
- OSAR Open Space/Active Recreation
- OSPR Open Space/Passive Recreation
- AG Agriculture
- SP Specific Plan
  - -CRM Camino Real Marketplace
  - -CBP Cabrillo Business Park

Other Features

- Goleta City Boundary
- Coastal Zone Boundary
- Creeks
- Schools
- -# Minimum Lot Area (in 1,000s)

CITY OF GOLETA ZONING MAP

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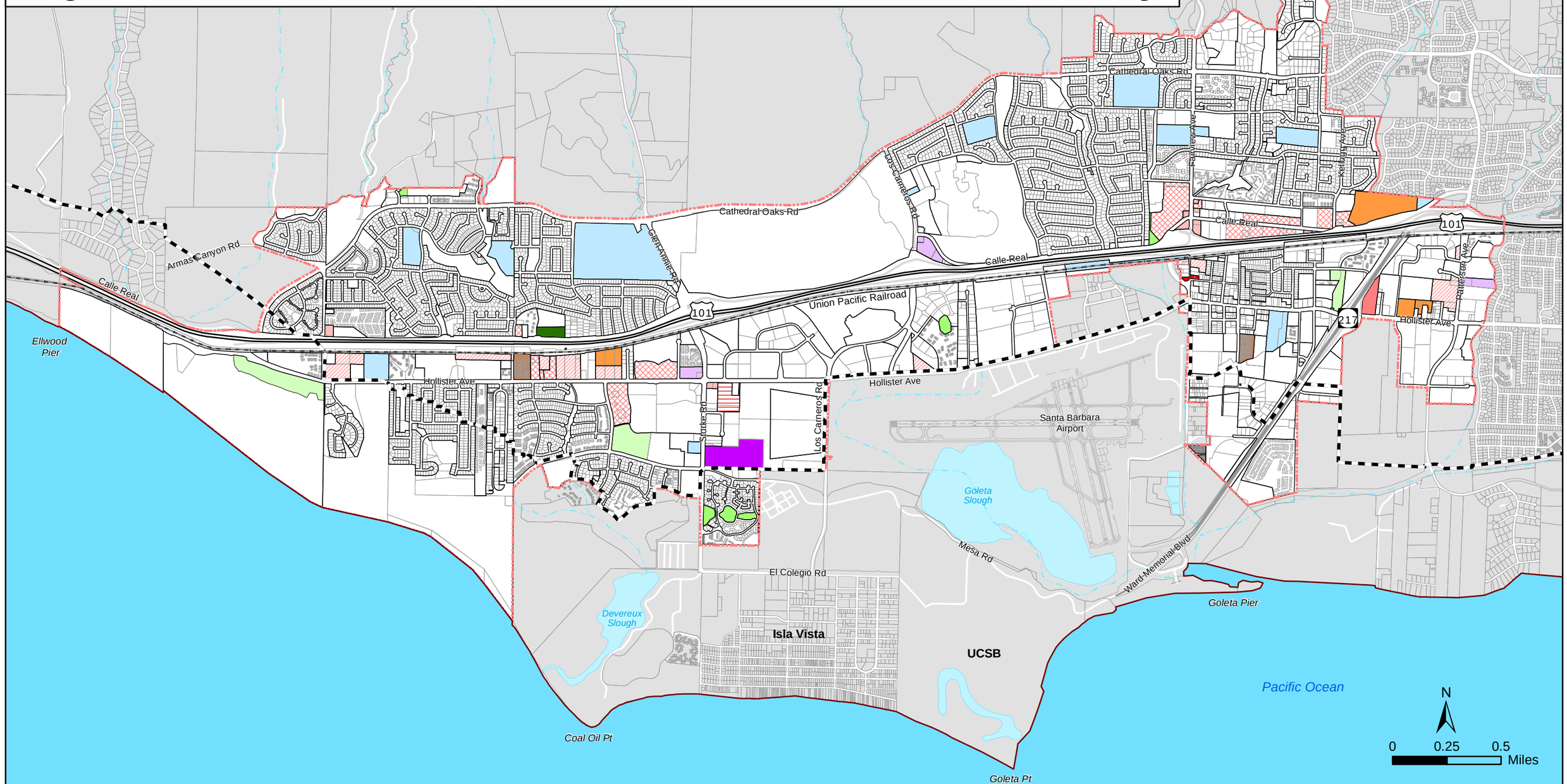
Figure 2-4: **Areas Rezoned for General Plan Consistency**



Residential Districts

- RS Single Family Residential
- RP Planned Residential
- RM Medium Density Residential
- RH High Density Residential
- RMHP Mobile Home Park

Commercial Districts

- CR Regional Commercial
- CC Community Commercial
- OT Old Town
- VS Visitor Serving Commercial
- CI Intersection Commercial
- CG General Commercial

Office and Industrial Districts

- BP Business Park
- OI Office and Institutional
- IS Service Industrial
- IG General Industrial

Other Districts

- PQ Public/Quasi Public
- OSAR Open Space/Active Recreation
- OSPR Open Space/Passive Recreation
- AG Agriculture
- SP Specific Plan
  - -CRM Camino Real Marketplace
  - -CBP Cabrillo Business Park

Other Features

- Goleta City Boundary
- Coastal Zone Boundary
- Creeks
- Schools
- -# Minimum Lot Area (in 1,000s)

CITY OF GOLETA COASTAL ZONE ZONING MAP

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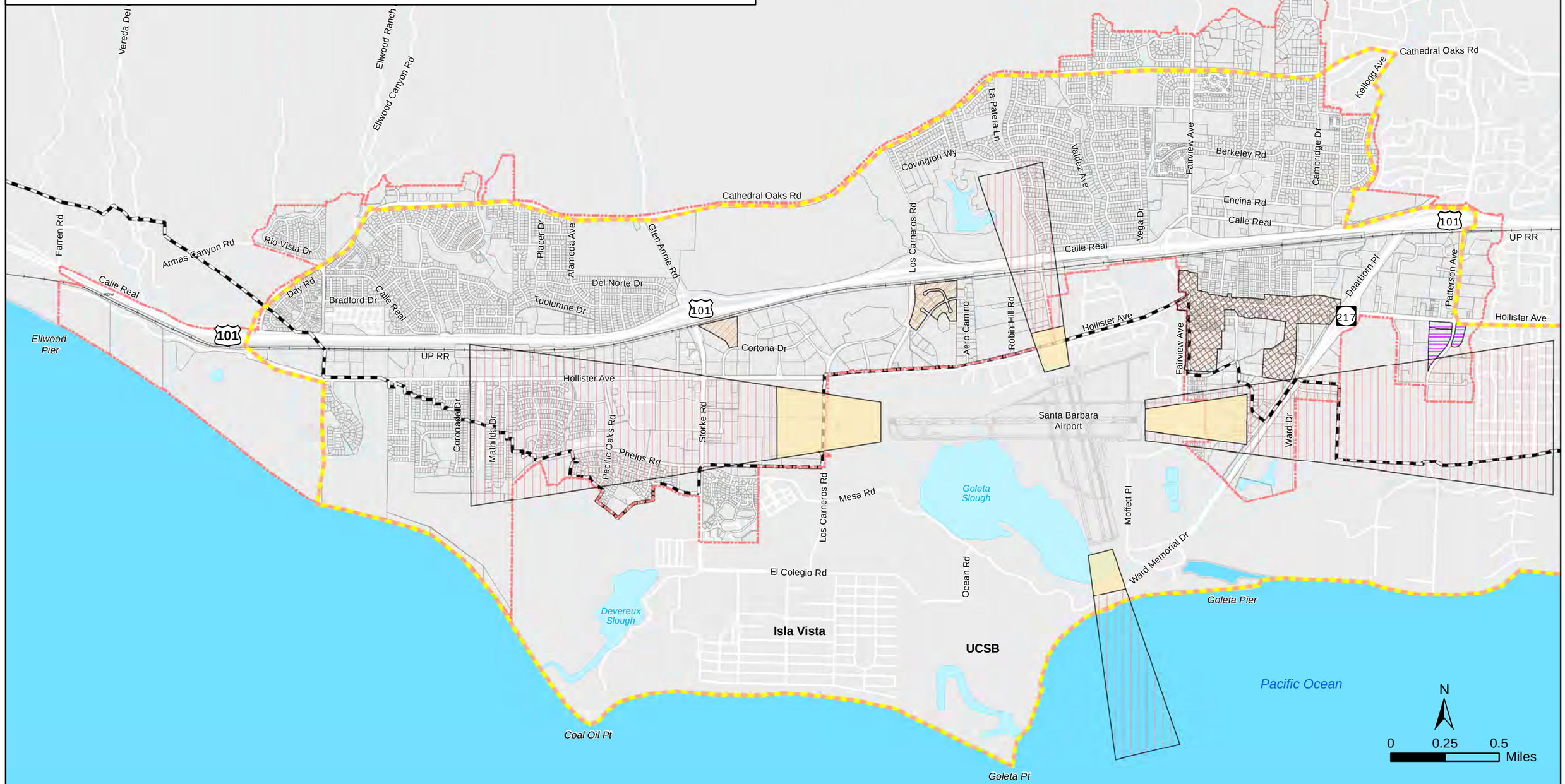
Figure 2-5: **Zoning Overlay Districts**



Zoning Overlay Districts

Overlay Zones

- AHO Affordable Housing Overlay
- H Hospital Overlay
- OTH Old Town Heritage Overlay
- MP Master Plan Overlay (No mapped designation proposed for ordinance adoption)

AE Overlay Zone

- Clear Zone
- Approach Zone
- Airport Influence Area

Other Features

- Goleta City Boundary
- Coastal Zone Boundary

CITY OF GOLETA ZONING OVERLAY DISTRICTS

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2.4 Buildout Under the Proposed Zoning Ordinance

Development of all uses designated under the proposed Zoning Ordinance is referred to as buildout. Buildout under the proposed Zoning Ordinance is consistent with the uses and densities/intensities established under the adopted General Plan. The General Plan has a 2030 horizon year for planning purposes. The General Plan does not, however, specify or anticipate when buildout will occur, as long-range demographic and economic trends are difficult to predict. The designation of a site for a certain use does not necessarily mean that the site will be developed or redeveloped with the use during the planning period, as most development will depend on property-owner initiative. Also, there is no way to determine whether future development will occur at the maximum land use density designated by the GP/CLUP and proposed zoning map, however assumptions regarding building density and intensity must be made. Appendix D provides details on methodology and assumptions used to estimate buildout.

Table 2.4-1 shows the estimated maximum housing buildout under the proposed Zoning Ordinance, based on land use designations in the General Plan and development since the prior buildout estimate for the General Plan in 2006. **Table 2.4-2** shows estimated maximum commercial and industrial buildout, with existing values obtained from development projects since adoption the General Plan.

Table 2.4-1: Estimated Maximum Housing Buildout (Residential Units)

Housing Type	*Existing*[1]	*Cumulative*[2]	*Existing + Cumulative*	*Maximum Buildout*	*Units to Buildout*
Single Family	5,412	377	5,789	6,120	331
Multi-Family	6,096	1,309	7,405	9,274	3,178
Total	**11,508**	**1,686**	**13,194**	**15,393**	**3,509**

Note: Cumulative refers to the City's Cumulative Projects List, a listing of all major discretionary projects which are either pending, approved, or currently under construction as of July 14, 2014.

[1] *Source: Department of Finance, 2014*
[2] *Source: City of Goleta, 2014a*

Table 2.4-2: Estimated Maximum Commercial and Industrial Buildout (Square Feet)

Commercial/Industrial	*Existing*[1]	*Buildout*	*Change*
Commercial	2,967,340	3,279,045	329,704
Industrial	9,926,813	10,907,089	980,275
Total	**12,894,154**	**14,204,134**	**1,309,980**

[1] *Source: Appendix D*

Table 2.4-3 shows a comparison between the estimated maximum housing buildout forecast in 2006 and the updated buildout forecast. The reduction in maximum housing buildout from the 2006 estimate is primarily caused by the decrease in forecasted population growth (as shown in Chapter 3.8, Land Use, Housing and Recreation), and the reduction in the number

of potential development sites due to projects completed since the 2006 General Plan (which, in some cases, were built at lower densities than envisioned in the prior buildout analysis) and cumulative projects.

Table 2.4-3: Estimated Maximum Housing Buildout Comparison, 2006 to Present (2014), Residential Units

Housing Type	*2006 Buildout Estimate*	*2014 Estimated Maximum Housing Buildout*	*Change*
Single Family	5,963	6,120	+157
Multi-Family	9,532	9,274	-258
Total	**15,495**	**15,394**	**-101**

Source: Appendix D

Table 2.4-4 shows a comparison between the estimated commercial and industrial buildout forecast in 2006 and the updated forecast. The total estimate of commercial square footage at buildout increased slightly, while the industrial square footage decreased slightly, leading to an increase of approximately 4,314 square feet overall, or a 0.03 percent increase in buildout square footage. The differences are primarily due to the selection of representative FARs at buildout shown in Appendix D, and do not represent a substantive change in the overall buildout.

Table 2.4-4: Estimated Commercial and Industrial Buildout Comparison, 2006 to Present (2014), Square Feet

Land Use	*2006 Buildout Estimate*	*2014 Estimated Maximum Buildout*	*Change*
Commercial	3,279,000	3,297,045	+18,045
Industrial	10,921,000	10,907,089	-13,911
Total	**14,200,000**	**14,204,134**	**+4,134**

Source: Appendix D

2.5 Relationship to Other Planning Projects

The proposed Zoning Ordinance, if adopted, will implement the General Plan Land Use Map through the Zoning Map by establishing base zones and overlay zones that are consistent with the land use designation objectives, general purposes, uses, densities, heights, and lot coverage ratios established in the General Plan. Additionally, the Zoning Ordinance is designed to be consistent with relevant General Plan policies (Appendix B). As described in Section 2.3, each Zoning District has a specific purpose that is based on relevant General Plan policies and explains in general language the way the zone is intended to be used and how it fits into the City's land use policies. Development standards for each zone are designed to be consistent with General Plan policies related to conversion of land uses, compatibility between adjacent land uses, permit requirements, preservation of existing uses and views, easement dedications, building design, and other policies. Finally, the Zoning Ordinance will

implement the buildout and growth planned in the General Plan (as described in Section 2.4). The Zoning Ordinance establishes and designates zones consistent with the General Plan's buildout and growth projections and does not permit development inconsistent with the growth planned for in the General Plan.

The Zoning Ordinance also implements the Housing Element of the General Plan as adopted by the City of Goleta City Council on December 16, 2014, as well as the City's adopted 2014 Climate Action Plan (CAP) (City of Goleta 2014). The Housing Element and CAP were discussed in Section 1.4, Other Relevant Plans.

ZONING ORDINANCE IMPLEMENTATION

As described above, the proposed Zoning Ordinance, if adopted (following the adoption process described in Chapter 1), will replace the current Zoning Ordinance in its entirety. The Zoning Map and the regulations in the Zoning Ordinance that define allowable uses, permit requirements, and development standards would then govern physical development within the City. The City Council, Planning Commission, Design Review Board, Zoning Administrator, and Director of Planning and Environmental Review would administer the Zoning Ordinance following the permitting, decision-making, and appeal procedures outlined in the Zoning Ordinance.

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3.1 Aesthetics and Visual Resources

This section addresses visual character, scenic corridors and resources, public viewpoints, light, glare and shadows. The analysis is focused on public views and visual compatibility within the study area.

Environmental Setting

This subsection summarizes physical conditions and identifies changes to the aesthetics and visual resource regulatory setting in the City of Goleta since preparation of the GP/CLUP 2006 FEIR and GP/CLUP 2009 SEIR.

PHYSICAL SETTING

Section 3.1 of the 2006 FEIR describes the existing conditions within the City boundary. No changes or exceptions to the existing physical conditions have been identified since the adoption and implementation of the 2009 SEIR. The visual analysis relies on the Existing Conditions subsection of the 2006 EIR as the current baseline.

Scenic resources in and around the city contribute to the City's visual characteristics. The foothills and mountains outside the City boundaries provide a scenic backdrop to Goleta's urbanized area. Prominent features of the foothills and mountains are seen throughout the City and include expanses of orchards, chaparral and rock outcroppings. Other scenic resources include: the shoreline features and open waters of the Pacific Ocean, Goleta and Devereux Sloughs, creeks and associated riparian corridors, agricultural areas and Lake Los Carneros and surrounding woodlands. Designated scenic corridors include US-101, Cathedral Oaks Road, Hollister Avenue, Los Carneros Road, Fairview Avenue and Calle Real. Key viewpoints identified in the 2006 FEIR include views from US-101, views from several major roadways within the City, City gateways and views from public open space areas. Goleta's urban character is encompasses small-scale suburban features, with relatively low residential densities and few visually prominent buildings.

REGULATORY SETTING

The following section lists regulations previously identified in the 2006 FEIR, and includes a description of new or modified regulatory changes applicable to the proposed Zoning Ordinance. Refer to the 2006 FEIR for a full description of relevant regulations.

Federal

Previously reviewed applicable federal regulations include the Coastal Zone Management Act. No additional applicable federal regulations have been identified.

State

Previously reviewed applicable State regulations include:

- California Coastal Act (Division 20 of the California Public Resources Code)
- California General Plan Law (California Government Code § 65300)
- State Scenic Highways (California Streets and Highway Code § 263)

Additional applicable state regulations include the following:

Title 24 Outdoor Lighting Standards

Title 24 Outdoor Lighting Standards were adopted by the State of California Energy Commission (CEC) (California Code of Regulations Title 24, Building Standards Code, Parts 1 and 6, Building Energy Efficiency Standards [Standards]) on November 5, 2003 and went into effect on October 1, 2005. The CEC defines the boundaries of Lighting Zones based on US Census Bureau boundaries for urban and rural areas as well as the legal boundaries of wilderness and park areas. The default Lighting Zones by use include: Lighting Zone 1 – government designated parks, recreation areas and wildlife preserves; rural areas are Lighting Zone 2; and urban areas are Lighting Zone 3. Lighting Zone 4 is a special use district that may be adopted by a local government (CEC 2004). Existing outdoor lighting systems are not required to meet these lighting allowances. Each local jurisdiction may change the zones to accommodate local conditions.

Local

Previously reviewed applicable local regulations include:

- City of Goleta Ordinances. Existing City Zoning Ordinances are not applicable in the context of this SEIR as they will be replaced by the proposed Zoning Ordinance.

The current relevant local regulations related to visual resources are contained in:

City of Goleta General Plan

General Plan policies regarding visual resources are established in Chapter 6, Visual and Historic Resources Element. Policies relate to open space, ocean and mountain view protection, scenic corridors, community character, natural landform preservation, architectural design and lighting.

Impact Analysis

SIGNIFICANCE CRITERIA

City of Goleta Environmental Thresholds and Guidelines Manual

The City's adopted Environmental Thresholds and Guidelines Manual (Thresholds Manual) (City of Goleta 2003) provides specific thresholds for conducting CEQA analysis. Section 19 of the Thresholds Manual, "Visual Aesthetics Impact Guidelines," provides guidance for assessing the significance of potential impacts on visual resources associated with a proposed project.

Based on the guidelines in the Thresholds Manual, implementation of the proposed Zoning Ordinance would result in a potentially significant visual impact if it would result in one or more of the following conditions:

1a. The project site has significant visual resources by virtue of surface waters, vegetation, elevation, slope, or other natural or man-made features which are publicly visible.

1b. The proposed project has the potential to degrade or significantly interfere with the public's enjoyment of the site's existing visual resources.

2a. The project has the potential to impact visual resources of the Coastal Zone or other visually important area (i.e. mountainous area, public park, urban fringe, or scenic travel corridor).

2b. The project has the potential to conflict with the policies set forth in the Local Coastal Plan, the General Plan or any applicable community plan to protect the identified views.

3. The project has the potential to create a significantly adverse aesthetic impact though obstruction of public views, incompatibility with surrounding uses, structures, or intensity of development, removal of significant amounts of vegetation, loss of important open space, substantial alteration of natural character, lack of adequate landscaping, or extensive grading visible from public areas.

These criteria are primarily related to project-specific assessment rather than programmatic environmental evaluation.

CEQA Thresholds (Appendix G)

Implementation of the proposed Zoning Ordinance would have a potentially significant adverse impact on aesthetics or visual resources if it would:

Criterion 1: Have a substantial adverse effect on a scenic vista;

Criterion 2: Substantially damage scenic resources, including, but not limited to, trees, rock outcropping, and historical buildings within a state scenic highway;

Criterion 3: Substantially degrade the existing visual character or quality of the site and its surroundings; and/or

Criterion 4: Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.

METHODOLOGY

In the 2006 FEIR, potential sources of direct and indirect impacts on aesthetics and visual resources throughout the City were identified as: 1) development that would alter the character of a subarea; 2) development of agricultural or open areas; or 3) development that visually degrades the surrounding area; and 4) development that obstructs any scenic vistas or views. A comparison of the existing and proposed zoning districts, zoning provisions and zoning map was made to determine if the proposed Zoning Ordinance would have the potential to cause any new or more substantial visual resource impacts, compared to the 2006 FEIR.

SUMMARY OF IMPACTS

The 2006 FEIR identified the following impacts on visual resources from buildout of the General Plan:

Significant Unavoidable Impacts (Class I)

- Impacts on public views from Hollister Avenue and from Gateways (Impact 3.1-1); and
- Impacts on citywide visual character (Impact 3.1-2).

Significant, Mitigable Impacts (Class II)

- Short-term effects during construction of development associated with general plan buildout; and
- Long-term impacts on visual resources within the City with regard to scenic corridors, key public viewpoints and light and glare (Impact 3.1-3).

Adverse, but Not Significant Impacts (Class III)

- Short-term construction activities; and
- Long-term effects on public viewing locations outside the City's boundaries (Impact 3.1-4).

The Goleta General Plan Visual and Historic Resources Element includes numerous policies to help reduce these impacts, but some of the impacts remain significant (Class I), as noted. Short-term construction impacts associated with buildout of the GP/CLUP could impact visual resources, but the impact would not be significant due to its temporary nature. Furthermore, the 2006 FEIR notes that future development projects would be subject to separate environmental review and additional mitigation, if necessary. The proposed Zoning Ordinance would not change these conclusions and short-term impacts are not further discussed in this analysis.

None of the proposed zoning regulations would result in new or substantially more severe impacts than identified in the 2006 FEIR. The proposed Zoning Ordinance provisions applicable to visual resources include building density, height and setback requirements, architectural guidelines, landscaping requirements and roadway development regulations. Development density and roadway development guidelines are established in the General Plan and the proposed Zoning Ordinance implements these provisions for the various zone districts. The Zoning Ordinance includes provisions for maximum lot development, building height and design and physical setbacks to ensure protection of views and visual character, to the extent feasible.

The following discussion focuses on impacts identified in the 2006 FEIR. No additional or different impacts would occur as a result of the proposed Zoning Ordinance and no additional mitigation measures are required.

IMPACTS

Impact 3.1-1 Impacts on Visual Resources within the City Including Views from Hollister Avenue and City Gateways (*Class I*)

The 2006 FEIR concluded that development of vacant or underutilized land, in accordance with the GP/CLUP, could result in significant impacts on views along the Hollister Avenue scenic corridor and along the major Hollister Avenue gateways at the City's western and eastern boundaries. The 2006 FEIR identifies three policies (Policies VH 1, VH 2 and VH 4), which promote development that does not degrade or obstruct views of scenic areas and call for enhancement of gateways through landscaping. Despite these policies, the impact was determined to be significant and unavoidable.

The proposed Zoning Ordinance implements the land use development designations established in the GP/CLUP and therefore the type of development occurring in these locations would be consistent with development analyzed in the 2006 FEIR. The proposed Zoning Ordinance includes several chapters that protect visual resources, including Coastal Zone visual resource preservation (Chapter 17.27) and development standards and permit requirements for oil and gas facilities, telecommunication facilities, and wind energy conversion systems (Chapters 17.38, 17.43, and 17.44, respectively). The minor changes in zone districts and setbacks would not result in greater or different impacts on aesthetics and visual resources than those analyzed in the 2006 FEIR, would not have the potential to result in new significant visual resource impacts and would not affect the GP/CLUP policies cited as mitigation for visual resource impacts.

Impact 3.1-2 Impacts on Citywide Visual Character (*Class I*)

The 2006 FEIR determined that development allowed by the GP/CLUP could substantially impact the City's visual character because design standards and policies in the GP/CLUP are subjective. The 2006 FEIR identified visual character impacts in the City's Central Subarea, Old Town, Residential Subareas, Coastal Resource and Central Resource Subareas. Significant impacts were also identified on the visual character of the views of the Santa Ynez Mountains and foothills, as well as impacts on views from Cathedral Oaks Road, Glen Annie Road, Los Carneros Road (north of US-101) and Fairview Avenue.

The 2006 FEIR identifies three GP/CLUP policies (Policies VH 1, VH 3 and VH 4), which promote preservation of community character by requiring new development to be compatible with existing architectural styles of adjacent development. The policies also call for site plans that provide for development to be subordinate to the natural topography, existing vegetation and drainage courses. Although these policies would help reduce site-specific impacts, the 2006 FEIR determined that the residual impact would be significant.

Impacts on the visual character of Coastal Open Space Areas would not be impacted by implementation of the GP/CLUP because land use designations reflect existing open space uses in this area.

The proposed Zoning Ordinance implements the GP/CLUP standards and policies through zoning regulations such as setbacks, development intensity and design guidelines. The proposed Zoning Ordinance adds additional design standards and design review procedures that have would reduce the potential for significant impacts compared to current regulations and procedures. Because of the numerous regulations outlined in the Zoning Ordinance, visual impacts would be expected to be less severe than outlined in the 2006 FEIR. Therefore, impacts on visual character resulting from the proposed Zoning Ordinance would not be greater than those analyzed in the 2006 FEIR, would not have the potential to result in new significant visual resource impacts and would not affect the GP/CLUP policies cited as mitigation for visual resource impacts.

Impact 3.1-3 Impacts on Visual Resources within the City Including Scenic Corridors and Key Public Viewpoints *(Class II)*

The 2006 FEIR concluded that development anticipated under the GP/CLUP in the vicinity of certain scenic corridors would potentially create significant impacts on views including US-101 and SR-217. Also, public viewing areas within the City and the Coastal Zone may be affected and light and glare from development of vacant land along Hollister and US-101 could result in potentially significant impacts on views from scenic corridors and public viewing areas within the City. GP/CLUP policies VH 1, VH 2 and VH 4 were identified in the 2006 FEIR to reduce these visual impacts. The 2006 FEIR documents how these policies would reduce identified impacts to levels that are less than significant.

The proposed Zoning Ordinance implements the GP/CLUP visual resource policies through design standards, maximum lot development, building setbacks and architectural guidelines. It also devotes an entire chapter to restrictions on light and glare (Chapter 17.36). Therefore, impacts on visual resources within the City resulting from the proposed Zoning Ordinance would not be greater than those analyzed in the 2006 FEIR, would not have the potential to result in new significant visual resource impacts and would not affect the GP/CLUP policies cited as mitigation for visual resource impacts.

Impact 3.1-4 Impacts from Light and Glare Outside the City *(Class III)*

The 2006 FEIR determined that impacts related to light and glare outside of the City's boundaries would be minor due to the fact that the type and location of new development would generally be consistent with surrounding land uses and guidance regarding outdoor light fixtures is provided in GP/CLUP policy VH 4 and subpolicy VH 4.12. As noted above, the proposed Zoning Ordinance contains light and glare restrictions in Chapter 17.36, thus the potential impact would not be greater

than impacts identified in the 2006 FEIR and would not affect the policies cited as mitigation for this type of impact.

MITIGATION MEASURES

No modifications to General Plan policies are required to implement the proposed Zoning Ordinance provisions and no additional mitigation measures are needed above those specified in the 2006 FEIR.

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3.2 Agriculture and Farmland

This section addresses agriculture and farmland resources in the City of Goleta, focusing on changes to agriculture and farmland resources since preparation of the GP/CLUP 2006 FEIR and GP/CLUP 2009 SEIR, and impacts from implementation of the proposed Zoning Ordinance.

Environmental Setting

This subsection summarizes physical conditions and identifies changes to agricultural and farmland resources and regulatory setting in the City of Goleta since preparation of the GP/CLUP 2006 FEIR and GP/CLUP 2009 SEIR.

PHYSICAL SETTING

The term agriculture is defined as: 1) sites zoned for agriculture, 2) sites that are or were used for agricultural production that are devoid of structures that would not prevent or limit the continued or resumed use of the land for agricultural purposes, and/or 3) sites with soils or other characteristics that make the site appropriate for agricultural activities and are lacking structures, development or other characteristics that prevent or limit the use of the land for agricultural purposes.

State of California

The State Department of Conservation (DOC) (2013) defines five types of important farmland all present within Santa Barbara County (County): Prime Farmland, Farmland of Statewide Importance, Unique Farmland, Farmland of Local Importance, and Grazing Land.

Santa Barbara County

Within the County, Prime Farmland comprises just over 50 percent of the important farmland. Unique Farmland encompasses approximately 25 percent of farmland, Farmland of Local Importance encompasses approximately 15 percent and Farmland of Statewide Importance encompasses the smallest portion at 9 percent. Grazing Land suited for livestock makes up over 580,000 acres in the County, and comprises over four times the total farmland available in the County (DOC 2011). Agriculture is vital to the County's economy, with a local economic value in excess of 2.5 billion dollars as the largest production industry. Over 700,000 acres are under cultivation within the County, and are valued at over 1 billion dollars. The South Coast agricultural areas (Gaviota Coast in the west to City of Carpinteria in the east) account for over one third of the County's gross income from agriculture (Santa Barbara County 2012).

Agriculture and Farmland Inventory

Farmland acreage within the County has continued to decline since the 2006 FEIR. More land has been lost to urbanization or conversion due to salinity and drought-related retirement than has been acquired or gained. Over 10,000 acres of agricultural land have been converted between 2006 and 2008 due to peripheral urbanization and residential development, and over 22,000 acres have been converted for other purposes. Furthermore, due to a County of Santa Barbara boundary adjustment in 2008, an additional 487 acres have been removed (DOC 2011). **Table 3.2-1** provides a summary of changes in Santa Barbara County farmland between 2006 and 2008.

Table 3.2-1: Changes in Santa Barbara County Farmland

	Total Acreage Inventoried		*2006-2008 Acreage Changes*			
DOC Categories	*2006*	*2008*	*Acres Lost (-)*	*Acres Gained (+)*	*Total Acreage Changed*	*Net Acreage Changed*
Prime farmland	67,222	67,169	645	623	1,268	-22
Farmland of statewide importance	12,243	12,299	260	316	576	56
Unique farmland	34,438	34,777	261	604	865	343
Farmland of local importance	20,096	11,108	9,439	451	9,890	-8,988
Important farmland subtotal	133,999	125,353	10,605	1994	12,599	-8,611
Grazing land	584,449	581,986	11,270	9,259	20,529	-2,011
Agricultural Land Total	**718,448**	**707,339**	**21,875**	**11,253**	**33,128**	**-10,622**
Urban and built-up land	62,215	62,322	44	161	205	117
Other land	254,961	265,466	343	10,848	11,191	10,505
Water area	4,191	4,191	0	0	0	0
Total Area Inventoried	**1,039,815**	**1,039,318**	**22,262**	**22,262**	**44,524**	**0**

Source: DOC 2011

Organic Farming

In 2012, there were a total of 124 certified organic farms countywide, this is an increase of 64 farms compared to the total of 60 farms in 2004. County of Santa Barbara certified organic farms continue to grow a variety of crops, from vegetable to fruits and nuts (Santa Barbara County 2012).

City of Goleta Agriculture and Farmland Inventory

Approximately 386 acres of agricultural land are contained within the City, and numerous agricultural activities are located adjacent to the City's boundaries. Adjacent agricultural activities are primarily located along Cathedral Oaks Road, with urban agriculture on the south-side and rural agriculture on the north. Rural agriculture consists of avocado and lemon orchards, row and

specialty crops such as broccoli, corn, strawberries, squashes, lettuces, among others. Urban agriculture occurs on smaller infill lots surrounded by residential development and consists of a wide variety of crops such as: row corps, nurseries, greenhouses for cut flowers and house plants (Santa Barbara County 2012).

Agricultural resources in the City are summarized in **Table 3.2-2**. The eight sites shown in the table are identified in the 2006 FEIR; however since then, two sites included in the 2006 FEIR have been evaluated for changes in land use designation from agricultural uses to residential uses. The Shelby General Plan Amendment Supplemental Environmental Impact Report analyzes the change in land use designation on the Couvillon property (Site #2) from Agricultural to Single-Family Residential. The Kenwood Village Residential Project is listed as a "pending" project on the City of Goleta Cumulative Project list, and would change agricultural uses on the Roman Catholic Archbishops property (Site #3) from Agricultural use to residential uses. The conversion of these two properties would result in a net total of 385.5 acres of agricultural and farmland resources, compared to 408.8 acres of agricultural lands inventoried for the 2006 FEIR.

Table 3.2-2: Summary of City of Goleta Major Agricultural and Farmland Resources

Ranch/Farm Name	*Size (Acres)*	*Current Use*
Ellwood Canyon (Site #1)	31.5	Orchards, Row Crops, Greenhouse
Bishop Ranch (Site #4)	290.6	Avocado Orchard, Fallow, Lemon Orchard
Philip (Site #5)	6.6	Avocado Orchard
Herold (Site #6)	9.4	Avocado Orchard
Fairview Garden Farms (Site #7)	11.6	Organic Farm
Sumida (Site #8)	21.2	Greenhouses
McPage Enterprises (Site #9)	12.2	Row Crop
Pine Avenue Associates (Site #10)	2.4	Fallow
Total	**385.5**	

REGULATORY SETTING

The following section lists regulations included in the 2006 FEIR, and includes a description of new or modified regulatory changes applicable to the proposed Zoning Ordinance. Refer to the 2006 FEIR for a full description previously listed relevant regulations.

Federal

Previously reviewed applicable federal regulations include:

- Federal Coastal Zone Management Act of 1972 (16 U.S.C. 1451, et seq.)

No additional applicable federal regulations have been identified.

State

Previously reviewed applicable state regulations include:

- California Environmental Quality Act, California Public Resources Code, Sections 21000–21178
- General Plan Law, California Government Code Section 65302
- Williamson Act, California Government Code Sections 51200–51207
- California Coastal Act, California Public Resources Code Sections 30241–30243
- Right-to-Farm Laws, California Civil Code Section 3482.5

No additional applicable state regulations have been identified.

Local

Previously reviewed applicable local regulations include:

- City of Goleta Ordinances. Existing City Zoning Ordinances are not applicable in the context of this SEIR as they will be replaced by the proposed Zoning Ordinance.

Additional applicable local regulations include:

Measure G: Goleta Agricultural Land Protection Initiative

In 2012, voters in the City of Goleta passed an initiative, also known as Measure G (the "Initiative"), which provides that before December 31, 2032, any change to the land use designation of heritage farmlands or to the existing and proposed General Plan language adopted by the Initiative would be effective only if approved by the voters of the City. The Initiative defines "heritage farmlands," as "lands within the City having a land use designation of 'Agriculture' and which are 10 or more acres in size." In addition, the Initiative exempts from the voter approval requirement any development project or ongoing activity that has obtained, as of the effective date of the initiative, a vested right pursuant to California law.

Impact Analysis

SIGNIFICANCE CRITERIA

City of Goleta Environmental Thresholds and Guidelines Manual

The City's adopted Environmental Thresholds and Guidelines Manual (Thresholds Manual) (City of Goleta 2003) incorporates the significance thresholds of CEQA Appendix G for agriculture and farmland, as discussed below.

CEQA Thresholds (Appendix G)

Implementation of the proposed Zoning Ordinance would have a potentially significant adverse impact to agriculture and farmland if it would:

Criterion 1: Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use;

Criterion 2: Conflict with existing zoning for agricultural use, or a Williamson Act contract; and/or

Criterion 3: Involve other changes in the existing environment which, due to their location or nature, could result in the conversion of Farmland to non-agricultural use.

METHODOLOGY

In the previous 2006 FEIR and 2009 SEIR, potential sources of direct and indirect impacts on agriculture and farmland throughout the City of Goleta were primarily identified as: 1) new residential development and other uses resulting in the conversion of agricultural land; 2) introduction of incompatible adjacent land uses that could impair the productivity of agricultural lands; and 3) the cumulative loss of agricultural land resulting from buildout under the GP/CLUP.

A comparison of the existing and proposed zoning districts and provisions was made to determine if the proposed Zoning Ordinance would have the potential to cause any new or more substantial impacts on agricultural resources, compared to the 2006 FEIR. The analysis examine d the effect of the proposed Zoning Ordinance on existing agricultural lands, policies and provisions intended to protect agricultural land, and the effect of buildout of the proposed Zoning Ordinance on agricultural lands.

SUMMARY OF IMPACTS

The 2006 FEIR identified the following impacts on agricultural and farmland resources from buildout of the General Plan:

Significant and Unavoidable Impact (Class I)

- Conversion of agricultural land and loss or impairment of agricultural productivity (Impact 3.2-1).

Significant, Mitigable Impacts (Class II)

- Incompatible land uses and structures within or adjacent to agricultural land use and agricultural operations (Impact 3.2-2).

No adverse, but less than significant impacts (Class III) were identified in the 2006 FEIR.

The Goleta General Plan Land Use, Conservation and Open Space Elements contain numerous policies to help reduce these impacts, but some of the impacts remain significant (Class I) as noted, namely the conversion of agricultural land and loss or impairment of agricultural productivity, due to buildout under the GP/CLUP of proposed sites for new residential development and other uses, such as commercial and recreation. The proposed Zoning Ordinance would not change this conclusion.

None of the proposed zoning regulations would result in new or substantially more severe impacts than identified in the 2006 FEIR and 2009 SEIR. The proposed Zoning Ordinance provisions relevant to agricultural resources include establishing an Agricultural District (Chapter 17.12) consistent with the GP/CLUP, and implementing the "Right to Farm" policies of the GP/CLUP (Section 17.25.120).

The following discussion focuses on impacts identified in the 2006 FEIR. No additional or different impacts would occur as a result of the proposed Zoning Ordinance and no additional mitigation measures are required.

IMPACTS

Impact 3.2-1 Impacts from Conversion of Agricultural Land and Loss or Impairment of Agricultural Productivity (*Class I*)

The 2006 FEIR determined that development anticipated under the GP/CLUP would result in the conversion of approximately 56 acres of Prime Farmland and Unique Farmland to non-agricultural uses. Since then, two additional sites, Sites #2 and #3 have been proposed from land use changes to non-agricultural uses, and would convert an additional 23 acres to nonagricultural uses. GP/CLUP Policy CE 11 (preservation of agricultural lands) was identified to reduce the impact, but not to a level of insignificance. The 2006 FEIR describes that the loss of agricultural land resulting from buildout of the proposed land uses in the GP/CLUP would remain significant and unavoidable.

The proposed Zoning Ordinance implements GP/CLUP policies relating to the preservation of agricultural resources by establishing an Agriculture District (Chapter 17.12) consistent with the GP/CLUP, implementing the "Right to Farm" policies of the GP/CLUP (Section 17.25.120). Therefore, impacts on agricultural resources within the City resulting from the proposed Zoning Ordinance would not be greater than those analyzed in the 2006 FEIR, would not have the potential to result in new significant impacts on agricultural resources, and would not affect the GP/CLUP policy cited as mitigation for agricultural resource impacts.

Impact 3.2-2 Impacts from Incompatible Land Uses and Structures Adjacent to Agricultural Land Uses (*Class II)*

The 2006 FEIR concluded that impacts due to the introduction of incompatible uses and structures within or adjacent to agricultural land uses and agricultural operations could result in land use conflicts and could impair the productivity of agricultural lands. GP/CLUP policy CE 11 (preservation of agricultural land) was identified in the 2006 FEIR, which reduces identified impacts to levels that are less than significant.

The proposed Zoning Ordinance implements the "Right to Farm" policies of the GP/CLUP including disclosure requirements for subdividers of property located within 1,000 feet land zoned for agriculture, and disclosure requirements before the issuance of a building permit (Section 17.25.120(A)(2)). The proposed Zoning Ordinance also implements agricultural buffers for development adjacent to any parcel within the Agricultural District to avoid and minimize potential conflicts with agricultural activities (Chapter 17.25.030). Therefore, the potential impact would not be greater than impacts identified in the 2006 FEIR and would not affect the policy citied as mitigation for agricultural resource impacts. In addition, the proposed Zoning Ordinance does not

increase the risk of incompatible uses on adjacent lands, as the proposed zones implement the land use designations from the GP/CLUP.

MITIGATION MEASURES

No modifications to General Plan policies are required to implement the proposed Zoning Ordinance provisions and no additional mitigation measures are needed above those specified in the 2006 FEIR.

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3.3 Air Quality and Greenhouse Gases

Section 3.3 addresses air quality and greenhouse gases (GHG). The analysis is focused on climate and meteorology, ambient air quality conditions and standards, odors and climate change within the City of Goleta.

Environmental Setting

Section 3.3 of the 2006 GP/CLUP FEIR describes air quality only, while the 2009 GP/CLUP SEIR describes air quality conditions and GHG emissions within the City. Numerous updates to the air quality and GHG conditions have been identified since the adoption and implementation of the 2009 SEIR, which are described below.

PHYSICAL SETTING

The City of Goleta lies within the South Central Coast Air Basin, which encompasses all of Santa Barbara and San Luis Obispo Counties.

Climate and Meteorology

The dynamics of climate and meteorology in regards to their effects on air quality for the City of Goleta and region are described in the 2006 FEIR. These dynamics and conditions have not changed substantially since adoption of the 2006 FEIR.

Ambient Air Quality Standards

The state and the federal governments have established ambient air quality standards and emergency incidence criteria for various pollutants. These air quality standards are established to provide an adequate margin of safety for the protection of public health and welfare. Episode criteria define air pollutant concentrations at the level where short-term exposures may begin to affect the health of a portion of sensitive populations particularly susceptible to pollutants. The resulting health effects increase in severity as pollutant concentrations increase.

Air quality at a given time and location can be described by the concentration of various pollutants present in the atmosphere. Units of concentrations are generally expressed in parts per million (ppm) or micrograms per cubic meter ($\mu g/m^3$). Pollutant significance is determined by the comparing modeled concentrations to federal and state ambient air quality standards, and/or comparing resultant emissions to local regulatory agencies thresholds.

Federal air quality standards, established by the U.S. Environmental Protection Agency (US EPA), are termed the National Ambient Air Quality Standards (NAAQS). The NAAQS are defined as the maximum acceptable concentrations that, depending on the pollutant, would not result in significant adverse effects to human health. State standards are termed the California Ambient Air Quality Standards (CAAQS) have been established by the California Air Resources Board (CARB). The CAAQS are defined like the NAAQS, and are typically more stringent than the federal standards. Federal and state ambient air quality standards are listed in **Table 3.3-1**. The table contains several changes to the NAAQS that have occurred since the 2009 SEIR, including: federal ozone (O_3) standards were modified to be more stringent, statistically-based 1-hour federal standards for both nitrogen dioxide (NO_2) and sulfur dioxide (SO_2) were established, and the primary federal fine particulate matter ($PM_{2.5}$) annual standard was reduced from 15 $\mu g/m^3$ to 12 $\mu g/m^3$ in 2012.

Background Air Quality

The Santa Barbara County Air Pollution Control District (SBCAPCD) is the local government agency that monitors air pollutant levels in the City of Goleta and is responsible for assessing whether federal and state air quality standards are met. The Santa Barbara region generally maintains good air quality levels.

Attainment Pollutants

The Federal Clean Air Act (CAA) and its subsequent amendments established ambient air quality standards for the following "criteria" air pollutants: ozone (O_3), nitrogen dioxide (NO_2), sulfur dioxide (SO_2), carbon monoxide (CO), particulate matter of 10 and 2.5 microns (PM_{10}, $PM_{2.5}$) and Lead (Pb). Areas that meet these ambient quality standards are considered to be in a state of attainment with acceptable levels of air quality. State standards also exist for each of the criteria pollutants; additionally, state standards exist for visibility-reducing particles, sulfates (SO_4), hydrogen sulfide (H_2S), and vinyl chloride. The County is in attainment for federal and state standards, with the exception of O_3 and PM_{10}. Santa Barbara County is currently unclassified for $PM_{2.5}$.

Inert, or non-reactive, pollutant concentrations (generally other than O_3 and its precursors, NO_2 and reactive organic gases [ROG]) are often the greatest during the winter months and are produced by a combination of light wind conditions and surface-based temperature inversions. Maximum concentrations are generally found near an emission source; for example, the main sources of CO emissions are motor vehicles and the highest ambient CO concentrations are found near congested roadways and intersections.

Pollutants That Violate Standards

The SBCAPCD currently has a network of 18 air quality monitoring stations. The nearest stations to the City of Goleta are the Goleta monitoring station and the El Capitan monitoring station. Data regarding maximum pollutant levels at these two monitoring stations during the period from 2006 to 2012 is presented in **Table 3.3-2** for those pollutants (O_3, PM_{10}, and $PM_{2.5}$) that are not in attainment of the CAAQS or NAAQS. The following sections discuss these pollutants in further detail.

Table 3.3-1: State and Federal Ambient Air Quality Standards

		National Standards		
Pollutant	*California Standard*	*Primary*	*Secondary*	*Health Effect*
Ozone (O3)	0.09 ppm, 1-hr. avg. 0.070 ppm, 8-hr. avg.	0.075 ppm, 8-hr. avg.1	Same as Primary	Aggravation of respiratory and cardiovascular diseases; Impairment of cardiopulmonary function
Respirable Particulate Matter (PM10)	50 μg/m3, 24-hr. avg. 20 μg/m3 AAM	150 μg/m3, 24-hr. avg.	Same as Primary	Increased cough and chest discomfort; Reduced lung function; Aggravation of respiratory and cardio-respiratory diseases
Fine Particulate Matter (PM2.5)	– 12 μg/m3 AAM	35 μg/m3, 24-hr. avg. 12 μg/m3 AAM	Same as Primary 24-hr. avg. 15 μg/m3 AAM	Increased cough and chest discomfort; Reduced lung function; Aggravation of respiratory and cardio-respiratory diseases
Carbon Monoxide (CO)	20.0 ppm. 1-hr. avg. 9.0 ppm, 8-hr. avg.	35.0 ppm, 1-hr. avg. 9.0 ppm, 8-hr. avg.	None	Aggravation of respiratory diseases (asthma, emphysema)
Nitrogen Dioxide (NO2)	0.18 ppm, 1-hr. avg. 0.030 ppm AAM	100 ppb, 1-hr.avg.2, 0.053 ppm AAM	Same as Primary	Aggravation of respiratory illness
Sulfur Dioxide (SO2)	0.25 ppm, 1-hr. avg. 0.04 ppm, 24-hr. avg.	75 ppb, 1-hr. avg.2 0.14 ppm, 24-hr. avg. 0.030 ppm AAM	0.50 ppm, 3-hr. avg.	Aggravation of respiratory diseases (asthma, emphysema)
Lead (Pb)	1.5 μg/m3, 30-day avg.	1.5 μg/m3, calendar quarter 0.15 μg/m3 rolling 3-month avg.	Same as Primary	Impairment of blood and nerve function; Behavioral and hearing problems in children
Sulfates (SO4)	25 μg/m3, 24-hr. avg.	None		Increased morbidity and mortality in conjunction with other pollutants
Hydrogen Sulfide (H2S)	0.03 ppm, 1-hr. avg.			Toxic at very high concentrations
Vinyl Chloride	0.01 ppm, 24-hr. avg.			Carcinogenic

Table 3.3-1: State and Federal Ambient Air Quality Standards

		National Standards		
Pollutant	*California Standard*	*Primary*	*Secondary*	*Health Effect*
Visibility-reducing Particles	In sufficient amount to reduce prevailing visibility to less than 10 miles.	None		N/A

[1] The federal O_3 standards have increased in stringency since the 2009 SEIR.

[2] Statistically based 1-hour average federal NO_2 and SO_2 standards were established since the 2009 SEIR.

ppm = parts per million by volume.
hr. = hour
avg. = average
ppb = parts per billion by volume.
$\mu g/m^3$ = micrograms per cubic meter.
AAM = annual arithmetic mean.
AGM = annual geometric mean.
N/A = Not Applicable.

For reader's convenience in picking out standards quickly, concentrations appear first; e.g., "0.12 ppm, 1 hr. avg." means a 1-hour average greater than 0.12 ppm

Source: California Air Resource Board (CARB) 2013

Table 3.3-2: Summary Of Air Quality Data South Coast Area[1] Monitoring Stations

Pollutant Standards	*2006*	*2007*	*2008*	*2009*	*2010*	*2011*	*2012*
Ozone (O_3)							
State standard (1-hr. avg. 0.09 ppm)	—	—	—	—	—	—	—
National standard (1-hr. avg. 0.12 ppm)	—	—	—	—	—	—	—
Maximum 1-hr. concentration (in ppm)	0.083	0.095	0.083	0.084	0.084	0.105	0.074
Days State 1-hr. standard exceeded	0	1	0	0	0	1	0
Days National 1-hr. standard exceeded	0	0	0	0	0	0	0
State standard (8-hr. avg. 0.07 ppm)	—	—	—	—	—	—	—
Days state 8-hr. standard exceeded	0	1	1	0	1	1	0
National standard (8-hr. avg. 0.08 ppm)	—	—	—	—	—	—	—
Maximum 8-hr. concentration (in ppm)	0.069	0.080	0.069	0.065	0.073	0.077	0.063
Days National 8-hr. standard exceeded	0	0	1	0	0	1	0
Suspended Particulates (PM_{10})							
State standard (24-hr. avg. 50 $\mu g/m^3$)	—	—	—	—	—	—	—
National standard (24-hr avg. 150 $\mu g/m^3$)	—	—	—	—	—	—	—
Maximum 24-hr. concentration	39.9	233.7	57.1	43.1	41.0	36.0	41.0
Measured days exceeding State standard	0	2	1	0	0	0	0
Measured days exceeding National standard	0	1	0	0	0	0	0
Suspended Particulates ($PM_{2.5}$)							
National standard (24-hr. avg. 65 $\mu g/m^3$)	—	—	—	—	—	—	—
Maximum 24-hr. concentration	27.9	23.5	44.2	25.3	27.3	25.9	32.0
Est. days exceeding National standard	0	0	1	0	0	0	0

[1] El Capitan and Goleta were used as the representative stations for the South Coast (Goleta-Carpinteria) Region

ppm = parts per million.

μg/m3 = micrograms per cubic meter.

hr. = hour

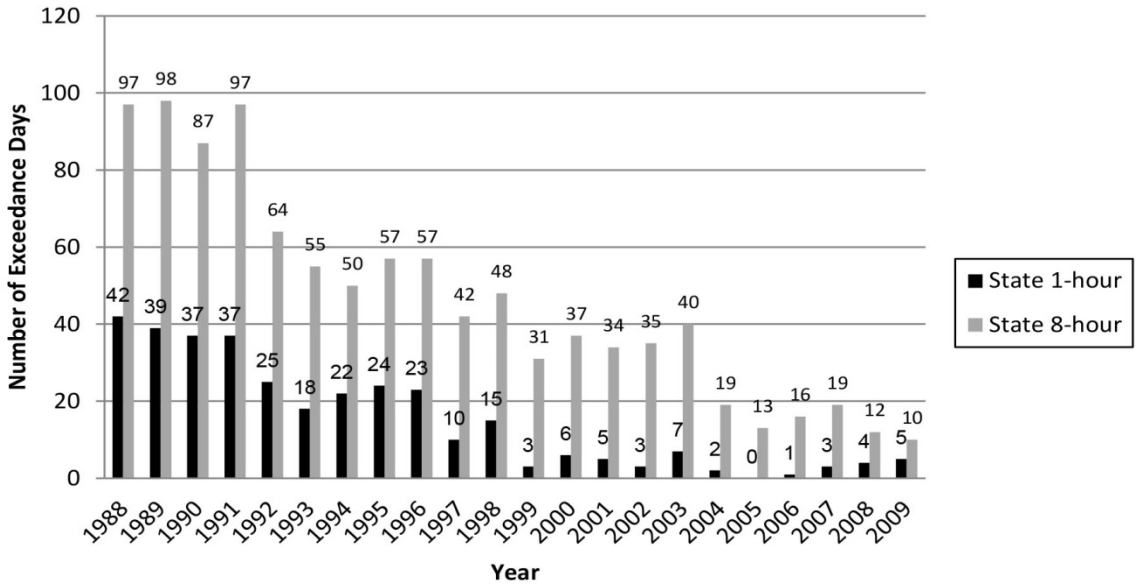
avg. = average

Source: CARB 2014c

Ozone

Ozone (O_3) has been monitored in Santa Barbara County for over 25 years. Monitoring stations have collected data, and when combined with the various air quality studies, provide insight into the City's difficulty with meeting O_3 standards. The trend of regional O_3 exceedance days vary by year, but are generally on the decline; however, measured concentrations have yet to fall below the acceptable state thresholds. **Figure 3.3-1** from the SBCAPD shows the declining trend of ozone exceedance days in Santa Barbara County since 1988.

Figure 3.3-1: Number Of Ozone Exceedance Days in Santa Barbara County



Source: Santa Barbara County Air Pollution Control District (SBAPCD) 2010

Respirable Particulate Matter

Respirable Particulate Matter (PM_{10}) is a combination of aerosols and particulate matter that measure 10 microns or less in diameter, and can act as respiratory irritants that can cause serious health effects. PM_{10} is generated by a wide variety of natural and man-made sources and its chemical makeup is a significant factor in assessing health effects.

Respirable Particulate Matter ($PM_{2.5}$) is a combination of aerosols and particulate matter that measure 2.5 microns or less in diameter, and like PM_{10}, can also act as respiratory irritants that can cause serious health effects.

According to SBCAPCD data, the largest single source of PM_{10} and $PM_{2.5}$ emissions are entrained paved road dust. Other significant sources include dust from construction, demolition, agricultural tilling, entrained dust from unpaved roads, naturally occurring dust and sea salt, and particulates released during fuel combustion. The County is not in violation of federal PM_{10} standards. Although the County's state violations have been on the decline, the region remains in exceedance of state PM_{10} standards (refer to **Table 3.3-2).**

Sensitive Receptors

Ambient air quality standards have been established to represent levels of air quality considered sufficient, with an adequate margin of safety, to protect public health and welfare. Some people are particularly sensitive to some pollutants. These sensitive individuals include persons with respiratory illnesses or impaired lung function because of other illnesses, the elderly, and children. Facilities and structures where these sensitive people live or spend considerable amounts of time are known as sensitive receptors. SBCAPCD defines land uses considered to be sensitive receptors as long-term health care facilities, rehabilitation centers,

convalescent centers, retirement homes, residences, schools, playgrounds, childcare centers, and athletic facilities. The land uses considered to be sensitive receptors are the same as described in the 2006 EIR and 2009 SEIR.

Preexisting Odor Issues in the Area

There have been numerous historical odor sources within the City; these sources were discussed in the 2009 SEIR. Naturally occurring sources include mercaptan seeps (sulfur-containing organic chemicals and hydrocarbons) along the University of California Santa Barbara (UCSB) and Ellwood Mesa coastline west of the City.

Greenhouse Gases and Global Climate Change

Scientific consensus has identified anthropogenic emissions of GHGs, primarily in the form of carbon dioxide (CO_2), as a significant contributor to global climate change. GHGs are substances that trap heat in the atmosphere and stabilize Earth's temperature. Human activities most frequently associated with GHG emissions generation include: transportation, utilities (e.g., power generation and transport), industry/manufacturing, agriculture, and residential uses (U.S. EPA 2014a). Internationally recognized GHGs include: water vapor, carbon dioxide (CO_2), methane (CH_4), nitrous oxide (N_2O), and fluorinated gases (U.S. EPA 2014b). The state has focused on CO_2, CH_4, N_2O, sulfur hexafluoride (SF_6), hydrofluorocarbons (HFC), and perfluorocarbons (PFC) (CARB 2013). Since the 2009 SEIR, Santa Barbara County has released a draft Energy and Climate Action Plan, and the City has released a draft Climate Action Plan, both of which are described below.

Santa Barbara County Emissions Summary

In 2014, the County prepared an inventory of 2007 community-wide GHG emissions for the unincorporated areas of Santa Barbara County in a draft Energy and Climate Action Plan (ECAP). Emissions from unincorporated county sources totaled 1,192,970 metric tons of CO_2e ($MTCO_2e$) in the baseline year of 2007. **Table 3.3-3** shows the emissions by sector. The transportation sector is the largest contributor at 44 percent, producing approximately 521,160 $MTCO_2e$. Emissions from residential energy use (195,490 $MTCO_2e$) were the next largest contributor, accounting for 16 percent of total emissions. Commercial energy use (121,580 $MTCO_2e$), off-road equipment (102,140 $MTCO_2e$), solid waste disposal (91,920 $MTCO_2e$), agriculture, industrial energy, water and wastewater, and aircraft operations account for the remainder of unincorporated county emissions in 2007. The year 2007 serves as the baseline for future emissions reductions. The ECAP forecasts emissions to 2020 and identifies ways the County of Santa Barbara can reduce GHG emissions to meet state targets (County of Santa Barbara 2014).

Table 3.3-3: Santa Barbara County 2007 GHG Emissions Inventory

Sector	*Total CO_2e Emissions ($MTCO_2e$)*	*Percent*
Residential Energy	195,490	16
Commercial Energy	121,580	10
Industrial Energy	46,760	4
Solid Waste	91,920	8
Off-Road	102,140	9
Water and Wastewater	49,520	4
Agriculture	62,110	5
Transportation	521,160	44
Aircraft	2,270	<1
Total	**1,192,970**	**100**

Source: County of Santa Barbara 2014

City of Goleta Emissions Summary

The City of Goleta conducted a GHG inventory of 2007 emissions in its 2014 Climate Action Plan (CAP). The year 2007 serves as a baseline for future GHG reduction efforts, and is the most current estimate of GHG emissions totals for the City. Consistent with State and federal guidance, the community inventory includes GHG emissions occurring in association with land uses within the City's jurisdictional boundary. Emissions generated by municipal activities are also included in the 2007 inventory. **Table 3.3-4** shows GHG emissions by sector. In 2007, land uses and activities within the City produced 325,532 $MTCO_2e$, excluding stationary sources. The largest source of emission within the City is building energy emissions, including electricity and natural gas from residential and non-residential buildings, which contributed 44 percent to total 2007 emissions. On-road vehicle emissions represented 40 percent of total community emissions. The third largest source is off-road vehicle, which contributed 8 percent of total 2007 emissions (City of Goleta 2014).

Table 3.3-4: City of Goleta Community GHG Emissions Inventory

Sector	*Total CO_2e Emissions ($MTCO_2e$)*	*Percent*
Building Energy	142,855	44
On-Road Transportation and Land Use	131,720	40
Off-Road Transportation and Equipment	24,789	8
Refrigerants	20,204	6
Solid Waste Generation	3,514	1
Water Consumption	1,413	0.4
Wastewater Treatment	972	0.3
Agriculture	64	<0.1
Total	**325,532**	**100**

Note: Emissions from stationary sources (e.g. generators) total 96,722 $MTCO_2e$, and were not included in the CAP analysis, as these are regulated by Air Resources Board and SBCAPCD.

Source: City of Goleta 2014

REGULATORY SETTING

This section lists previous regulations, and includes a description of new or modified regulatory changes applicable to the proposed Zoning Ordinance. Refer to the 2006 FEIR and 2009 SEIR for a full description of previously listed relevant regulations.

Federal

Previously reviewed applicable federal regulations include:

- Clean Air Act of 1990, 42 USC 7401-7671
- Clean Air Act Risk Management Plan, 42 USC § 112(r)

Additional federal regulations include the following:

Corporate Average Fuel Economy Standards

Corporate Average Fuel Economy (CAFE) standards were first enacted by U.S. Congress in 1975 with the purpose of reducing energy consumption by increasing fuel economy of cars and light-duty trucks. In 2012, the standard was raised to increase fuel economy to the equivalent of 54.5 mpg for cars and light-duty trucks by model year 2025 (U.S. EPA 2012).

State

Previously reviewed applicable state regulations include:

- Assembly Bill 32 — The Global Warming Solutions Act of 2006 (California Health and Safety Code §§ 38500, *et seq*)
- Assembly Bill 32 Early Actions (California Health and Safety Code §§ 38500, *et seq*)
- Assembly Bill 32 Scoping Plan (California Health and Safety Code §§ 38500, *et seq*)

- Senate Bill 1078/107 — Renewable Portfolio Standard (California Public Resources Code Section 5080.46)
- Assembly Bill 1493 — Greenhouse Gas Emission Standards for Automobiles (Health and Safety Code Sections 42823 and 43018.5)
- California Energy Efficiency Standards (California Code of Regulations Title 24)
- California Low Carbon Fuel Standards
- Assembly Bill 118 — Alternative and Renewable Fuel and Vehicle Technology Program (Sections 29553, 30061, and 30070 of, and to add Chapter 6.3 (commencing with Section 30025) to Division 3 of Title 3 of, the Government Code, to amend Sections 1465.8 and 13821 of the Penal Code, to add Sections 6051.15 and 6201.15 to the Revenue and Taxation Code, and to amend Sections 18220 and 18220.1 of, and to add Section 17601.20 to, the Welfare and Institutions Code, relating to local government finance)
- Senate Bill 97 Chapter 185, Statutes of 2007 (Section 21083.05 to, and to add and repeal Section 21097of, the Public Resources Code)
- Executive Order S-01-07
- Executive Order S-3-05
- Draft Local Government Operations Protocol
- Senate Bill 375

Additional applicable state regulations include the following:

CEC Energy Efficiency Standards (2013 Title 24 Standards)

The 2008 Building Energy Efficiency Standards (California Code of Regulations Title 24) were updated in 2013, and became effective July 1, 2014. Under California law, the California Energy Commission (CEC) establishes energy efficiency standards for homes and commercial structures, and requires new buildings to meet or exceed current building standards by meeting Energy Efficiency goals. CEC's Energy Efficiency goals will continue to be updated to achieve energy efficiency best practices, and are consistent with what is needed to meet the California Public Utilities Commission Strategic Plan goals of zero net-energy buildings. The CEC's 2013 standards would result in a 25 percent reduction for residential construction and 30 percent reduction in energy consumption as compared to the 2008 Title 24 Standards (CEC 2013).

Executive Order B-18-12

Executive Order B-18-12, issued in 2012, directs state agencies to reduce their grid-based energy purchases by a minimum of 20 percent by 2018, as well as reduce GHG emissions from State buildings by 10 percent by 2015, and 20 percent by 2020 (Office of the Governor 2012a).

Executive Order B-16-12

Executive Order B-16-12, issued in 2012, establishes a specific 2050 GHG target for the transportation sector of 80 percent reduction from 1990 levels, corresponding to the overall 80 percent reduction target set in Executive Order S-3-05 (Office of the Governor 2012b).

Executive Order S-13-08

Executive Order S-13-08, issued in 2008, directs state agencies to plan for sea-level-rise and other climate change impacts by coordinating through the State's Climate Adaptation Strategy (Office of the Governor 2008).

Executive Order S-06-06

Executive Order S-06-06, issued in 2006, directs the Secretary of the California Environmental Protection Agency to participate in the Bio-Energy Interagency Working Group as well as addresses biofuels and bioenergy from renewable resources (Office of the Governor 2006).

Cap-and-Trade Regulation

The 2008 Assembly Bill 32 Scoping Plan identified a cap-and-trade program as one of the strategies California will employ to reduce GHGs. In early 2012, California's cap-and-trade program took effect. This regulation established a market-based compliance mechanism to limit GHG emissions. The regulations enforceable compliance obligation began on January 1, 2013. The regulation is applicable to major GHG-emitting sources, such as electricity generation (including imports), and large stationary sources that emit more than 25,000 MTCO2e per year. This program sets a firm limit on GHGs and uses market forces to create incentives to reduce GHGs. The cap will decline approximately 3 percent each year (CARB 2014a).

Senate Bill 2

Senate Bill 2, passed in 2011, expands California's Renewables Portfolio Standard to require that investor-owned utilities, electric service providers and community choice aggregators to increase the procurement of renewable energy resources to 33 percent by the year 2020 (California Public Utilities Commission 2014).

2014 Assembly Bill 32 Scoping Plan Update

The First Update to the Assembly Bill 32 Scoping Plan builds on the initial 2008 Scoping Plan with new strategies and recommendations. The update identifies opportunities to leverage existing and new funds to further drive GHG emission reductions through strategic planning and targeted low carbon investments. The First Update defines ARB's climate change priorities for the next five years, and also sets the groundwork to reach long-term goals set forth in Executive Orders S-3-05 and B-16-2012. The Update highlights California's progress toward meeting 2020 GHG emission reduction goals defined in the initial Scoping Plan. It also evaluates how to align the State's longer-term GHG reduction strategies with other State policy priorities for water, waste, natural resources, clean energy, transportation, and land use (CARB 2014b).

Local

Updated new and applicable local regulations include the following:

2040 Regional Transportation Plan (RTP) and Sustainable Community Strategy (SCS)

Under federal and state law, regional transportation agencies, such as the Santa Barbara County Association of Governments (SBCAG) are required to develop a long-term transportation planning document known as the Regional Transportation Plan (RTP). As combustion from vehicle emissions are a primary source for pollutants, the RTP addresses ways that the County can reduce emissions in order to maintain compliance with and/or meet air quality standards and reduce GHG emissions. The most recent RTP was adopted in 2013 and plans how the Santa Barbara County region should meet its transportation needs for the 30-year period from 2010 to 2040, considering existing and projected future land use patters as wells as forecast population and job growth. The RTP contains five goal areas: environment; mobility and system reliability; safety and public health; social equity; and a prosperous economy (SBCAG 2013).

The Sustainable Community Strategy (SCS) was developed as a component of the RTP. SCS is the outcome of Senate Bill 375, which requires the Metropolitan Planning Organizations (including SBCAG) to tie land use planning with transportation planning in order to reduce GHG emissions from passenger vehicles. The adopted SCS sets out a plan to meet SBCAG's goal of a zero net increase per capita in GHG emissions from passenger vehicles by 2020 (SBCAG 2013).

SBCAPCD Regional Clean Air Plan

The Santa Barbara Air Pollution Control District (SBAPCD) adopted the 2010 Clean Air Plan in January 2011. The 2010 Clean Air Plan is the three-year update required by the state to show how the SBACPD plans to meet the state eight-hour ozone standard. The Clean Air Plan has current local air quality information, baseline emission inventories for the region, and future emissions estimates for years 2020 and 2030. Two new chapters have been included since the 2007 Clean Air Plan: a new Greenhouse Gas and Climate Protection chapter, which includes a CO_2 emissions inventory, and a new Transportation, Land Use and Air Quality chapter, which discusses the linkages between these elements (SBAPCD 2011b).

County of Santa Barbara Energy and Climate Action Plan (ECAP)

In 2014, the County released a draft ECAP, which includes a 2007 baseline inventory of community-wide GHG emissions in unincorporated Santa Barbara County, a forecast of emissions to the years 2020 and 2035, a GHG reduction target of 15 percent below baseline emissions by 2020, a set of emission reduction measures to meet the target, and a methodology for tracking and reporting emissions in the future. The ECAP would implement a suite of emissions reduction measures across many sectors to achieve community-wide GHG emission reductions and energy-saving measures. GHG reduction measures in the ECAP include community choice aggregation, land use design, transportation, built environment, renewable energy use, industrial energy efficiency, waste reduction, agriculture, and water efficiency (County of Santa Barbara 2014).

Energy Efficiency Action Plan

In September 2012, the City released and Energy Efficiency Action Plan (EEAP). The goal of the EEAP is to provide a comprehensive guiding policy document for all City-related operations as they relate to energy efficiency, specifically electricity and GHG emissions. The EEAP establishes a protocol for tracking energy use, provides an analysis of past, current, and future energy-related projects, and provides potential actions to further reduce the City's electricity and energy consumption. The EEAP is a component of the City's Climate Action Plan (City of Goleta 2012).

City of Goleta Climate Action Plan

The City's General Plan Conservation Element Policy CE-IA-5 calls for the development of a GHG reduction plan, referred to as the Climate Action Plan (CAP). On July 15, 2014, the City Council voted unanimously to adopt the Climate Action Plan. The primary purposes of the CAP are to provide a roadmap for the City to achieve GHG reductions, compliance with California laws and regulations, and serve as require mitigation for the City's General Plan. The CAP includes an inventory of Greenhouse Gas (GHG) emissions in the City from 2007 to generate a baseline for measurement; a forecast of GHG emissions for 2020 and 2030 to be consistent with the planning horizon of the General Plan as well as state legislation; the identification of potential actions to reduce GHG emissions; a roadmap for monitoring and reporting of future GHG emissions; and the identification of funding sources for implementation. **Table 3.3-5** below shows a summary of 2020 and 2030 emissions reductions targets. The CAP itself provides details on how the targets will be met for 2020 and potential strategies the City could adopt to reach the target in 2030 (City of Goleta 2014).

Table 3.3-5: City of Goleta 2007 Baseline Emissions and 2020 and 2030 Targets

Year	*CO_2e Emissions ($MTCO_2e$)*
2007 (Baseline)	325,532
2020 Target	290,374
2030 Target	213,000

Source: City of Goleta 2014

Impact Analysis

SIGNIFICANCE CRITERIA

City of Goleta Environmental Thresholds and Guidelines Manual

According to the City's adopted Environmental Thresholds and Guidelines Manual (Thresholds Manual) (City of Goleta 2003) a significant adverse air quality impact may occur when a project, individually or cumulatively, triggers either of the following:

- Interferes with progress toward the attainment of the ozone standard by releasing emission which equal or exceed the established long-term quantitative thresholds for NO_x and ROG; or

- Equals or exceeds the State or federal ambient air quality standards for any criteria pollutant.

The Santa Barbara County Air Pollution Control District's (SBCAPCD) Environmental Thresholds and Guidelines Manual (County of Santa Barbara 2008) contains thresholds for both short-term (construction) and long-term (operational) impacts. A project is deemed to have a significant impact on regional air quality if emissions (specified in pounds of pollution emitted per day) of specific pollutants related to either project construction or operation exceed the significance threshold established by the SBCAPCD, currently at a threshold of 25 pounds per day for ROG and NO_x emissions.

Furthermore, per the Manual and due to the fact that Santa Barbara County is in nonattainment for ozone and the regional nature of this pollutant, if a project's (e.g., implementation of the Zoning Ordinance) total emissions of ozone precursors NOx and ROG exceed the long-term threshold of 25 pounds/day, then the project's cumulative impacts would also be considered significant. It should be noted that these criteria are for specific projects, not plans.

Long-term impacts are also considered potentially significant if the growth in traffic accommodated under the Zoning Ordinance would have the potential to create CO "hot spots" where CO concentrations exceed State or Federal standards. Such hot spots typically occur at severely congested intersections where a level of service (LOS) E or F is projected.

SBCAPCD no longer has quantitative emission significance thresholds for short-term construction activities because construction emissions from land development projects have been accounted for in the 2010 CAP. In any event, construction-related emissions are not relevant at the general plan/zoning ordinance level because such emissions are dependent on the characteristics of individual development projects. Nevertheless, because the region does not meet the state standards for ozone, PM_{10} and $PM_{2.5}$, the City of Goleta requires implementation of standard emission and dust control techniques for all construction (as outlined under GP/CLUP policy subsection CE 12.3) to ensure that these emissions remain less than significant.

Greenhouse Gases

Based on the City's Initial Study Checklist (CEQA Guidelines, Appendix G; Environmental Checklist Form), a significant impact related to GHGs could occur if the project would:

- Generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment; and/or
- Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs.

The adopted CEQA amendments require a Lead Agency to make a good-faith effort based, to the extent possible, on scientific and factual data to describe, calculate, or estimate the amount of GHG emissions resulting from a project. They give discretion to the Lead Agency whether to:

- Use a model or methodology to quantify GHG emissions resulting from a project, and which model or methodology to use; and/or
- Rely on a qualitative analysis or performance-based standards.

In addition, a Lead Agency should consider the following factors, among others, when assessing the significance of impacts from GHG emissions on the environment:

- The extent to which the project may increase or reduce greenhouse gas emissions as compared to the existing environmental setting;
- Whether the project emissions exceed a threshold of significance that the Lead Agency determines applies to the project; and
- The extent to which the project complies with regulations or requirements adopted to implement a statewide, regional, or local plan for the reduction or mitigation of greenhouse gas emissions.

The CEQA Guidelines allow Lead Agencies to establish significance thresholds for their respective jurisdictions. Currently, neither the State of California, nor SBCAPCD1, nor the City of Goleta has established CEQA significance thresholds for GHG emissions. Indeed, many regulatory agencies are sorting through suggested thresholds and/or making project-by-project analyses. This approach is consistent with that suggested by CAPCOA in its technical advisory entitled "CEQA and Climate Change: Addressing Climate Change Through California Environmental Quality Act Review" (OPR 2008a):

> In the absence of regulatory standards for GHG emissions or other specific data to clearly define what constitutes a 'significant project', individual lead agencies may undertake a project-by-project analysis, consistent with available guidance and current CEQA practice.

In June 2010, the Bay Area Air Quality Management District (BAAQMD) became the first regulatory agency in the nation to approve guidelines that establish thresholds of significance for GHG emissions for specific projects (BAAQMD 2010). These thresholds are summarized in Table 3.3-6.

Table 3.3-6: Bay Area Air Quality Management District GHG Thresholds of Significance for Specific Projects

GHG Emissions Source Category	*Operational Emissions*
Building Energy	1,100 MT CO_2e per year –OR– 4.6 MT CO_2e per service population (residents + employees) per year
Stationary Sources	10,000 MT CO_2e per year
Plans	6.6 MT CO_2e per service population per year

The BAAQMD threshold is a promulgated CEQA threshold that has undergone full public review and comment, with approval by the BAAQMD governing board, and technical support by BAAQMD staff. The BAAQMD GHG threshold applies to a nine county area of very diverse population and land use. BAAQMD's adoption of GHG thresholds is subject to ongoing litigation,

but that litigation does not concern the legitimacy of the thresholds so much as the process used in their adoption.

For purposes of this project, the City determines that BAAQMD's GHG significance threshold has a strong regulatory and technical underpinning.[1] It is based on substantial data and is intended as a regulatory threshold. In addition, the climatic regime in the Goleta-Santa Barbara area that governs energy demand for space heating and cooling is also very comparable to that occurring in the BAAQMD. Further, in June 2010, the Santa Barbara County Planning and Development Department produced a memorandum *"Support for Use of Bay Area Air Quality Management District Greenhouse Gas Emissions Standards,"* providing evidentiary support for reliance on the proposed BAAQMD standards as interim thresholds of significance in Santa Barbara County (SBCPD 2010). The memorandum notes that certain counties in the Bay Area are similar to Santa Barbara County in terms of population growth, land use patterns, general plan policies, and average commute patterns and times.

Given that the City of Goleta does not have established thresholds of significance for GHG emissions, and as the City is located in Santa Barbara County, the rationale for applicability of the BAAQMD thresholds generally applies. Therefore, for proposed Zoning Ordinance, the City has applied the following two thresholds of significance to the project. Would the project:

1. Exceed the daily significance threshold adopted by the Bay Area Air Quality Management District, i.e., of 1,100 MT CO_2e/year, for operational GHG emissions and/or result in significant GHG emissions based on a qualitative analysis; and/or

2. Employ reasonable and feasible means to minimize GHG emissions from a qualitative standpoint, in a manner that is consistent with the goals and objectives of AB 32.

CEQA Thresholds (Appendix G)

Implementation of the proposed Zoning Ordinance would have a potentially significant adverse impact on air quality or greenhouse gases if it would:

Criterion 1: Conflict with or obstruct implementation of an applicable air quality plan;

Criterion 2: Violate any air quality standard or contribute substantially to an existing or projected air quality violation;

Criterion 3: Result in a 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 (including releasing emissions which exceed quantitative thresholds for ozone precursors);

Criterion 5: Expose sensitive receptors to substantial pollutant concentrations;

[1] In addition, the BAAQMD thresholds are utilized in this SEIR for consistency with the 2006 FEIR and 2009 SEIR, to maintain the same set of thresholds for analysis.

Criterion 6: Create objectionable odors affecting a substantial number of people;

Criterion 7: Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment; and/or

Criterion 8: Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of GHGs.

METHODOLOGY

A comparison of the existing and proposed zoning districts, zoning provisions and zoning map was made to determine if the proposed Zoning Ordinance would have the potential to cause any new or more substantial air quality impacts, compared to the 2006 FEIR or GHG emissions than evaluated in the 2009 SEIR. The GHG analysis incorporates the 2014 City of Goleta Climate Action Plan. Also, a review of existing state regulations and the GP/CLUP policies regarding air quality and GHG emissions was conducted as part of the analysis. The analysis is focused on previously identified impacts and where the conclusions of the 2006 FEIR and 2009 SEIR would change as a result of implementation of the proposed Zoning Ordinance.

SUMMARY OF IMPACTS

The 2006 FEIR and 2009 SEIR identified the following air quality and GHG-related impacts from buildout of the General Plan:

Significant, Mitigable Impacts (Class II)

- Construction emissions (Impact 3.3-1); and
- Long-term operational contributions to GHG emissions as a result of GP/CLUP implementation (Impact 3.3-7).

Adverse, but Not Significant Impact (Class III)

- GP/CLUP growth projections are not consistent with the Clean Air Plan (Impact 3.3-2);
- The GP/CLUP rate of increase in vehicle miles traveled is greater than the rate of population growth for the same area (Impact 3.3-3); and
- Long-term operational contributions to air pollutant emissions as a result of GP/CLUP buildout (Impact 3.3-4).

No significant unavoidable impacts (Class I) were identified in the previous EIRs. The Conservation, Land Use, Public Facilities, Safety and Transportation Elements of the GP/CLUP include numerous policies to help reduce these impacts, as identified in the 2006 FEIR. In addition, Mitigation Measures AQ-1 in the 2009 SEIR requires the development of a GHG reduction plan, which the City satisfied by approving the City of Goleta Climate Action Plan in 2014.

None of the proposed zoning regulations would result in new or substantially more severe impacts than identified in the 2006 FEIR or 2009 SEIR. The proposed Zoning Ordinance

provisions applicable to air quality and GHG emissions include building density, bicycle and pedestrian access, roadway development regulations, air quality performance standards, and tree protection. Development density is also established in the Land Use Elements of the General Plan, and the proposed Zoning Ordinance implements these provisions for the various districts.

The following discussion focuses on impacts identified in the 2006 FEIR. No additional or different impacts would occur as a result of the proposed Zoning Ordinance and no additional mitigation measures are required. As previously discussed, vehicle traffic has been shown to have decreased overall since adoption of the 2006 FEIR.

IMPACTS[2]

Impact 3.3-1 Construction Emissions (Class II)

The 2006 FEIR concluded that construction activity under the GP/CLUP land use would cause temporary emissions of criteria pollutants, such as NO_x, CO, VOC, SO_x, and PM_{10} due to the operation of construction equipment, while fugitive dust (PM_{10}) would be emitted by ground-disturbing activities, such as grading and excavation. The 2006 FEIR identified SBAPCD techniques to reduce construction-related emissions associated with individual developments, which limit both ozone precursors (NO_x and VOC) and fugitive dust (PM_{10}). SBAPCD Rule 345, for example, provides for control of fugitive dust from construction and demolition activities.

The proposed Zoning Ordinance implements the land use development designations in the GP/CLUP, and therefore, the type of development occurring in these locations would be consistent with development and related impacts analyzed in the 2006 FEIR and 2009 SEIR. Accordingly, the Zoning Ordinance will not result in new significant air quality impacts and would not affect the SBCAPCD rules and regulations cited as mitigation for air quality impacts.

Impact 3.3-2 Long-term Operational Contributions to GHG Emissions as a Result of GP/CLUP Implementation (Class II)

The 2009 SEIR concluded that long-term operational emissions associated with the implementation of the GP/CLUP, and developed Mitigation Measure AQ- regarding a GHG emissions reductions plan. In 2014, the City of Goleta adopted the CAP to establish a baseline GHG inventory, establish reduction targets for 2020 and 2030, and identify measures to reduce GHG levels to meet emissions targets. Adoption of the CAP reduced the operational contributions to GHG emissions as a result of GP/CLUP implementation to a less-than-significant level. The proposed Zoning Ordinance implements the land use development designations established in the GP/CLUP and as a result, the level of significance would not change.

[2] The impact numbering in this SEIR differs from that of the 2006 FEIR because of the introduction of Impact 3.3-7 from the 2009 SEIR.

Impact 3.3-3 GP/CLUP Growth Projections Are Not Consistent with the Clean Air Plan (Class III)

Since vehicle uses, energy consumption, and associated air pollutant emissions are directly related to population growth, the 2006 FEIR compared rates of population growth under the proposed GP/CLUP to population projections under the Santa Barbara County Clean Air Plan. The 2006 FEIR concluded that because the GP/CLUP buildout is less than that forecast by SBCAG, the GP/CLUP is consistent with the Santa Barbara County Clean Air Plan. The 2010 Santa Barbara County Clean Air Plan is based on the 2007 SBCAG Regional Growth Forecast, which estimates a 2030 population of 37,300 in the City of Goleta. Under the proposed Zoning Ordinance, buildout is projected to correspond to a population of 32,500 (see Appendix D), which is below (and consistent with) the 2010 Santa Barbara County Clean Air Plan. In addition, CARB's recommendations on siting new sensitive land uses and policies from the Conservation, Land Use, Public Facilities, Safety and Transportation Elements of the GP/CLUP would serve to further reduce impacts from buildout under the proposed Zoning Ordinance. Therefore, this impact would remain less than significant.

Impact 3.3-4 The Rate of Increase in Vehicle Miles Traveled is Greater Than the Rate of Population Growth for the Same Area (Class III)

As described in the 2006 FEIR, VMT growth projected under buildout of the GP/CLUP is less than that forecast under the 2030 Travel Forecast for Santa Barbara County. As described in Chapter 3.12, Transportation and Circulation, the amount of vehicular traffic within the City of Goleta has generally declined overall compared to the 2005 levels that were used as baseline conditions in the 2006 FEIR and 2009 SEIR. The proposed Zoning Ordinance implements the land use development designations in the GP/CLUP, and facilitates the development of housing opportunities in close proximity with regional employment and transportation centers, and would result in an increase in VMT consistent with that analyzed in the 2006 FEIR. In addition, the proposed Zoning Ordinance includes parking reductions as part of an approved Transportation Demand Management Program (Section 17.39.050) and a parking in-lieu fee that can be used to support transportation system management projects (Section 17.39.060), both of which serve to further reduce the growth in VMT. Therefore, no additional impacts or an increase in VMT would occur as a result of the proposed Zoning Ordinance.

Impact 3.3-5 Long-term Operational Contributions to Air Pollutant Emissions as a Result of GP/CLUP Buildout (Class III)

As described in the 2006 FEIR, operational emissions would be created from stationary sources, including the use of natural gas, the use of landscape maintenance equipment, the use of consumer products such as aerosol sprays, and other emission processes. Non-vehicular operational emissions resulting from activities associated with new residential and non-residential development would incrementally add to the total air emissions. Increased operational emissions were considered an adverse but less than significant impact on air quality. The proposed Zoning Ordinance would implement the land use development established in the GP/CLUP. The proposed Zoning Ordinance also contains air quality performance standards (Section 17.40.050), which require compliance with EPA, CARB, SACAPCD regulation, and control of air emissions from new development. Therefore, no

additional impact on long-term operational emissions would result from adoption of the proposed Zoning Ordinance.

MITIGATION MEASURES

No modifications to General Plan policies are required to implement the proposed Zoning Ordinance provisions and no additional mitigation measures are needed above those specified in the 2006 FEIR.

3.4 Biological Resources

Section 3.4 addresses changes to habitats and special-status plant and wildlife species in the Goleta planning area since the preparation of the 2006 GP/CLUP FEIR and 2009 GP/CLUP SEIR and assesses changes in impacts that may occur as a result of implementing the proposed Zoning Ordinance.

Environmental Setting

Sections 3.4 of the 2006 FEIR and 2009 SEIR describe biological resource conditions within the City. Numerous updates to the biological resources have been identified since the adoption and implementation of the 2009 SEIR; this supplemental analysis utilizes the following existing conditions section as a baseline.

PHYSICAL SETTING

Habitats

The three primary habitat types from City of Goleta 2014 data are nonnative grassland (approximately 559.5 acres); riparian, marsh, and vernal pool (approximately 201.1 acres); and eucalyptus woodland (approximately 200 acres). The habitat types identified in the 2009 SEIR and the estimated acres of each type are compared to existing conditions in **Table 3.4-1** and **Figure 3.4-1**. Approximately 559.5 acres (24 percent) of the City are natural aquatic and terrestrial habitats, which have increased by 12.4 acres since the 2009 SEIR.

The change in habitat acreages between 2009 and 2014 indicates that Environmentally Sensitive Habitat Areas (ESHA) have increased since the 2009 SEIR. The greatest ESHA increase was identified in native scrub (approximately 40.75 acres). Shoreline/Sand was the only other ESHA type that increased in acreage (approximately 5.92 acres). All other ESHA types have decreased by a range of approximately 0.05 acre to 9.65 acres since 2009. Increases and decreases of ESHA acreage by type are reflective of changes in ESHA habitat definition and boundary demarcation.

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Fig 3.4-1: Habitat Types

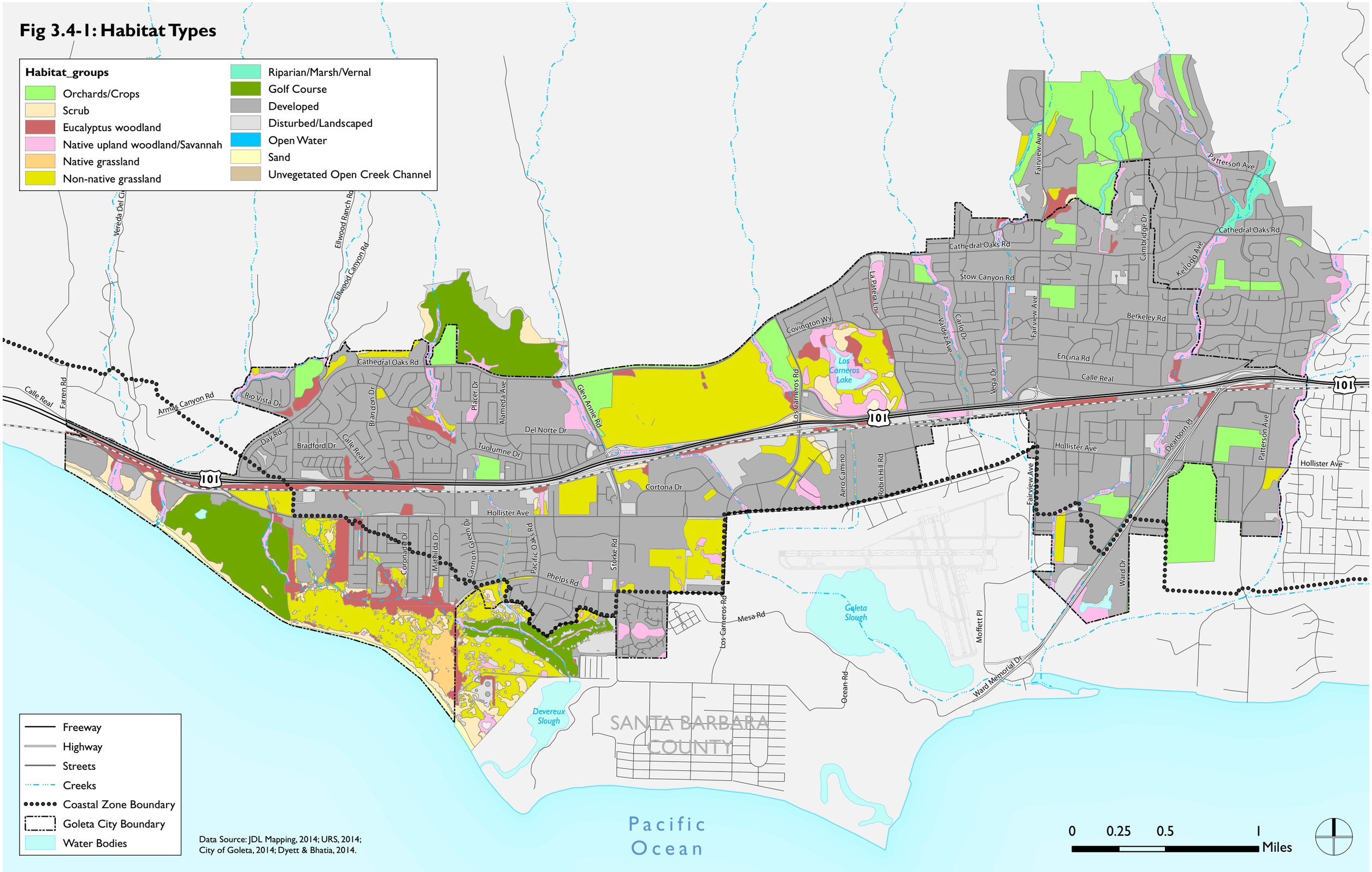

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Table 3.4-1: 2014 Habitat Types (Existing Conditions) versus 2009 Habitat Types in the 2009 FEIR

	Acres		
Habitat Type	*2009*	*2014*	*Change in Acreage*
ESHA Types			
Native grassland	33.7	33.2	[-0.5]
Native scrub			
Southern foredunes			
Southern dune scrub	74.6	104.2	29.6
Southern coastal bluff scrub			
Coastal sage scrub			
Coyote bush scrub			
Native upland woodland/savannah[1]	31.4	29.3	[-2.1]
Coast live oak woodland			
Riparian/marsh/vernal			
Southern riparian scrub			
Southern willow scrub			
Disturbed southern willow scrub			
Southern riparian forest	207.4		
Southern cottonwood-willow riparian forest			
Coast live oak riparian forest		[201.1]	[-6.3]
South coast live oak riparian forest			
Disturbed south coast live oak riparian forest			
Coastal salt marsh			
Freshwater marsh			
Vernal marsh			
Vernal pool			
Vernal swale			
Unvegetated open creek channel	22	21.1	[-0.9]
Open water	31.1	27.8	[-3.3]
Shoreline/sand[2]	31.5	36	4.5
Monarch butterfly and/or raptor roosting habitat[3]	132.2	[200][4]	67.8
Subtotal	*563.9*	*653*	*89.1*
Other Land Cover Types			
Nonnative grassland	572	559.5	[-12.5]
Non-ESHA eucalyptus woodland[3]	72	[0][4]	[-72]
Disturbed/landscaped	204.6	197	[-7.6]
Golf course	145.1	144.9	[-0.2]
Orchards/crops	154.5	156	1.5

Table 3.4-1: 2014 Habitat Types (Existing Conditions) versus 2009 Habitat Types in the 2009 FEIR

	Acres		
Habitat Type	*2009*	*2014*	*Change in Acreage*
Developed	3,363.3	3,364.8	1.5
Subtotal	*4,511.5*	*4,4420.7*	*[-89.1]*
Total	**5,075.4**	**5,075.4**	**0**

ESHA = Environmentally Sensitive Habitat Area.

[1] Includes 0.1 acre occupied by Santa Barbara honeysuckle (a special-status species).

[2] Includes approximately 15.5 acres of Western snowy plover critical habitat.

[3] A subset of 214 total acres of eucalyptus woodland in the City (2009).

[4] Total acres of eucalyptus woodland in the City (2014). Monarch butterfly and/or raptor roosting habitat was not identified separately from the total acreage in the available data.

Sources: City of Goleta 2009, Goleta 2014.

Species

As described in the 2006 FEIR, habitats in the City support a wide variety of wildlife and fish species, but the diversity and abundance of species vary greatly between the habitats. The abundance and variety of wildlife are greatest in riparian and oak woodland habitats due to the presence of shelter, food, and linkages to the foothills. Annual grassland, although dominated by nonnative species, provides important foraging habitat for local raptors and nesting habitats for many birds. Table 3.4-2 details the special-status species associated with habitats within the City, with a summary of changes below.

Table 3.4-2: Special-Status Species Associated With Habitats In The City

Common Name	*Scientific Name*	*Listing Status ESA/CESA/CNPS*	*Preferred Habitat*
Plants			
Black-flowered figwort*	Scrophularia atrata	-/-/1B	Closed-cone coniferous forest, chaparral, coastal dunes, coastal scrub, riparian scrub
Brewer's calandrinia*	Calandrinia breweri	-/-/4	Chaparral, coastal scrub
Contra Costa goldfields	Lasthenia conjugens	FE/-/1B	Vernal pools
Coulter's goldfields	Lasthenia glabrata ssp. coulteri	-/-/1B	Salt marsh
Coulter's saltbush	Atriplex coulteri	-/-/1B	Coastal scrub; alkaline or clay soils
Davidson's saltbush	Atriplex serenana var. davidsonii	-/-/1B	Coastal scrub
Douglas' fiddleneck*	Amsinckia douglasiana	-/-/4	Cismontane woodland, valley and foothill grassland
Estuary seablite	Suaeda esteroa	-/-/1B	Coastal scrub, salt marsh
Gambel's watercress	Nasturtium gambelii (Rorippa gambelii)	FE/ST/1B	Wetland obligate
Hubby's phacelia	Phacelia hubbyi	-/-/4	Chaparral, coastal scrub, valley and foothill grassland; talus, gravelly soils
Late-flowered mariposa lily	Calochortus fimbriatus (Calochortus weedii var. vestus)	-/-/1B	Chaparral, oak woodland
Mesa horkelia*	Horkelia cuneata var. puberula	-/-/1B	Chaparral, coastal scrub
Pale-yellow layia*	Layia heterotricha	-/-/1B	Woodland, coastal scrub
Plummer's baccharis	Baccharis plummerae ssp. plummerae	-/-/4	Coastal scrub; rocky soils
Refugio manzanita*	Arctostaphylos refugioensis	-/-/1B	Chaparral
Salt-marsh bird's beak*	Chloropyron maritimum ssp. maritimum (Cordylanthus maritimus ssp. maritimus)	FE/SE/1B	Coastal dunes, marshes, swamps
Santa Barbara honeysuckle	Lonicera subspicata var. subspicata	-/-/1B	Chaparral, oak woodland
Santa Barbara morning-glory*	Calystegia sepium ssp. binghamiae	-/-/1B	Wetland and marsh; alkaline soils
Santa Lucia dwarf rush*	Juncus luciensis	-/-/1B	Chaparral, vernal pools, meadows, seeps, ephemeral drainages
Sonoran maiden fern*	Thelypteris puberula var. sonorensis	-/-/2	Meadows, seeps, streams

Table 3.4-2: Special-Status Species Associated With Habitats In The City

Common Name	*Scientific Name*	*Listing Status ESA/CESA/CNPS*	*Preferred Habitat*
South coast branching phacelia*	Phacelia ramosissima var. austrolitoralis	-/-/3	Chaparral, coastal dunes, coastal scrub
Southern tarplant	Centromadia parryi ssp. australis (Hemizonia parryi ssp. australis)	-/-/1B	Seasonal wetlands, vernal pools
Wooly seablite	Suaeda taxifolia	-/-/4	Coastal scrub, salt marsh
Invertebrates			
Globose dune beetle	Coelus globosus	/SA/-	Foredune
Monarch butterfly[P]	Danaus plexippus	-/SA/-	Woodland
Mimic tryonia (California brackishwater snail)*	Tryonia imitator	-/SA/-	Coastal lagoons, estuaries,
Sandy beach tiger beetle	Cicindela hirticollis gravid	SA/-	Sandy beach, estuarine
Vernal pool fairy shrimp	Branchinecta lynchi	FT/-/-	Vernal pool
Fish			
Arroyo chub*	Gila orcuttii	-/SSC/-	Streams
Southern steelhead (Southern California ESU)	Oncorhynchus mykiss irideus	FE/SSC/-	Marine, creek
Tidewater goby	Eucylogobius newberryi	FE/SSC/-	Estuarine
Amphibians			
California red-legged frog	Rana aurora draytonii	FT/SSC/-	Riparian corridors
Reptiles			
Blainville's (California) horned lizard	Phrynosoma blainvillii (Phrynosoma coronatum frontale)	-/SSC/-	Chaparral and scrub
Silvery legless lizard	Anniella pulchra pulchra	-/SSC/-	Sandy dunes and washes
Coast patch-nosed snake	Salvadora hexalepis virgultea	-/SSC/-	Scrub and chaparral
Western pond turtle	Emys marmorata (Clemmys marmorata pallida)	-/SSC/-	Ponds and streams
Two-striped garter snake	Thamnophis hammondii	-/SSC/-	Coastal streams
Birds			
Belding's savannah sparrow	Passerculus sandwichensis beldingi	-/SE/-	Salt marsh

Table 3.4-2: Special-Status Species Associated With Habitats In The City

Common Name	*Scientific Name*	*Listing Status ESA/CESA/CNPS*	*Preferred Habitat*
Bank swallow*	Riparia riparia	-/ST/-	Riparian
Burrowing owl (Burrow sites and some wintering sites)	Athene cunicularia	BCC/SSC/-	Grasslands
California brown pelican (Nesting colony and communal roosts)	Pelecanus occidentalis californicus	Delisted/Delisted, FP/-	Coastal waters
California least tern (nesting)	Sternula antillarum browni (Sterna antillarum browni)	FE/SE, FP/-	Sloughs, beaches
Coast horned lark	Eremophila alpestris actia	-/WL/-	Grasslands
Cooper's hawk (nesting)	Accipiter cooperi	-/WL/-	Woodlands
Golden eagle (nesting and wintering)	Aquila chrysaetos	BCC/WL,FP/-	Grasslands, scrub, riparian
Least Bell's vireo (nesting)	Vireo bellii pusillus	FE/SE/-	Riparian
Light-footed clapper rail	Rallus longirostris levipes	FE/SE, FP/-	Coastal waters, marsh
Loggerhead shrike (nesting)	Lanius ludovicianus	BCC/SSC/-	Grasslands
Marbled murrelet*	Brachyramphus marmoratus	-/SSC/-	Coastal waters
Merlin (wintering)	Falco columbarius	-/WL/-	Grassland, scrub, riparian, marsh
Northern harrier (nesting)	Circus cyaneus	-/SSC/-	Grasslands
Nuttall's woodpecker*	Picoides nuttallii	BCC/SA/-	Oak woodlands
Oak titmouse*	Baeolophus inornatus	BCC/SA/-	Oak woodlands
Osprey (nesting)	Pandion haliaetus	-/WL/-	Coastal waters
Peregrine falcon (nesting)	Falco peregrinus anatum	Delisted, BCC/ Delisted, FP/-	Open water, riparian
Prairie falcon (nesting)	Falco mexicanus	BCC/WL/-	Grasslands
Sharp-shinned hawk (nesting)	Accipiter striatus	-/WL/-	Grasslands, woodlands
Short-eared owl (nesting)	Asio flammeus	-/SSC/-	Grasslands
Southwestern willow flycatcher*	Empidonax trailii extimus	FE/SE/-	Grasslands, woodlands
Tricolored backbird (nesting colony)	Agelaius tricolor	BCC/SSC/-	Freshwater marsh
Western snowy plover (nesting)	Charadrius alexandrinus nivosus	FT, BCC/SSC/-	Beaches, dunes
White-tailed kite[P]	Elanus leucurus	-/FP/-	Grasslands, woodlands

Table 3.4-2: Special-Status Species Associated With Habitats In The City

Common Name	*Scientific Name*	*Listing Status ESA/CESA/CNPS*	*Preferred Habitat*
Yellow warbler (nesting)	Dendroica petechial (Dendroica petechia brewsteri)	-/SSC/-	Riparian woodland
Yellow-breasted chat (nesting)	Icteria virens	-/SSC/-	Riparian woodland
Mammals			
American badger	Taxidea taxus	-/SSC/-	Open scrub, grasslands
Hoary bat*	Lasiurus cinereus	-/SA/-	Woodlands, grasslands, scrub, wetlands
Pallid bat	Antrozous pallidus	-/SSC/-	Rock crevices, caves, mines, structures
Silver-haired bat*	Lasionycteris noctivagans	-/SA/-	Coastal forest
Townsend's big-eared bat	Corynorhinus townsendii	-/SC, SSC/-	Rock crevices, caves, mines, structures
Western mastiff bat*	Eumops perotis californicus	-/SSC/-	Woodlands, coastal scrub
Western red bat	Lasiurus blossevillii	-/SSC/-	Grassland, scrub, woodland
Yuma myotis	Myotis yumanensis	-/SA/-	Open woodland with water

Codes:

Federal

FE = listed as endangered under the federal Endangered Species Act

FT = listed as threatened under the federal Endangered Species Act

FC = candidate for listing under the federal Endangered Species Act

BCC = on the list of Birds of Conservation Concern

California Native Plant Society

1B = Rare, Threatened, or Endangered in California and elsewhere

2 = Rare, Threatened, or Endangered in California, but more common elsewhere

3 = Need more information (a review list)

4 = Plants of Limited Distribution (a watch list)

State

SE = listed as endangered under the California Endangered Species Act (CESA)

ST = listed as threatened under the California Endangered Species Act (CESA)

SSC = species of special concern in California

WL = species on the watch list in California

FP = Fully Protected under the California Fish and Game Code

SA = Special animal in California

* = Added to list since certification of 2009 SEIR.

P = Protected by General Plan/Coastal Land Use Plan policies

Sources: CDFW 2011; CNPS 2014.

As in the 2009 SEIR, this SEIR defines special-status species as plant, fish, and wildlife species that have limited distribution or abundance, are particularly vulnerable to human disturbances, or have special educational, scientific, or cultural/historic interest. These include:

- Plant and wildlife species that are listed, proposed for listing, or candidates for listing as threatened or endangered by the US Fish and Wildlife Service (USFWS) or National Marine Fisheries Service (NMFS), under the US Endangered Species Act (USESA) Federal Threatened (FT) and Federal Endangered (FE), respectively.
- Plant and wildlife species that are listed or candidates for listing as threatened or endangered under the California Endangered Species Act (CESA) State Threatened (ST) and State Endangered (SE), respectively.
- Those birds, mammals, reptiles and amphibians, and fishes listed as "fully protected" (FP) by the California Fish and Game Code (Sections 3511, 4700, 5050, and 5515, respectively).
- Animals identified by the California Department of Fish and Wildlife (CDFW) as California Species of Special Concern (SSC), Special Plants (SP), or Special Animals (SA).
- Birds identified as Birds of Conservation Concern (BCC) by the USFWS (2008a).
- Plants protected as rare under the California Native Plant Protection Act (SR).
- Plants occurring on Ranks 1, 2, 3, and 4 of the California Native Plant Society's (CNPS) Inventory of Rare and Endangered Plants (CNPS 2013).

Common avian species that receive protection under the Migratory Bird Treaty Act during the nesting season but otherwise maintain no applicable sensitivity designation are not treated as special-status species in this SEIR.

Since certification of the 2009 SEIR:

- CDFG (California Department of Fish and Game) changed to CDFW (California Department of Fish and Wildlife) on January 1, 2013.
- CDFW is using the acronym for species of special concern as CSC or SSC.
- Based on California Natural Diversity Database CNDDB as of November 2013, no additional records for special-status species occurrences have been reported in or near the City.
- The following species were added to the list (and noted in **Table 3.4-2** above with an "*") as their historical, known or presumed extant is located on the Santa Barbara Coast:
  - Black-flowered figwort – added to list as a list 1B
  - Brewer's calandrinia – added to list as a list 4
  - Douglas' fiddleneck – added to list as a list 4

- Mesa horkelia – added to list as a list 1B
- Pale-yellow layia – added to list as a list 1B
- Refugio manzanita – added to list as a list 1B
- Salt marsh bird's beak – added to list as E/E/ list 1B
- Santa Barbara morning-glory – added to list as a list 1B
- Santa Lucia dwarf rush – added to list as a list 1B
- Sonoran maiden fern – added to list as a list 2
- South coast branching phacelia – added to list as a list 3
- Mimic tryonia (California brackishwater snail) – added to list as a SA
- Arroyo chub – added to list as a SSC
- Bank swallow – added to list as -/T
- Marbled murrelet – added to list as a SSC
- Nuttall's woodpecker – added to list as a special SA
- Oak titmouse – added to list as a SSC
- Southwestern willow flycatcher – added to list as a E/E
- Hoary bat – added to list as a SA
- Silver-haired bat – added to list as a SA
- Western mastiff bat – added to list as a SSC

The following species were removed from the list as their historical, known or presumed extant is not located on the Santa Barbara Coast, or were not considered special-status:

- Dunedelion
- Marsh sandwort
- California thrasher
- Turkey vulture

The following species had listing changes:

- Contra Costa goldfields – changed from no federal listing to E
- Estuary seablite – changed from list 4 to list 1B
- Monarch butterfly – changed from SC to SA
- California Brown pelican – changed from E/E to Delisted/Delisted, FP
- California thrasher – was removed from the list
- Coast horned lark – changed from SSC to WL
- Cooper's hawk – changed from SSC to WL

- Golden eagle – listed as BCC, changed from SSC to WL, FP
- Merlin – changed from SSC to WL
- Osprey – changed from SSC to WL
- Peregrine falcon – changed from BCC, E to Delisted, BCC/Delisted, FP
- Prairie falcon – changed from SSC to WL
- Sharp-shinned hawk – changed from SSC to WL
- Western snowy plover – changed from T to T, BCC
- Yuma myotis – changed from SSC to SA

The following species had name changes:

- Gambel's watercress (Rorippa gambellii) – changed to Nasturtium gambelii
- Late-flowered mariposa lily (Calochortus weedii var. vestus) – changed to Calochortus fimbriatus
- Mesa horkelia (Horkelia cuneata ssp. puberula) – changed to Horkelia cuneata var. puberula
- Salt-marsh bird's beak (Cordylanthus maritimus ssp. maritimus) – changed to Chloropyron maritimum ssp. maritimum
- Southern tarplant (Hemizonia parryi ssp. australis) – changed to Centromadia parryi ssp. australis
- Blainville's (California) horned lizard (Phrynosoma coronatum frontale) – changed to Phrynosoma blainvillii
- California legless lizard – changed to silvery legless lizard
- Southwestern pond turtle (Clemmys marmorata pallid) – changed to Western pond turtle (Emys marmorata)
- Brown pelican – changed to California Brown pelican
- California least tern (Sterna antillarum browni) – changed to Sternula antillarum browni
- Yellow warbler (Dendroica petechia brewsteri) – changed to Dendroica petechial
- Badger – changed to American badger

Wildlife Linkages

There have been no substantive changes in the remaining wildlife linkages within the City since the 2006 FEIR.

Preserves

There have been no additional preserves established in the City since the 2006 FEIR and 2009 SEIR. The four existing nature preserves in the City are: Lake Los Carneros Natural and Historical Preserve (139.9 acres), Sperling Preserve (136.6 acres), Santa Barbara Shores Park (91.7 acres), and Coronado Preserve (6.9 acres). Sperling Preserve, Santa Barbara Shores Park, and the Coronado Preserve are collectively known as the Ellwood Mesa Open Space.

REGULATORY SETTING

The following section lists previous regulations, and includes a description of new or modified regulatory changes applicable to the proposed Project. Refer to the 2006 FEIR and 2009 SEIR for a full description of previously listed relevant regulations.

Federal

Previously reviewed applicable federal regulations include:

- Endangered Species Act of 1973 (16 U.S.C. § 1531 et seq.)
- National Environmental Policy Act of 1969 (42 U.S.C.A. § 4331 et seq.)
- Fish and Wildlife Coordination Act (16 U.S.C. 661-667e; the Act of March 10, 1934; Ch. 55; 48 Stat. 401)
- Clean Water Act of 1977, (40 C.F.R. Sections 404 and 401)
- Coastal Zone Management Act (16 U.S.C. 1451, et seq.)

Updated applicable federal regulations include:

Migratory Bird Treaty Act

The Migratory Bird Treaty Act (MBTA) was revised on March 1, 2010, updating the List of Migratory Birds (50 Code of Federal Regulations [CFR] 10.13) (75 Federal Register [FR] 9282). These amendments were necessitated by three published supplements to the 7th (1998) edition of the American Ornithologists' Union's (AOU) Checklist of North American birds (AOU 2008, AOU 2009, and AOU 2010). In addition, the legal authorities citations at 50 CFR 10.13(a) were corrected. A change in definition in Section 50 CFR 21.3 updated the definition of ''raptor'' to also include the Order Accipitriformes, to correspond to recent taxonomic changes reflected in the List of Migratory Birds (78 FR 65844-65864).

In November 2013, MBTA regulations were subsequently revised as follows:

- Added five species previously overlooked from a family protected under the MBTA;
- Corrected the spelling of six species on the alphabetized list;
- Corrected the spelling of three species on the taxonomic list;
- Added 11 species based on new distributional records documenting their natural occurrence in the United States since April 2007;

- Added one species from a family now protected under the MBTA as a result of taxonomic changes;
- Added six species newly recognized as a result of recent taxonomic changes;
- Removed four species not known to occur within the boundaries of the United States or its territories as a result of recent taxonomic changes;
- Changed the common (English) names of nine species to conform with accepted use; and
- Changed the scientific names of 36 species to conform with accepted use.

State

Previously reviewed applicable state regulations include:

- Native Plant Protection Act of 1977 (Fish and Game Code § 1900-1913)
- California Coastal Act (Public Resources Code Section 30000 et seq.)
- State of California General Plan Law and General Plan Guidelines (California Government Code § 65300)
- California Environmental Quality Act (California Public Resources Code, Sections 21000–21178)

Updated applicable state regulations include:

Natural Community Conservation Planning Act (California Fish and Game Code Section 2800 et seq.)

The change in Section 2835 is related to the authorization of take of covered species when the species is protected under a natural community conservation plan. The language change is stated below:

> "At the time of plan approval, the department may authorize by permit the taking of any covered species, including species designated as fully protected species pursuant to Sections 3511, 4700, 5050, or 5515, whose conservation and management is provided for in a natural community conservation plan approved by the department."

Local

Previously reviewed applicable local regulations include:

- City of Goleta Ordinances. Existing City Zoning Ordinances are not applicable in the context of this SEIR as they will be replaced by the proposed Zoning Ordinance.

City of Goleta General Plan

The adopted GP/CLUP includes policies that protect and preserve biological resource within the City by designating specific resources and areas as protected, restricting activities and uses in protected areas, providing for the management of the resources on City lands, specifying impact avoidance and mitigation requirements for types of activities and by type of

biological resource, and providing guidance for development and conservation decisions over the long-term. The policies anticipate the potential impacts to biological resources from the land uses and activities that will occur under the GP/CLUP and serve to avoid, reduce, and/or mitigate those impacts. The key policies are in the Conservation, Open Space, and Land Use Elements.

Impact Analysis

SIGNIFICANCE CRITERIA

City of Goleta Environmental Thresholds and Guidelines Manual

The City's adopted Environmental Thresholds and Guidelines Manual (Thresholds Manual) (City of Goleta 2003) provides thresholds specific to biological resources. The thresholds manual states that the proposed Zoning Ordinance would have a significant impact on the environment if it would:

- conflict with adopted environmental plans and goals of the community where it is located;
- substantially affect a rare or endangered species of animal, plant, or the habitat of the species;
- interfere substantially with the movement of any resident or migratory fish or wildlife species; or
- substantially diminish habitat for fish, wildlife, or plants.

Impact assessment must account for both short-term and long-term impacts. Impacts are classified as significant or less than significant, depending on the size, type, and timing of the impact and the biological resources involved. Disturbance to habitats and/or species are considered significant if they affect significant biological resources in the following ways:

- substantially reduces or eliminates species diversity or abundance;
- substantially reduces or eliminates quantity or quality of nesting areas;
- substantially limits reproductive capacity through loss of individuals or habitat;
- substantially fragments, eliminates, or otherwise disrupts foraging areas and/or access to food sources;
- substantially limits or fragments the geographic range or dispersal routes of species; or
- substantially interferes with natural processes, such as fire or flooding, upon which the habitat depends.

Policy-related impacts on biological resources may be considered less than significant where there is little or no importance to a given habitat and where disturbance would not create a

significant impact. For example, disturbance to cultivated agricultural fields, or small acreages of nonnative, ruderal habitat, would be considered less than significant.

CEQA Thresholds (Appendix G)

Implementation of the proposed Zoning Ordinance would have a potentially significant adverse impact on biological resources if it would:

Criterion 1: Have a substantial adverse effect: either directly or through habitat modifications, on a) any species identified as candidate, sensitive, or special-status in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS);

Criterion 2: 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 CDFW or USFWS;

Criterion 3: Have a substantial adverse effect on riparian habitat, 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;

Criterion 3: Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridor, or impede the use of native wildlife nursery sites;

Criterion 4: Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance; and/or

Criterion 5: Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Plan, or other approved local, regional, or other approved local, regional, or state habitat conservation plan.

METHODOLOGY

The 2006 FEIR evaluated the potential impacts on biological resources as a result of buildout of the GP/CLUP or as a result of new GP/CLUP policies. In the 2006 FEIR and 2009 SEIR, potential sources of direct and indirect impacts on biological resources throughout the City of Goleta were identified as: 1) the conversion of existing vacant sites to the land uses designated for development or urban use; 2) the construction of roads, trails, parks, and public facilities; and 3) the maintenance and management of roads, trails, parks, and public facilities.

The potential for proposed Zoning Ordinance impacts related to biological resources is limited to the following:

- Allowing inappropriate development and land uses in or near Environmentally Sensitive Habitat Areas (ESHAs) that threaten special status species and their habitats and in Open Space – Passive Recreation districts;
- Adopting new zoning provisions (reduced buffer and setback requirements) that undermine the protection of biological resources;
- Permitting harmful maintenance, management, and construction activities detrimental to special status species and their habitats; and
- Reducing the requirement for mitigation measures for development in or near ESHAs.

The analysis focuses on these four issues by comparing the proposed zoning regulations to land use designations and policies analyzed in the GP/CLUP EIR.

SUMMARY OF IMPACTS

The 2006 FEIR determined that no significant unavoidable impacts would occur as a result of the GP/CLUP. The following biological resource impacts were identified in the 2006 FEIR:

Significant, Mitigable Impacts (Class II)

- Short-term effects on regulated habitats and special status species during construction (Impact 3.4-1); and
- Long-term effects on special status habitats (permanent loss, degradation, fragmentation, or changes in quality or amount thereof), listed species, native species, wildlife linkages, conserved habitat, and inconsistencies with approved conservation program (Impacts 3.4-2, 3.4-3, 3.4-4, 3.4-5, 3.4-6, 3.4-7, 3.4-8, 3.4-9, 3.4-10).

Adverse, but Not Significant Impacts (Class III)

- Impacts on non-special status habitats and species (Impact 3.4-11); and
- Resources not effected by maintenance or management of infrastructure (Impact 3.4-12).

Beneficial Impacts (Class IV)

- Protection of ESHA's and maintenance/management or regional and neighborhood open space (Impact 3.4-13).

The Goleta General Plan includes numerous policies to protect natural habitats and special-status plant and wildlife species from adverse impacts caused by future development and to reduce these impacts to less-than-significant levels, as noted in the 2006 FEIR. Furthermore, the 2006 FEIR notes that future development projects would be subject to separate environmental review and additional mitigation, if necessary. The proposed Zoning Ordinance would not change these conclusions.

None of the proposed zoning regulations would result in new or substantially more severe impacts than identified in the 2006 FEIR. The proposed zoning districts are consistent with

the GP/CLUP land use designations and would not facilitate new or more intense development beyond that established in the GP/CLUP that could threaten biological resources. Zoning provisions would implement many of the GP/CLUP policies regarding the protection of Environmentally Sensitive Habitat Areas (ESHAs).

The following discussion focuses on impacts identified in the 2006 FEIR. No additional or different impacts would occur as a result of the proposed Zoning Ordinance and no additional mitigation measures are required.

IMPACTS

Impact 3.4-1 Temporary Impacts on Special Status Habitats and Special Status Species (Class II)

Development of vacant sites and the construction and maintenance of roads, trails, parks, and public facilities could temporarily affect regulated habitats (riparian and wetlands), habitats occupied by listed species or nesting birds, and special status habitats. For example, construction-related activities could result in noise and lighting impacts to special status species and temporary displacement from suitable habitat. The 2006 FEIR identifies policies (Policies CE 1 through CE 10, OS 1 through OS 7, and LU 1) that would reduce these potentially significant impacts by requirement impact avoidance where feasible, setting design criteria and management guidelines, and requiring mitigation for impacts to special status habitats.

The proposed Zoning Ordinance dedicates an entire chapter to Environmentally Sensitive Habitat Areas (Chapter 17.31) and another to Coastal Development Permit (Chapter 17.58), articulating many standards and regulations that directly implement the mitigating GP/CLUP policies identified in the 2006 FEIR. Chapter 17.31 of the proposed Zoning Ordinance explicitly restricts development in, and adjacent to, ESHAs. New development must be sited and designed to avoid impacts on ESHAs and ESHA buffers (Section 17.31.040), and project-level technical analysis must be included in project applications (Section 17.31.030).

The proposed Zoning Ordinance includes a section (17.31.040) on the mitigation of impacts to ESHA and ESHA buffers, which requires, for example, that only development as allowed in Chapter 17.31 is allowed within an ESHA (Section 17.31.040(A)), development adjacent to an ESHA minimize impacts on habitats and sensitive species through buffers and transitional habitat (Section 17.31.040(B)), and calls for the full mitigation of all unavoidable impacts. If there is no feasibly alternative that can eliminate all impacts, then the alternative that would result in the fewest or least significant impacts must be selected. Any impact that cannot be avoided must be fully mitigated, with priority given to on-site mitigation (Section 17.31.040(C)).

The proposed Zoning Ordinance includes a section (17.31.050) with standards for development within or adjacent to ESHA, which requires, for example, that the timing of grading and construction activities must be controlled to minimize potential disruption of wildlife during critical time periods, such as nesting or breeding seasons (Section 17.31.050(H)). Specific development standards include minimizing light, glare, and noise impacts on special-status species and wildlife (Section 17.31.050(E)). Therefore, the

proposed Zoning Ordinance does not have the potential to result in new significant impacts and would not affect the implementation of GP/CLUP policies that serve to reduce the impact on biological resources.

Impact 3.4-2 Loss of Special Status Habitats (Class II)

Development of vacant sites and the construction and maintenance of roads, trails, parks, and public facilities could permanently remove some existing special status habitats. Approximately 40 acres of vacant sites identified in the GP/CLUP are in ESHAs. Most of the ESHAs on or near vacant sites are located near creeks or existing preserves. There are restrictions against development in ESHAs, as described below. However, the GP/CLUP allows for the inclusion of trails and some roads in ESHAs and ESHA buffers. Lastly, maintenance of existing and future facilities will occur in areas with ESHA and ESHA buffers. In addition to restricting development in protected areas, the GP/CLUP articulates several policies whose implementation would reduce these potentially significant impacts. These policies (Policies CE 1 through CE 7, CE 9, CE 10, OS 1 through OS 7, LU 1, LU 6, LU 9) would result in requiring impact avoidance where feasible, setting design criteria and management guidelines, and requiring that any allowed impacts to special status habitats be fully mitigated.

The proposed Zoning Ordinance dedicates a full chapter to Environmentally Sensitive Habitat Areas (Chapter 17.31), articulating many standards and regulations that directly implement the mitigating GP/CLUP policies identified in the 2006 FEIR. Chapter 17.31 of the proposed Zoning Ordinance explicitly restricts development in ESHAs. It also requires that development adjacent to an ESHA minimize impacts to habitats and sensitive species through buffers and transitional habitat (Section 17.31.040(B)), and calls for the full mitigation of all unavoidable impacts. New development in or near ESHAs must be sited and designed to avoid impacts to ESHAs and ESHA buffers according to detailed development standards (Section 17.31.050). Chapter 17.31 contains specific provisions for managing ESHAs (Section 17.31.060); protecting streamside areas (creeks and riparian areas) (Section 17.31.070), wetlands (Sections 17.31.080, -090, and -100), lagoons (17.31.110), vernal pools (Section 17.31.120), coastal bluff scrub, coastal sage scrub, and chaparral (Section 17.31.130), native woodlands (Section 17.31.140), native grasslands (Section 17.31.150), marine habitats (Section 17.31.160), monarch butterfly habitat areas (Section 17.31.170), and other ESHAs (Section 17.31.180), thus providing a one-to-one correlation between GP/CLUP policies and zoning requirements to implement them. The proposed Zoning Ordinance will not result in more conversion of protected areas than analyzed for the GP/CLUP.

Therefore, the proposed Zoning Ordinance does not have the potential to result in new significant impacts and would not affect the implementation of GP/CLUP policies that reduce the impact on biological resources.

Impact 3.4-3 Long-term Degradation of Special Status Habitats (Class II)

Development of vacant sites and the construction and maintenance of roads, trails, parks, and public facilities could result in the long-term degradation of special status habitats. For instance, these could occur through the proliferation of nonnative species within special-status habitats due to their presence in adjacent landscaping. ESHAs in Goleta are particularly

vulnerable to habitat degradation due to their small size and relatively scattered distribution. The 2006 FEIR identifies numerous GP/CLUP policies (Policies CE 1 through CE 7, CE 9, CE 10, OS 5, LU 1, LU 6, and LU 9) that would reduce these potentially significant impacts by requiring buffers and setbacks separating ESHAs from adjacent uses, identifying standards for uses in and adjacent to ESHAs and ESHA buffers, and requiring that impacts to ESHA be fully mitigated.

In addition to the ESHA provisions previously identified in Impacts 3.4-1 and 3.4-2, the proposed Zoning Ordinance implements the land use development designations established in the GP/CLUP and therefore the type of development occurring in these locations would be consistent with development analyzed in the 2006 FEIR. The proposed Zoning Ordinance implements GP/CLUP land use mitigating policies identified in the 2006 EIR (LU 1: Land Use Plan Map; LU 6: Park and Open Space Uses, LU 9: Coastal-Dependent and –Related Uses) by establishing open space districts and specifying buffer and use requirements for ESHAs. The proposed Zoning Ordinance includes an "Open Space – Passive Recreation" (OSPR) District intended to maintain the land in a natural condition in order to protect and conserve sensitive habitats and it regulates uses very restrictively. Additionally, an example of how the proposed Zoning Ordinance directly implements the GP/CLUP policies aimed at protecting special status habitats is in its treatment of Streamside Protection Areas (SPAs), one type of ESHAs defined in Section 17.31.070. The proposed Zoning Ordinance requires a 100 feet buffer separating SPAs from adjacent uses, and identifies a finite list of allowable uses and activities in SPAs (Section 17.31.070(B)). Therefore, the proposed Zoning Ordinance does not have the potential to result in new significant impacts and would not affect the implementation of GP/CLUP policies that reduce the impact on biological resources.

Impact 3.4-4 Fragmentation of Special Status Habitats (Class II)

Development of vacant sites and the construction and maintenance of roads, trails, parks, and public facilities could result in the fragmentation of existing areas of specials status habitats, especially in riparian corridors. Fragmentation could result in permanent habitat loss as well as impaired habitat functions. The 2006 FEIR concludes that this potential impact would be reduced to a less-than-significant level by the same GP/CLUP policies that would reduce Impact 3.4-2 (Policies CE 1 through CE 10, OS 1 through OS 7, LU 1, LU 6, LU 9).

As previously discussed in Impact 3.4-2, the proposed Zoning Ordinance does not have the potential to result in new significant impacts and would not affect the implementation of GP/CLUP policies that reduce the impact on biological resources.

Impact 3.4-5 Harm to Listed Species (Class II)

Development of vacant sites and the construction and maintenance of roads, trails, parks, and public facilities could result in harm to listed species. In particular, vernal pool fairy shrimp, red-legged frog, least Bell's vireo, and burrowing owl species are most at risk of direct impacts due to the occurrence of their habitats in or near areas designated for development. In addition to Federal and State regulations designed to protect species from impacts, the 2006 FEIR identifies several GP/CLUP policies that would reduce these impacts to less-than-significant levels. These policies (Policies CE 8 and the habitat-related policies identified for

Impacts 3.4-1 and 3.4-2) would provide for the protection of listed and proposed species, plus other non-listed special-status species, primarily through habitat protection.

In addition to the zoning regulations relating to environmental habitat protection previously discussed in Impacts 3.4-1 and 3.4-2, the proposed Zoning Ordinance has a provision that directly implements GP/CLUP Policy CE 8: Protection of Special Status Species in Chapter 17.31. The proposed Zoning Ordinance requires that all development must be located, designed, constructed, and managed to avoid disturbance of adverse impacts to special-status species and their habitats, including spawning, nesting, rearing, roosting, foraging, and other elements of the required habitats. Therefore, the proposed Zoning Ordinance does not have the potential to result in new significant impacts and would not affect the implementation of GP/CLUP policies that reduce the impact on biological resources.

Impact 3.4-6 Loss, Reduction, or Isolation of Local Populations of Native Species (Class II)

Development of vacant sites and the construction and maintenance of roads, trails, parks, and public facilities could result in the loss, reduction, or isolation of local populations of native species, primarily through habitat loss and degradation. The 2006 FEIR identifies that this potentially significant impact would be reduced by the same GP/CLUP policies that reduce Impacts 3.4-1, 3.4-2, and 3.4-5 (Policies CE 1 through CE 10, OS 1 through OS 7, LU 1, LU 6, LU 9).

The proposed Zoning Ordinance implements the GP/CLUP policies that would reduce this impact to a less-than-significant level. See the discussions of Impacts 3.4-1, 3.4-2, and 3.4-5. Therefore, the proposed Zoning Ordinance does not have the potential to result in new significant impacts and would not affect the implementation of GP/CLUP policies that reduce the impact on biological resources.

Impact 3.4-7 Reduction in Amount or Quality of Habitat for Special Status Species (Class II)

Development of vacant sites and the construction and maintenance of roads, trails, parks, and public facilities could reduce the amount and/or quality of habitat for special status species. The 2006 FEIR determined that this potential significant impact would be reduced to less-than-significant levels by the same GP/CLUP policies that reduce Impacts 3.4-1, 3.4-2, and 3.4-5 (Policies CE 1 through CE 10, OS 1 through OS 7, LU 1, LU 6, LU 9).

The proposed Zoning Ordinance implements the GP/CLUP policies that would reduce this impact to a less-than-significant level. See the discussions of Impacts 3.4-1, 3.4-2, and 3.4-5. Therefore, the proposed Zoning Ordinance does not have the potential to result in new significant impacts and would not affect the implementation of GP/CLUP policies that reduce the impact on biological resources.

Impact 3.4-8 Break or Impairment of Function of Existing Wildlife Linkages (Class II)

Development of vacant sites and the construction and maintenance of roads, trails, parks, and public facilities could result in the break of an existing wildlife linkage or impairment of the linkage's function. Riparian corridors are particularly at risk. The 2006 FEIR concluded that this potentially significant impact would be reduced to a less-than-significant level by the same GP/CLUP policies that would reduce Impacts 3.4-2, 3.4-3, and 3.4-4 (Policies CE 1 through CE 10, OS 1 through OS 7, LU 1, LU 6, LU 9).

The proposed Zoning Ordinance implements the GP/CLUP policies that would reduce this impact to a less-than-significant level. See the discussions of Impacts 3.4-2, 3.4-3, and 3.4-4. Additionally, Chapter 17.31: Environmentally Sensitive Habitat Areas (ESHAs) of the proposed Zoning Ordinance specifically states that site designs must preserve wildlife corridors or habitat networks (Section 17.31.050(A)). Corridors must be of sufficient width to protect habitat and dispersal zones for small mammals, amphibians, reptiles, and birds. Therefore, the proposed Zoning Ordinance does not have the potential to result in new significant impacts would not affect the implementation of GP/CLUP policies that reduce the impact on biological resources.

Impact 3.4-9 Loss or Degradation of Conserved Habitat (Class II)

Development of vacant sites and the construction and maintenance of roads, trails, parks, and public facilities could result in potentially significant impacts on biological resources in areas or conserve habitat. The 2006 FEIR concluded that this potentially significant impact would be reduced to a less-than-significant level by the same GP/CLUP policies that would reduce Impacts 3.4-1 through 3.4-8 (Policies CE 1 through CE 10, OS 1 through OS 7, LU 1, LU 6, LU 9).

The proposed Zoning Ordinance implements the GP/CLUP policies that would reduce this impact to a less-than-significant level. See the discussions of Impacts 3.4-1 through 3.4-8 above. Therefore, the proposed Zoning Ordinance does not have the potential to result in new significant impacts and would not affect the implementation of GP/CLUP policies that reduce the impact on biological resources.

Impact 3.4-10 Inconsistency with Approved Conservation Program or Local Conservation Policy (Class II)

Development of vacant sites and the construction and maintenance of roads, trails, parks, and public facilities may entail proposed activities that are inconsistent with approved conservation programs and local conservation policies. The 2006 FEIR determined that this potentially significant impact under CEQA would be reduced to a less-than-significant level by the same GP/CLUP policies that would reduce Impacts 3.4-1 through 3.4-9.

The proposed Zoning Ordinance implements the GP/CLUP policies that would reduce this impact to a less-than-significant level. See the discussions of Impacts 3.4-1 through 3.4-9. Therefore, the proposed Zoning Ordinance does not have the potential to result in new

significant impacts and would not affect the implementation of GP/CLUP policies that reduce the impact on biological resources.

Impact 3.4-11 Impacts on Non-Special Status Habitats and Species (Class III)

Development of vacant sites and the construction and maintenance of roads, trails, parks, and public facilities entail activities could remove and degrade non-special status habitats and adversely affect non-special status species. However, the 2006 FEIR determined that the activities would not substantially alter the non-special status resources.

The proposed Zoning Ordinance implements the land use development designations established in the GP/CLUP and therefore the type of development occurring in these locations would be consistent with development analyzed in the 2006 FEIR. Therefore, the proposed Zoning Ordinance does not have the potential to result in new significant impacts and would not affect the implementation of GP/CLUP policies that reduce the impact on biological resources.

Impact 3.4-12 Resources Not Effected by Maintenance/Management (Class III)

The 2006 FEIR concluded that maintenance and management of roads, trails, parks, and public facilities entail activities that would not fragment special status habitats or break existing wildlife linkages. The proposed Zoning Ordinance is consistent with this Class III impact. See Impacts 3.4-4 and 3.4-8 above.

Impact 3.4-13 Protection of ESHAs and Maintenance/Management of Regional and Neighborhood Open Space Area (Class IV)

The 2006 FEIR determined that the protection of ESHAs and maintenance/management of regional and neighborhood open space areas could have the potential to benefit special status habitats and species by preserving lands with these resources, providing for their ongoing management, and maintaining linkages to other areas.

As previously discussed in Impacts 3.4-1 through 3.4-11, the proposed Zoning Ordinance meticulously devises specific regulations and standards for the protection of ESHAs, implementing GP/CLUP policies intended to conserve these special status habitats and species. The proposed Zoning Ordinance details how ESHAs should be managed (Section 17.31.060) and states that site designs must preserve wildlife corridors or habitat networks, maintaining linkages between key environmental resource areas. Therefore, the proposed Zoning Ordinance is consistent with this Class IV impact.

MITIGATION MEASURES

No modifications to General Plan policies are required to implement the proposed Zoning Ordinance provisions and no additional mitigation measures are needed above those specified in the 2006 FEIR.

3.5 Cultural Resources

This section 3.5 addresses changes to cultural resource conditions since the preparation of the 2006 GP/CLUP FEIR and 2009 GP/CLUP SEIR and assesses changes in impacts that may occur as a result of implementing the proposed Zoning Ordinance. Cultural resources include historic, prehistoric, archaeological, and paleontological sites and artifacts and human remains, as well as sites of ethnic significance, as defined in the 2006 FEIR.

Environmental Setting

PHYSICAL SETTING

Section 3.5 of the 2006 FEIR describes the existing cultural resource conditions within the City. No changes or exceptions to the existing cultural resource conditions have been identified since the adoption and implementation of the 2009 SEIR. The analysis relies on the Existing Conditions subsections of the past 2006 FEIR as a baseline. Records search results for the 2006 FEIR indicated that there are 52 prehistoric and/or historic archaeological sites previously recorded within or partially within the current City limits. Specific historic resources are listed in Chapter 6 of the GP/CLUP. Most of the prehistoric sites in the City represent either major villages, places of temporary campsites or resource procurement and/or processing locations. Some of the sites either contain or have the potential to contain human burials. Historic archaeological sites consist mostly of historic trash deposits. Approximately 50 percent of the area within the City boundaries has been previously survey for cultural resources.

Paleontological resources have been identified in several locations in the vicinity of the City. Table 3.5-1 in the 2006 FEIR lists the geologic formations in and around the City that have potential to contain paleontological resources.

REGULATORY SETTING

The following section lists previous regulations applicable to the proposed Zoning Ordinance. Refer to the 2006 FEIR for a full description of relevant regulations. Two new components of the regulatory setting are noted below: AB 52 and the adopted GP/CLUP, which includes policies regarding cultural resources protection and preservation.

Federal

Previously reviewed applicable federal regulations include:

- Antiquities Act of 1906 (16 USC 431-433)

- Archeological Resources Protection Act of 1979 (Public Law 96–95 as amended, 93 Stat. 721, codified at 16 U.S.C. §§ 470aa–470mm)
- National Historic Preservation Act of 1966 (NHPA) (Public Law 89-665; 16 U.S.C. 470 et seq.)

No new applicable federal regulations have been identified.

State

Previously reviewed applicable state regulations include:

- California Environmental Quality Act, California Public Resources Code, Sections 21000–21178
- General Plan Law, California Government Code Section 65302
- California Coastal Act, California Public Resources Code Sections 30241–30243
- State Historic Building Code (Sections 18950 to 18961 of Division 13, Part 2.7 of Health and Safety Code)
- Mills Act (California Government Code, Article 12, Sections 50280 – 50290 and California Revenue and Taxation Code, Article 1.9, Sections 439 – 439.4)

Additional state regulations approved since the 2006 FEIR include AB 52 (California Public Resources Code Sections 5097.94, 21073, 21074, 21080.3.1, 21080.3.2, 21082.3, 21083.09, 21084.2, and 21084.3 relating to Native Americans), which amended CEQA. AB 52 establishes new consultation procedures with California Native American tribes, and provides that an adverse change to a tribal cultural resource is a significant impact under CEQA. AB 52 is intended to provide greater protection for Native American sacred sites. The law allows California Native American tribes to provide written notice to lead agencies identifying geographic areas that are traditionally and culturally affiliated with the tribe. A CEQA lead agency is then required to provide notice to such tribes of projects proposed in those geographic areas, and required to consult with such tribes if the tribe requests consultation on a particular project in that geographic area. Any mitigation measures agreed to during consultation shall be recommended for inclusion in the environmental document and be fully enforceable. The law also includes provisions to maintain the confidentiality of cultural information provided by the tribes.

The law provides examples of mitigation measures that should be considered to minimize impacts on tribal cultural resources. Among the examples of mitigation measures are avoidance and preservation in place, treating the resource with culturally appropriate dignity, and permanent conservation easements.

Local

Previously reviewed applicable local regulations include:

- City of Goleta Ordinances. Existing City Zoning Ordinances are not applicable in the context of this SEIR as they will be replaced by the proposed Zoning Ordinance.

The 2006 GP/CLUP contains numerous policies regarding cultural resources. Chapter 3 establishes policies for protection of Native American and paleontological resources and Chapter 6 provides measures for protection of historic structures, sites, landmarks and districts. Chapter 6 also provides protective measures for historical and cultural landscapes.

Impact Analysis

SIGNIFICANCE CRITERIA

City of Goleta Environmental Thresholds and Guidelines Manual

The City's adopted Environmental Thresholds and Guidelines Manual (Thresholds Manual) (City of Goleta 2003) provides specific thresholds for conducting CEQA analysis. Based on the guidelines in the Thresholds Manual, a project would result in a significant impact on a cultural resource if it would:

1. Result in the physical demolition, destruction, relocation, or alteration of the cultural resource or its immediate surrounding such that the significance of such a resource would be materially impaired.

CEQA Thresholds (Appendix G)

Implementation of the proposed Zoning Ordinance would have a potentially significant adverse impact on cultural resources if it would:

Criterion 1: Cause a substantial adverse change in the significance of a historic resource, defined as physical demolition, destruction, relocation or alteration of the resource or its immediate surroundings such that the significance of the historic resource would be materially impaired (CEQA Guidelines Section 15064.5);

Criterion 2: Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines Section 15064.5;

Criterion 3: Destroy, directly or indirectly, a unique paleontological resource or site or unique geologic feature; and/or

Criterion 4: Disturb any human remains, including those interred outside of formal cemeteries.

METHODOLOGY

A comparison of the existing and proposed zoning districts, zoning provisions and zoning map was made to determine if the proposed Zoning Ordinance would have the potential to cause any new or more substantial cultural resource impacts, compared to the 2006 FEIR SEIR. Also, a review of existing state regulations and the GP/CLUP policies regarding cultural resources was conducted as part of the analysis. The analysis is focused on previously identified impacts and where the conclusions of the 2006 FEIR would change as a result of implementation of the proposed Zoning Ordinance.

SUMMARY OF IMPACTS

Neither the 2006 FEIR nor the 2009 SEIR identified significant unavoidable impacts on cultural resources. Significant, but mitigable (Class II) impacts were identified in the 2006 FEIR, as follows:

- Short-term or temporary disturbances of the setting, aesthetics and/or integrity of a historic building or structure as the result of adjacent construction (Impact 3.5-1);
- Loss or destruction of important historical buildings, archaeological sites or paleontological sites as a result of new development or redevelopment (Impact 3.5-2); and
- Loss or destruction of significant cultural, historical or paleontological resources (Impact 3.5-3).

The 2006 FEIR identifies several GP/CLUP policies that would ensure that these impacts are reduced to levels that are less than significant.

IMPACTS

Impact 3.5-1 Short-term Damage to Sites of Cultural, Historical or Paleontological Significance (Class II)

The 2006 FEIR identified the potential for temporary impacts on the setting, aesthetics and integrity of historic buildings or structures du ring construction on adjacent property. Protective provisions outlined in GP/CLUP policies OS 8, VH 5 and VH 6 (described in more detail below) would reduce these impacts to levels that are less than significant. Since development under the proposed Zoning Ordinance would be consistent with future development defined and analyzed in the 2006 GP/CLUP, short-term construction impacts resulting from development allowed by the Zoning Ordinance would be similar to impacts identified in the 2006 FEIR. Development under the proposed Zoning Ordinance would be subject to these same policies. Also, the proposed Zoning Ordinance includes performance standards for new development, including measures requiring compliance with air quality standards (Section 17.40.050). Therefore, the proposed Zoning Ordinance would not result in short-term construction impacts that are greater or different than those analyzed in the 2006 FEIR, do not have the potential to result in new significant cultural resource impacts and would not affect the GP/CLUP policies cited as mitigation for cultural resource impacts.

Impact 3.5-2 Loss or Destruction of an Important Historical Building, Archaeological Site or Paleontological Site (Class II)

The 2006 FEIR concluded that future development under the GP/CLUP could cause the loss or destruction of an important historical building, archaeological site or historical site, as a result of demolition of structures or damage to burial grounds. Also, loss or damage of a rare find of terrestrial mammal fossils during excavation for development may cause a potentially significant impact. GP/CLUP policies OS 8, VH 5 and VH 6 would mitigate these impacts to levels that are less than significant. Policy OS 8 addresses protection of Native American resources and archaeological sites and requires monitoring and discovery procedures for grading and excavation, as well as protection of paleontological resources. If cultural resources are uncovered during construction, work must be halted and specific procedures implemented to study and mitigate

impacts on the resource. VH 5 establishes measures to protect and preserve historic resources overall and lists specific measures such as requiring studies and appropriate mitigation measures before demolition, requiring compatibility of new development with existing historic resources, and reviewing any alterations to historic resources. VH 6 requires preservation of historical and cultural landscapes. The proposed Zoning Ordinance is consistent with the GP/CLUP in terms of permitted land uses and future development. Development under the proposed Zoning Ordinance would be required to comply with the GP/CLUP provisions as well as CEQA. Furthermore, the proposed Zoning Ordinance contains requirements for demolition permits and sets conditions for approval of demolition permits (Chapter 17.30). Therefore, implementation of the proposed Zoning Ordinance would not result in impacts that are greater or different than those analyzed in the 2006 FEIR, would not have the potential to result in new significant cultural resource impacts and would not affect the GP/CLUP policies cited as mitigation for cultural resource impacts.

Impact 3.5-3 Loss or Destruction of Significant Cultural Resources (Class II)

Because cultural resources are non-renewable, the 2006 FEIR identified impacts from future development on cultural resources to be potentially significant. Cultural resources could be damaged during new development or redevelopment and there is always the potential for discovering previously unknown resources while grading or excavating property. The GP/CLUP, CEQA and the new AB 52 amendment to CEQA contain measures to minimize the potential for substantial disturbance of cultural resources. GP/CLUP policies outlined above would apply to this impact. As noted in the 2006 FEIR, some projects may require a mixed strategy to include resource inventory, excavation and avoidance/preservation. Development under the proposed Zoning Ordinance would be required to comply with these provisions. Therefore, implementation of the proposed Zoning Ordinance would not result in impacts that are greater or different than those analyzed in the 2006 FEIR, would not have the potential to result in new significant cultural resource impacts and would not affect the GP/CLUP policies cited as mitigation for cultural resource impacts.

MITIGATION MEASURES

No modifications to General Plan policies are required to implement the proposed Zoning Ordinance provisions and no additional mitigation measures are needed above those specified in the 2006 FEIR.

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3.6 Geology, Soils, and Minerals Resources

Section 3.6 identifies and discusses changes to geology, soil and/or mineral resource conditions in the City of Goleta since the preparation of the GP/CLUP 2006 FEIR and GP/CLUP 2009 SEIR. Issues addressed include: geologic and seismic hazards, soil erosion, unstable soils and radon.

Environmental Setting

PHYSICAL SETTING

Section 3.6 of the 2006 FEIR describes the existing conditions within the City. No changes or exceptions to the existing geology, soils and mineral resource conditions have been identified since the adoption and implementation of the2006 FEIR. The analysis relies on the Existing Conditions subsection of the 2006 FEIR. These conditions are briefly summarized here.

Regarding mineral resources, the 2006 FEIR determined that there are no major nonfuel mineral-producing areas within the City. The historic Ellwood Oil Field, located in the Ellwood Mesa area, is the only extractive industry within the City of Goleta. The Venoco support facility for offshore oil operations, also located at Ellwood Mesa, is the only existing oil and gas processing facility in the City. The Venoco plant and the facilities associated with the Ellwood Oil Field would not be affected by the adoption of the proposed Zoning Ordinance. No further discussion of mineral resources is required.

Topography

The City of Goleta occupies a portion of the eight-mile long and three-mile wide flat alluvial plain known as Goleta Valley. Several stream valleys, including Glen Annie Creek, San Pedro Creek, Las Vegas Creek, San Jose Creek and Maria Ygnacio Creek convey water through the City to the Goleta Slough from the Santa Ynez Mountains. The slough connects to the Pacific Ocean at the gap in the coastal plateaus located near Goleta Beach County Park.

Geology

The geologic structure underlying the City generally consists of a southerly dipping, east-west trending homocline (i.e., the rock layers dip uniformly in one direction). Geologic formations include various alluvium units, as well as sedimentary mudstones, claystones and shale, interspersed with petroleum deposits. In the foothills north of the City, a more complex structure is found with folds and faults.

None of the faults that cross the City have been designated as active (no evidence of displacement within the last 11,000 years). The More Ranch fault zone is classified as potentially active (evidence of displacement between 11,000 and 1.6 million years ago). The More Ranch fault zone is part of the Mission Ridge fault system. Figure 3.6-2 in the 2006 FEIR shows the location of faults mapped within and adjacent to the City of Goleta.

Soils

Due to the characteristics of the bedrock material in the foothills of the Santa Ynez Mountains, alluvial soils present in various areas of the City are commonly classified as expansive. Expansive soils will change volume (shrink and swell) with changes in moisture content. Buildings can be damaged by repeated swelling and shrinking, if not adequately addressed in foundation design.

Compressible soils are near-surface (uppermost 50 feet) deposits that contain a high proportion of organic material. When the load of a new building is placed on these deposits, the organic matter can compress and cause localized ground subsidence. These deposits are found only in the historic extent of the Goleta Sough (see Figure 3.6-3 in the 2006 FEIR).

Hazards

Existing conditions include numerous hazards related to geologic, seismic and soil characteristics that could affect future buildout in the City. These hazards are described in Section 3.6.3.3 of the 2006 FEIR. In summary, there is the potential for the following hazards:

- Ground rupture associated with the More Ranch Fault;
- Earthquake-related groundshaking throughout the region;
- Earthquake-induced liquefaction;
- Tsunamis (in coastal area);
- Landslides in areas where steep slopes are underlain by weak geologic units (primarily outside of the City);
- Soil hazards (described above);
- Accelerated soil erosion; and
- Radon gas (product of decay in Rincon Formation) from outcrops in a small area north of Cathedral Oaks in northwest Goleta.

REGULATORY SETTING

The following section lists previous regulations, and includes a description of new or modified regulations applicable to the proposed Zoning Ordinance. Refer to the 2006 FEIR for a full description previously listed relevant regulations.

Federal

Previously reviewed applicable federal regulations include:

- Clean Water Act Section 402, National Pollutant Discharge Elimination System Program. (40 C.F.R. Section 402)

No new applicable federal regulations have been identified.

State

Previously reviewed applicable state regulations include:

- California Environmental Quality Act, California Public Resources Code Sections 21000 et seq.
- California Coastal Act, California Public Resources Code Section 3000 et seq.
- Alquist-Priolo Earthquake Fault Zoning Act, California Code of Regulations (CCR), Section 3603(f)
- Seismic Hazards Mapping Act, California Public Resources Code, Chapter 7.8, Sections 2690–2699.6
- California Building Standards Codes, CCR Title 24.

No new applicable state regulations have been identified.

Local

Previously reviewed local regulations include:

- City of Goleta Ordinances. Existing City Zoning Ordinances are not applicable in the context of this SEIR as they will be replaced by the proposed Zoning Ordinance.

In addition, the adopted GP/CLUP contains policies regarding geologic and seismic hazards and soil erosion. These policies are included in several different elements of the GP/CLUP and are summarized as follows:

- Safety Element: Geology and soils-related hazards policies in the Safety Element focus on protecting humans and structures from potential hazards such as seismic hazards (earthquake fault rupture, ground shaking, seismically induced landslides and liquefaction), unstable geologic units, unstable slopes, and soil-related hazards (erosion, unstable soils and expansive soils).
- Land Use Element: Policies regarding geology and soil-related hazards focus on siting development and establishing population densities appropriate to site constraints such as geologic hazards and slope stability.
- Conservation Element: Policies in this element relate to soil conservation, erosion and safety.
- Open Space Element: Policies address the potential for new development or redevelopment to affect or create geologic hazards; and establish guidance for creating or preserving open space on lands that require special management or regulation because of geologic hazards.

Impact Analysis

SIGNIFICANCE CRITERIA

City of Goleta Environmental Thresholds and Guidelines Manual

The City's adopted Environmental Thresholds and Guidelines Manual (Thresholds Manual) (City of Goleta 2003) provides specific thresholds for conducting CEQA analysis. The Geologic Constraints Guidelines adopted by the City of Goleta include the following guidance:

> The purpose of these Guidelines is to provide preliminary criteria for determining whether a particular activity could have a potentially significant impact on the environment as described in Section 15064 of the State CEQA Guidelines. Because geologic conditions are highly variable within Santa Barbara County, these guidelines are not fixed thresholds upon which a determination of significant impact would be made. They serve to point out when further study of site-specific conditions is required in order to assess geologic impacts. The level of project geologic impacts (i.e. potentially significant, potentially significant but subject to effective mitigation, or not significant) is made by City staff (in consultation with licensed geologists and engineers as necessary) upon review of project plans, proposed mitigation measures and site specific geologic information.

CEQA Thresholds (Appendix G)

Implementation of the proposed Zoning Ordinance would have a potentially significant adverse impact related to geology, soils and seismicity if it would:

Criterion 1: Expose people or structures to potential substantial adverse effects resulting from the rupture of a known earthquake fault, seismic ground shaking, seismically induced landslides, or liquefaction;

Criterion 2: Be located on a geologic unit or soil that is unstable or would become unstable as a result of the construction or operation of the proposed project;

Criterion 3: Result in substantial accelerated soil erosion and/or the loss of a substantial amount of topsoil;

Criterion 4: Be located on an expansive soil that would create substantial risks to life or property;

Criterion 5: Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater;

Criterion 6: 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; or

Criterion 7: 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.

METHODOLOGY

The 2006 FEIR evaluated the potential for increased exposure to geologic, seismic and soils hazards as a result of buildout of the GP/CLUP or as a result of new GP/CLUP policies. In the 2006 FEIR, potential sources of direct and indirect impacts related to geology and soils were identified as: 1) development that exposes soil to erosion during construction; 2) development of structures unable to withstand earthquakes and unstable soils due to slope or liquefaction; and 3) exposure of people or structure to landslide effects resulting from build-out on unstable areas.

The potential for proposed Zoning Ordinance impacts related to geologic conditions or hazards is limited to the following:

- A change in zoning designation that may allow for different or more intense uses on sites that are not appropriate due to existing hazards or soil types;
- Adoption of new zoning regulations (building location, setbacks, etc.) that allow inappropriate development in geologically constrained areas.

The analysis focuses on these two issues by comparing the proposed zoning districts and zoning regulations to existing conditions and to land use designations and policies analyzed in the GP/CLUP EIR.

SUMMARY OF IMPACTS

The 2006 FEIR determined that no significant unavoidable impacts would occur as a result of the GP/CLUP. The following geology and soils impacts were identified in the 2006 FEIR:

Significant, Mitigable Impacts (Class II)

- Short-term erosion (Impact 3.6-1)
- Long-term exposure of people and structures to risk of earthquake rupture, ground shaking, earthquake-induced landslides or liquefaction (Impact 3.6-2);
- Long-term exposure of people and structures to risk of landslides from buildout on unstable geologic units, soils or steep slopes (Impact 3.6-3); and
- Locating future development on expansive and/or compressible soils (Impact 3.6-4).

Adverse, but Not Significant Impacts (Class III)

- Exposure of people to elevated levels of radon (Impact 3.6-5)

The Goleta General Plan includes numerous policies to ensure future safe development and reduce these impacts to less-than-significant levels, as noted in the 2006 FEIR. Furthermore, the 2006 FEIR notes that future development projects would be subject to separate environmental review and additional mitigation, if necessary. The proposed Zoning Ordinance would not change these conclusions.

None of the proposed zoning regulations would result in new or substantially more severe impacts than identified in the 2006 FEIR. The proposed zoning districts are consistent with the GP/CLUP

land use designations and would not facilitate new or more intense development beyond that established in the GP/CLUP. Zoning provisions would implement many of the GP/CLUP policies regarding building location and requirements for geologic and soils investigations.

The following discussion focuses on impacts identified in the 2006 FEIR. No additional or different impacts would occur as a result of the proposed Zoning Ordinance and no additional mitigation measures are required.

IMPACTS

Impact 3.6-1 Substantial Accelerated Soil Erosion and/or Loss of a Substantial Amount of Topsoil (Class II)

Site preparation for future development would require grading and vegetation removal, which would expose soil to rain and wind and potentially result in increased erosion and sedimentation of nearby waterways. New construction is subject to federal and state requirements for prevention of erosion and sedimentation and must implement Best Management Practices to prevent construction pollutants from contacting storm water. Also, construction must comply with the City's grading ordinances, which establish provisions to manage soil erosion. Furthermore, the GP/CLUP contains policies for soil and slope stability and bluff/beach erosion that would help ensure that impacts are less than significant. Relevant policies include SE 1 (Safety in General), SE 2 (Bluff Erosion and Retreat), SE 3 (Beach Erosion and Shoreline Hazards) and SE 5 (Soil and Slope Stability Hazards).

The proposed Zoning Ordinance implements the land use development designations established in the GP/CLUP and therefore the type of development occurring in these locations would be consistent with development analyzed in the 2006 FEIR. The proposed Zoning Ordinance contains numerous requirements for prevention of erosion, especially in or near environmentally sensitive areas (ESHAs) and the Coastal Zone. Coastal access design standards are provided in Section 17.26.040, including the requirement that coastal accessways located in areas of high erosion hazard must be managed and constructed in a manner that does not increase the hazard potential (Section 17.26.040(A)(2) and requires that blufftop retreat (erosion) must be considered by the review authority when requiring lateral blufftop access (17.26.040(E). For development located within ESHAs, the proposed Zoning Ordinance requires that a specific Erosion Control plan is required if soil or other substrate will be significantly disturbed during the course of restoration (Section 17.31.030(D)(6). Chapter 17.33 of the proposed Zoning Ordinance is devoted to Hazards. Section 17.33.030 requires an Initial Site Assessment be conducted, and if warranted, an Environmental Hazards Report, be prepared for a range of different hazard zones, including coastal areas subject to shoreline retreat (including beach or bluff erosion). Standards are also included that apply to shoreline development that could experience erosion in Section 17.33.040.

Proposed landscaping provisions also require minimization of erosion (Chapter 17.35). The minor changes in zone districts and setbacks would not result in greater or different soil erosion impacts than those analyzed in the 2006 FEIR, do not have the potential to result in new significant impacts and would not affect the GP/CLUP policies cited as mitigation for impacts.

Impact 3.6-2 Exposure of People or Structures to Substantial Adverse Effects Resulting from the Rupture of a Known Earthquake Fault, Seismic Ground Shaking, Seismically Induced Landsliding or Liquefaction (Class II)

As noted in the setting, the City is in a seismically active region and development is subject to seismic hazards. The City's policies for seismic and seismically induced hazards reduce this risk to a level that is less than significant, by maintaining current geologic information, complying with the California Building Standards Code, prohibiting building within a fault trace corridor, requiring geotechnical reports, pursuing retrofitting of older masonry buildings, requiring a higher level of seismic safety for critical buildings and discouraging construction in areas with high liquefaction potential. These provisions are established in GP/CLUP policies SE 1 (Safety in General), SE 4 (Seismic and Seismically Induced Hazards) and SE 11 (Emergency Preparedness).

Compared to the 2006 FEIR, implementation of the proposed Zoning Ordinance would not result in new or different development that would increase the risk of exposure to seismic hazards. As discussed in Impact 3.6-1, Chapter 17.33 of the proposed Zoning Ordinance is devoted to Hazards. Section 17.33.030 requires an Initial Site Assessment be conducted, and if warranted, an Environmental Hazards Report, be prepared for a range of different hazard zones, including geological hazard areas subject to earthquake hazards, ground shaking, landslides and liquefaction. Standards are also included that apply to geologic hazard areas restricting subdivisions; requiring site-specific geotechnical, soil and engineering studies; and requiring a 50-foot setback for new development from active or potentially active fault lines (Section 17.33.050). The minor changes in zone districts and setbacks would not result in greater or different impacts than those analyzed in the 2006 FEIR, do not have the potential to result in new significant impacts and would not affect the GP/CLUP policies regarding seismic hazards.

Impact 3.6-3 Exposure of People or Structures to Substantial Adverse Effects Resulting from Buildout on Unstable Geologic Units or Soils or Steep Slopes (Class II)

The 2006 FEIR determined that buildout in areas with moderate to steep slopes or unstable geologic units or soils could be subject to landslides. This potential impact is limited to very small areas in the northern part of the City with unstable geologic or soil units or with steep slopes or in the southern portion of the City along coastal bluffs. The GP/CLUP policies for general safety, soil and slope stability, bluff erosion and retreat and beach erosion reduce this risk to a level that is less than significant. These policies are the same as noted for Impact 3.6-1, above (SE 1, SE 2, SE 3 and SE 5).

Compared to the 2006 FEIR, implementation of the proposed Zoning Ordinance would not result in new or different development that would increase the risk of exposure to unstable geologic conditions. As discussed in Impacts 3.6-1 and 3.6-2, Chapter 17.33 of the proposed Zoning Ordinance is devoted to Hazards. Section 17.33.030 requires an Initial Site Assessment be conducted, and if warranted, an Environmental Hazards Report, be prepared for a range of different hazard zones, including geological hazard areas subject to unstable soil or steep slopes. Standards are also included that require that all construction proposed for areas with 25 percent slope or more or subject to soil- and slope-related hazards must minimize the area of vegetation removal, disturbance, and grading (Section 17.33.050(D)).The minor changes in zone districts and setbacks would not result in greater or different impacts than those analyzed in the 2006 FEIR, do

not have the potential to result in new significant impacts and would not affect the GP/CLUP policies regarding geologic hazards.

Impact 3.6-4 Location of Development on Expansive and/or Compressible Soil that Could Lead to Risks to People or Structures (Class II)

As noted in the setting, the potential exists for expansive and/or compressible soils that could damage structures and utilities and created risks to people. The City's policies for general safety and soil stability (Policy SE 1 and SE 5) reduce this risk to a level that is less than significant. Implementation of the proposed Zoning Ordinance would not result in new or different development that would increase the risk of exposure to expansive and/or compressible soils. The minor changes in zone districts and setbacks would not result in greater or different impacts than those analyzed in the 2006 FEIR, do not have the potential to result in new significant impacts and would not affect the GP/CLUP policies regarding safety and soil stability.

Impact 3.6-5 Exposure of People to Elevated Levels of Indoor Radon (Class III)

Although there are no areas of Rincon Formation capable of emanating radon gas in existing developed parts or future development areas of the City, areas of Rincon Formation exist along the City's northern border in open space areas. Therefore, the 2006 FEIR determined that there is some potential for exposure to radon, but the impact is less than significant. The GP includes a policy that addresses radon hazards. Implementation of the proposed Zoning Ordinance would not result in new or different development that would increase the risk of exposure to radon. The minor changes in zone districts and setbacks would not result in greater or different impacts than those analyzed in the 2006 FEIR, do not have the potential to result in new significant impacts and would not affect the GP policy regarding potential radon impacts.

MITIGATION MEASURES

No modifications to General Plan policies are required to implement the proposed Zoning Ordinance provisions and no additional mitigation measures are needed above those specified in the 2006 FEIR.

3.7 Hazards and Hazardous Materials

Section 3.7 identifies and discusses changes to hazards and hazardous materials conditions since the preparation of the 2006 FEIR and 2009 SEIR. This section addresses hazardous materials storage and transportation, hazardous wastes, fire hazards, hazardous facilities, airport hazards and emergency response.

Environmental Setting

PHYSICAL SETTING

Sections 3.7 of the 2006 FEIR and 2009 SEIR describe the existing conditions related to the presence of hazards and use/transport of hazardous materials within the City boundary. Numerous updates to the hazards and hazardous materials conditions and regulations have been identified since the adoption and implementation of the 2009 SEIR. The supplemental analysis utilizes the following existing conditions section as a current baseline.

Hazardous materials and hazardous wastes are generally defined as follows:

Hazardous Materials. Any material that, because of its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace or the environment. Hazardous materials include, but are not limited to, hazardous substances, hazardous waste, and any material which a handler or the administering regulatory agency has a reasonable basis for believing would be injurious to the health and safety of persons or harmful to the environment if released into the workplace or the environment (Health and Safety Code [CHSC], Section 25501 (o)). A number of properties may cause a substance to be considered hazardous, including toxicity, ignitibility, corrosivity, or reactivity.

Hazardous Wastes. A waste or combination of waste which because of its quantity, concentration, or physical, chemical, or infection characteristics, may cause or significantly contribute to an increase in mortality or an increase in serious irreversible or incapacitation-reversible illness; or pose a substantial present or potential hazard to human health or the environment due to factors including, but not limited to, carcinogenicity, acute toxicity, chronic toxicity, bioaccumulative properties, or persistence in the environment, when improperly treated, stored, transported, or disposed of or otherwise managed (CHSC, Section 25141). California waste identification and classification regulations are found in Title 22 of the California Code of Regulations (CCR).

URBAN AND WILDLAND FIRE HAZARDS

Since adoption of the 2009 SEIR, the City of Goleta experienced disturbances to urban and rural areas caused by several wildland fires. During the month of July 2008, the Gap Wildfire charred 9,443 acres of forest in the Los Padres National Forest located in the Santa Ynez Mountains north of the City. The 2009 Jesusita Fire burned over 8,700 acres in the foothills east of Goleta. In August 2009, the La Brea Wildfire burned over 89,000 acres in the Los Padres National Forest.

OIL AND GAS PRODUCTION, PROCESSING, AND TRANSPORT HAZARDS

The most significant oil and gas pipelines located within the City of Goleta are owned and operated by Venoco, as a division of its Ellwood facility operations. These pipelines transport crude oil and gas from Platform Holly (approximately 2.5 miles offshore) and the inactive California State Lands Commission (SLC) 412 shoreline wells to the facility. Additionally, Line 96 transports oil from the facility to the Ellwood Marine Terminal (EMT). Roughly 5,000 barrels of crude oil, five million standard cubic feet per day (SCFD) of gas, and 15,000 gallons per day of natural gas liquids and mixed liquid propane gas are processed daily (QRA 2000, City of Goleta 2006). Since adoption of the 2009 SEIR, the Venoco Ellwood Onshore Oil and Gas Processing Facility is entitled to replace Line 96.

Natural gas and oil pipelines located outside of industrial or public works facilities are located on City rights-of-way (ROW), and regulated by the U.S. Department of Transportation (DOT) and the California Public Utilities Commission. Due to stringent oversight, oil and gas pipelines are not subject to frequent leaks, however third-party damage occurs more routinely, and remains a substantial cause of leaks which can potentially result in explosions. Thus, unless countered by state or federal law, local governments have the ability to establish standards and policies related to development within the vicinity of oil and gas pipelines.

The EMT is located on 17 acres of land just east of Ellwood Mesa City Park, and a 3.7 mile long pipeline system (10-inch and 6-inch diameter pipes) connects the EMT to the Ellwood Onshore Facility (EOF). As of January 2013, Venoco proposed to decommission its currently idled oil storage and transport facilities at EMT; however, this plan does not include decommissioning of the Line 96 segment from the EOF to EMT (Venoco 2013). The majority of the pipeline is located within the City of Goleta's jurisdiction. The second major pipeline (12-inch and 10-inch diameter pipes) that connects the onshore transfer pumps at the EMT to the offshore loading connection is currently under the status, "idled" and the abandonment of the line will be done in accordance with all applicable laws and conditions (SLC, Article 5, Section 2016.2 – Pipeline Abandonment (Venoco 2013).

HAZARDOUS MATERIALS DISCLOSURE PROGRAM

The Hazardous Materials Disclosure Program has been transferred within the County of Santa Barbara from the Fire Department to Environmental Health Services Department (EHS). EHS is certified by the California Environmental Protection Agency as the Certified Unified Program Agency (CUPA) for the City of Goleta. The EHS regulates businesses that handle hazardous materials, generate or treat hazardous waste or operate aboveground or underground storage tanks. The Business Plan Program requires businesses handling hazardous materials in quantities in excess of specified thresholds to participate in the disclosure program.

Currently there are approximately 140 active businesses in the City of Goleta that have Hazardous Materials Business Plans (HMBP) on file with the department (EHS 2014). The total number of HMBPs represents a slight decline/increase since 2003.

HAZARDOUS MATERIALS INCIDENCE RESPONSE PROGRAM

The responsibility for enforcing hazardous materials incident responses has been transitioned from the Santa Barbara County Fire Department to EHS Hazardous Materials Unit (HMU). The Central Coast Regional Water Quality Control Board (CCRWQCB) is also a local enforcement agency regulating hazardous materials/wastes. The Santa Barbara County Air Pollution Control District (SBCAPCD) oversees the regulation of airborne hazardous materials/waste issues.

The EHS regulates and enforces underground storage tank installation and monitoring requirements, including permitting and inspecting. EHS HMU is responsible for administering the state's leaking underground fuel tank (LUFT) program. The purpose of the LUFT program is to oversee the proper assessment and remediation of contaminants released from underground storage tanks.

DOCUMENTED RELEASES OF HAZARDOUS MATERIALS AND WASTES

The 2006 FEIR documented the presence of known historic contaminant releases, which includes active remediation sites, some closed sites and several properties that are considered a higher risk for contamination based on past or current land uses. To update this information, a list of hazardous sites was compiled from the SWRCB's Geotracker, and DTSC's Envirostor. The sites are listed in **Table 3.7-1** and shown on **Figure 3.7-1**.

Table 3.7-1: Geotracker and Envirostor Hazardous Material Sites

Site Name	*Project Type*	*Cleanup Status*	*Address*
Geotracker			
76 SS# 3751	Leaking Underground Tank (Lust) Cleanup Sites	Open - Eligible For Closure	5755 Hollister Ave
7-Eleven Store #15191	Leaking Underground Tank (Lust) Cleanup Sites	Completed - Case Closed	7390 Calle Real
Airport Plaza/Enterprise Rent-A-Car	Leaking Underground Tank (Lust) Cleanup Sites	Completed - Case Closed	420 Fairview Ave S
Arco Dos Pueblos Abandonment	Other Cleanup Sites	Open - Site Assessment	Hwy 101 / Winchester Canyon Road
Arco Rio Grande	Leaking Underground Tank (Lust) Cleanup Sites	Completed - Case Closed	7801 Hollister Ave
Arrowhead Drinking Water	Leaking Underground Tank (Lust) Cleanup Sites	Completed - Case Closed	122 Aero Camino
Atlas Radiator	Leaking Underground Tank (Lust) Cleanup Sites	Completed - Case Closed	5841 Hollister Ave
Avis Rent-A-Car	Leaking Underground Tank (Lust) Cleanup Sites	Completed - Case Closed	5680 Hollister Ave
Bardex Corporation	Other Cleanup Sites	Open - Assessment & Interim Remedial Action	6338 Lindmar Dr
Bergan Brunswick	Leaking Underground Tank (Lust) Cleanup Sites	Completed - Case Closed	99 Aero Camino
Channel Technologies, Inc.	Other Cleanup Sites	Open - Assessment & Interim Remedial Action	839 Ward Dr.
Chevron #9-2805	Leaking Underground Tank (Lust) Cleanup Sites	Open - Eligible For Closure	165 Fairview Ave N
Chevron #9-4268	Leaking Underground Tank (Lust) Cleanup Sites	Completed - Case Closed	7952 Hollister Ave
Chevron #9-4419	Leaking Underground Tank (Lust) Cleanup Sites	Completed - Case Closed	6470 Hollister Ave
Chevron #9-4419	Leaking Underground Tank (Lust) Cleanup Sites	Completed - Case Closed	6470 Hollister Ave
Chevron (Former 76 SS#3751)	Other Cleanup Sites	Completed - Case Closed	5755 Hollister Ave
Chevron SS#9-2580	Leaking Underground Tank (Lust) Cleanup Sites	Completed - Case Closed	6895 Hollister Ave
Chevron SS#9-2580	Leaking Underground Tank (Lust) Cleanup Sites	Open - Site Assessment	6895 Hollister Ave
Citrus Village	Other Cleanup Sites	Open - Site Assessment	7388 Calle Real
Continental Baking Co.	Leaking Underground Tank (Lust) Cleanup Sites	Completed - Case Closed	153 Aero Camino
County Savings Bank	Leaking Underground Tank (Lust) Cleanup Sites	Completed - Case Closed	52 Fairview Ave N
Cox Cable TV	Leaking Underground Tank (Lust) Cleanup Sites	Completed - Case Closed	22 Fairview Ave S

Table 3.7-1: Geotracker and Envirostor Hazardous Material Sites

Site Name	*Project Type*	*Cleanup Status*	*Address*
Delco Inc.	Leaking Underground Tank (Lust) Cleanup Sites	Completed - Case Closed	6767 Hollister Ave
Discount Muffler & Brake	Leaking Underground Tank (Lust) Cleanup Sites	Completed - Case Closed	6410 Hollister Ave
EG&G Energy	Other Cleanup Sites	Completed - Case Closed	130 Robin Hill Road
Exxon Goleta	Leaking Underground Tank (Lust) Cleanup Sites	Open - Eligible For Closure	5551 Hollister Ave
Exxonmobil Oil SS#11-ETG	Leaking Underground Tank (Lust) Cleanup Sites	Open - Site Assessment	49 Glen Annie Rd
Fairview Shopping Center, LLC (Norge Village Dry Cleaners Site)	Other Cleanup Sites	Open - Remediation	163 N. Fairview Ave.
Fast Lane Mini-Mart	Leaking Underground Tank (Lust) Cleanup Sites	Open - Eligible For Closure	180 Fairview Ave N
Fire Station 11	Leaking Underground Tank (Lust) Cleanup Sites	Completed - Case Closed	6901 Frey Way
Former Chevron #9-4268	Leaking Underground Tank (Lust) Cleanup Sites	Completed - Case Closed	7952 Holister Ave
Former Raytheon	Other Cleanup Sites	Open - Assessment & Interim Remedial Action	93 Castillian Wy
Gasco/Desert Petroleum	Leaking Underground Tank (Lust) Cleanup Sites	Completed - Case Closed	180 Fairview Ave N
Gold Coast Dairy	Leaking Underground Tank (Lust) Cleanup Sites	Completed - Case Closed	6416 Hollister Ave
Goodyear Service Center	Leaking Underground Tank (Lust) Cleanup Sites	Completed - Case Closed	191 Fairview Ave N
Goodyear Tire Center	Leaking Underground Tank (Lust) Cleanup Sites	Completed - Case Closed	191 Fairview Ave N
Hampton Inn	Other Cleanup Sites	Completed - Case Closed	5665 Hollister Avenue
Hertz Corporation	Leaking Underground Tank (Lust) Cleanup Sites	Completed - Case Closed	5919 Corta St
Jet Gas Station	Leaking Underground Tank (Lust) Cleanup Sites	Open - Remediation	5661 Calle Real
Jewell Property	Leaking Underground Tank (Lust) Cleanup Sites	Completed - Case Closed	7020 Calle Real
Jordanos Inc.	Leaking Underground Tank (Lust) Cleanup Sites	Open - Remediation	550 Patterson Ave S
Joslyn Electronic Systems Corporation	Other Cleanup Sites	Open - Remediation	6868 Cortona Dr.
Ken Langs Texaco	Leaking Underground Tank (Lust) Cleanup Sites	Completed - Case Closed	5960 Calle Real
Kings Road Cleaners	Other Cleanup Sites	Completed - Case Closed	5741 Calle Real
Litchfield Investments Inc.	Leaking Underground Tank (Lust) Cleanup Sites	Completed - Case Closed	5380 Overpass Rd
Loesche's Import Auto Repair	Leaking Underground Tank (Lust) Cleanup Sites	Completed - Case Closed	177 Patterson Ave S

Table 3.7-1: Geotracker and Envirostor Hazardous Material Sites

Site Name	*Project Type*	*Cleanup Status*	*Address*
Macaluso Property (Former Automated Business Forms)	Other Cleanup Sites	Open - Verification Monitoring	137 Aero Camino
Majco Property	Leaking Underground Tank (Lust) Cleanup Sites	Completed - Case Closed	5965 Daley St
Mccormix Corporation	Leaking Underground Tank (Lust) Cleanup Sites	Completed - Case Closed	55 Kellogg Ave S
Mccormix Corporation Voc.	Other Cleanup Sites	Open - Assessment & Interim Remedial Action	55 Kellogg Ave
Mclean Property	Leaking Underground Tank (Lust) Cleanup Sites	Open - Verification Monitoring	6015 Hollister Ave
Messina Property (Formerly Applied Magnetics)	Other Cleanup Sites	Open - Verification Monitoring	759 Ward Dr.
Midway Electric	Leaking Underground Tank (Lust) Cleanup Sites	Completed - Case Closed	5775 Thornwood Dr
Mobil SS#14-545	Leaking Underground Tank (Lust) Cleanup Sites	Completed - Case Closed	99 Patterson Ave N
Mobil Oil SS#18-000	Leaking Underground Tank (Lust) Cleanup Sites	Open - Eligible For Closure	151 Fairview Ave S
Mobil Station 11-ETG	Leaking Underground Tank (Lust) Cleanup Sites	Completed - Case Closed	49 Glen Annie Rd
Modoc Properties	Leaking Underground Tank (Lust) Cleanup Sites	Completed - Case Closed	109 Fairview Ave S
Neal Feay Company	Other Cleanup Sites	Open - Assessment & Interim Remedial Action	133 La Patera Ln
Nexxus Properties	Other Cleanup Sites	Open - Verification Monitoring	82 Coromar Drive
Private Residence	Leaking Underground Tank (Lust) Cleanup Sites	Completed - Case Closed	Private Residence
R. P. Richards	Leaking Underground Tank (Lust) Cleanup Sites	Completed - Case Closed	5949 Hollister Ave
R. P. Richards Inc.	Leaking Underground Tank (Lust) Cleanup Sites	Completed - Case Closed	5949 Hollister Ave
Rayne Water Service	Leaking Underground Tank (Lust) Cleanup Sites	Completed - Case Closed	5336 Overpass Rd
Raytheon B-2 Facility	Other Cleanup Sites	Open - Assessment & Interim Remedial Action	75 Coromar Dr
Raytheon H9	Other Cleanup Sites	Open - Site Assessment	112 Robin Hill Road
Raytheon Systems Company	Other Cleanup Sites	Open - Verification Monitoring	6380 Hollister Ave

Table 3.7-1: Geotracker and Envirostor Hazardous Material Sites

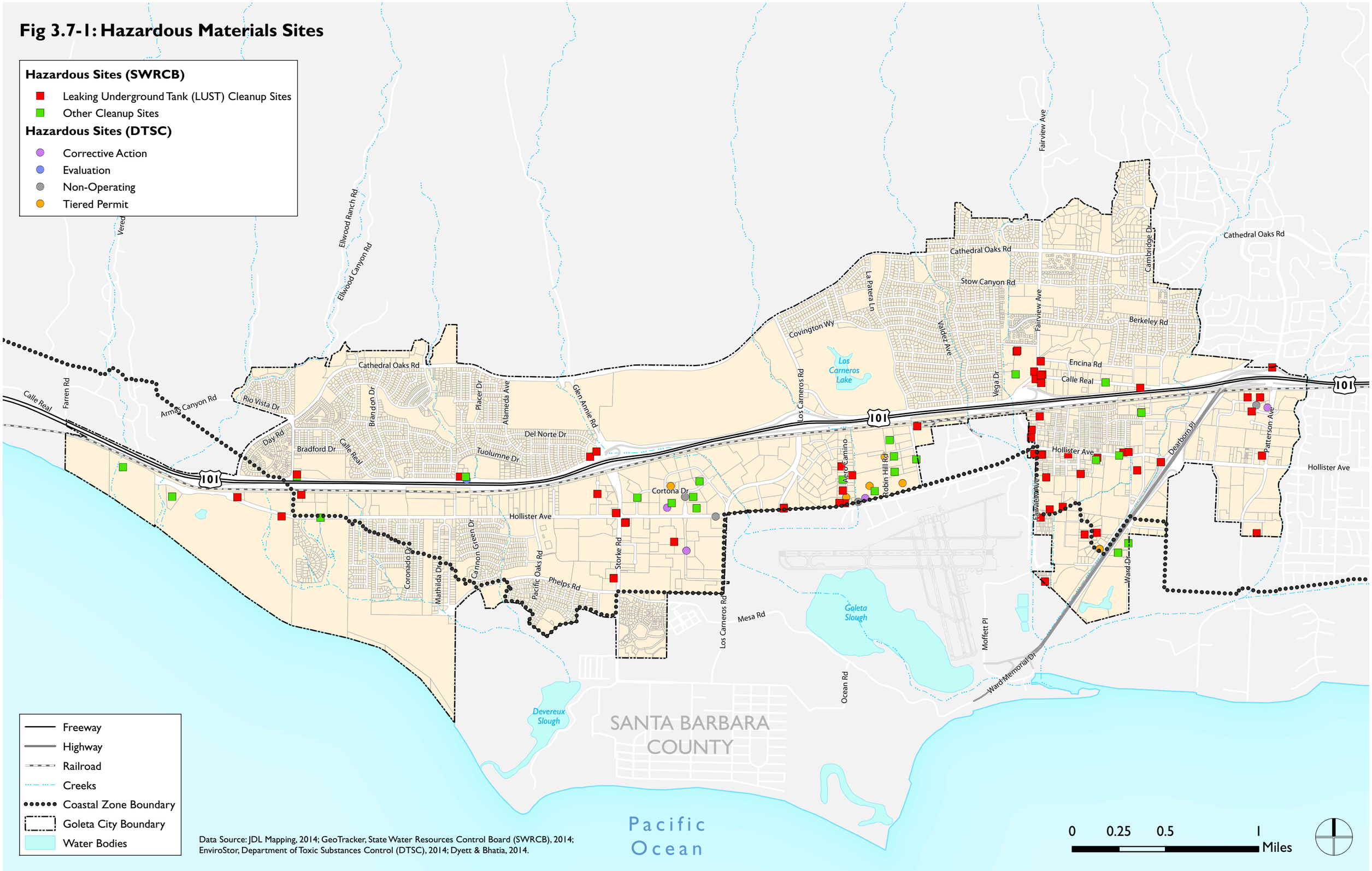
Site Name	*Project Type*	*Cleanup Status*	*Address*
Renco Encoders	Other Cleanup Sites	Open - Remediation	26 Coromar Dr
S.B. County Fire Station #11	Leaking Underground Tank (Lust) Cleanup Sites	Completed - Case Closed	6901 Frey Way
S.B. Metropolitan Transit District	Leaking Underground Tank (Lust) Cleanup Sites	Completed - Case Closed	5353 Overpass Rd
S.B. Shores County Park/Arco	Other Cleanup Sites	Completed - Case Closed	7779 Hollister Ave
Santa Barbara Lemon Assoc.	Leaking Underground Tank (Lust) Cleanup Sites	Completed - Case Closed	30 La Patera S
Shell Fairview	Leaking Underground Tank (Lust) Cleanup Sites	Completed - Case Closed	55 Fairview Ave N
Southern California Edison	Leaking Underground Tank (Lust) Cleanup Sites	Completed - Case Closed	30 Las Armas Rd
Texaco Service Station	Leaking Underground Tank (Lust) Cleanup Sites	Open - Site Assessment	5960 Calle Real
The Bacara Resort	Other Cleanup Sites	Completed - Case Closed	8301 Hollister Avenue
Tosco - 76 SS#4724	Leaking Underground Tank (Lust) Cleanup Sites	Completed - Case Closed	20 Winchester Canyon Rd
Tosco - 76 SS#4590	Leaking Underground Tank (Lust) Cleanup Sites	Completed - Case Closed	42 Fairview Ave N
Tosco - 76 SS#5241	Leaking Underground Tank (Lust) Cleanup Sites	Open - Verification Monitoring	6930 Hollister Ave
Toyota of Santa Barbara	Leaking Underground Tank (Lust) Cleanup Sites	Completed - Case Closed	5611 Hollister Ave
United Parcel Service	Leaking Underground Tank (Lust) Cleanup Sites	Completed - Case Closed	505 Pine Ave
Unocal SS# 4590	Leaking Underground Tank (Lust) Cleanup Sites	Open - Eligible For Closure	42 Fairview Ave N
Unocal SS#5241	Leaking Underground Tank (Lust) Cleanup Sites	Completed - Case Closed	6930 Hollister Ave
US Post Office	Leaking Underground Tank (Lust) Cleanup Sites	Completed - Case Closed	500 Fairview Ave S
Valley Precision	Leaking Underground Tank (Lust) Cleanup Sites	Completed - Case Closed	5740 Thornwood Dr
Venoco, Inc.	Other Cleanup Sites	Open - Site Assessment	7979 Hollister Avenue
World Oil #55	Leaking Underground Tank (Lust) Cleanup Sites	Open - Eligible For Closure	5648 Hollister Ave
Yamaha of Goleta	Leaking Underground Tank (Lust) Cleanup Sites	Completed - Case Closed	340 Pine Ave
Envirostor			
Applied Magnetics Corp., Hollister Ave.	Tiered Permit	Inactive - Needs Evaluation	6300 Hollister Avenue
Applied Magnetics Corp., Robin Hill Rd.	Tiered Permit	Inactive - Needs Evaluation	75 Robin Hill Road

Table 3.7-1: Geotracker and Envirostor Hazardous Material Sites

Site Name	*Project Type*	*Cleanup Status*	*Address*
Delco Systems Operations (Former)	Corrective Action	Active	6767 Hollister Avenue
Dupont Displays	Tiered Permit	Inactive - Needs Evaluation	6780 Cortona Drive
El Encanto Heights Apartments	Evaluation	No Further Action	7388 Calle Real
Electromatic, Inc. - Goleta	Tiered Permit	No Action Required	789 S. Kellogg Avenue
Mission Country Photo Finishing, Inc.	Tiered Permit	Inactive - Needs Evaluation	178 Aero Camino
Raytheon Co., Electromagnetics Sys DIV	Tiered Permit	Refer: Other Agency	6380 Hollister Avenue
Raytheon EW Operations	Corrective Action	Refer: RWQCB	6380 Hollister Avenue
Raytheon EW Operations	Non-Operating	Closed	6380 Hollister Avenue
Raytheon Vision Systems	Non-Operating	Closed	75 Coromar Dr
Raytheon Vision Systems	Corrective Action	Inactive - Action Required	75 Coromar Dr
Safety-Kleen	Non-Operating	Closed	5310 Overpass Rd
Safety-Kleen Santa Barbara	Corrective Action	Inactive - Needs Evaluation	5310 Overpass Rd
The Direct TV Group	Non-Operating	Closed	6767 Hollister Ave

Data Source: Geotracker, State Water Resources Control Board (Swrcb), 2014; EnviroStor, California Department of Toxic Substances Control (DTSC), 2014

Fig 3.7-1: Hazardous Materials Sites



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AIRPORT-RELATED HAZARDS

Since adoption of the 2009 SEIR, Runway 7-25 of the Santa Barbara Airport (SBA) has been lengthened by 1,000 feet and widened by 500 feet to meet Runway Safety Area standards. This was accomplished by shifting the runway 800 feet to the west towards the City of Goleta to comply with Federal Aviation Administration (FAA) standards.

Design and safety standards of SBA and its facilities are based primarily upon the characteristics of expected aircraft use and transport category as well as business jet activities. Due to the airline fleet transition from 50-seat regional jets to larger jets, the airfield and primary runways have been adjusted to meet design and safety standards. These modifications have not changed Zone II Safety Areas 1, 2, or 3; however, it has extended Safety Zone 4 to the south to reflect departures that fly out over the ocean over sparsely developed unincorporated Santa Barbara County. SBA airfield meets all significant FAA standards and all runways are adequate to meet the existing and projected demands (City of Santa Barbara 2013).

EMERGENCY PREPAREDNESS

Since adoption of the 2009 SEIR, the City of Goleta was a participant in the update of the Santa Barbara County Multi-Jurisdictional Hazard Mitigation Plan (2005), which was submitted to California Emergency Management Agency and Federal Emergency Management Agency (FEMA) in 2011, and last revised in March 2012 (Santa Barbara County 2012). The City, in cooperation with FEMA, the County, and the State Office of Emergency Services, is responsible for emergency preparedness and response. Components of emergency preparedness and response include identifying evacuation routes and secondary emergency accesses and providing information to the community regarding appropriate individual actions in the event of emergencies. Coastal portions of the City are exposed to coastal storm surge/coastal erosion and can be identified using FEMA VE Zones (areas inundated by 100-year flooding with velocity hazard [wave action]). With implementation of the San Jose Creek Project, approximately 200 parcels in the Old Town area will be removed from the 100-year flood plain.

REGULATORY SETTING

The following section lists previous regulations, and includes a description of new or modified regulatory changes applicable to the proposed Project. Refer to the 2006 FEIR and 2009 SEIR for a full description of previously listed relevant regulations.

Federal

The U.S. Environmental Protection Agency (USEPA) is the principal regulatory agency responsible for the safe use and handling of hazardous materials.

Previously reviewed applicable federal regulations include:

- Clean Water Act (CWA) (40 Code of Federal Regulations [CFR] Section 402) (National Pollutant Discharge Elimination System Program)
- Resource Conservation and Recovery Act (RCRA) of 1976 (42 United States Code [U.S.C.] Sections 6901-6987)

- Emergency Planning and Community Right-To-Know Act (EPCRA) (42 U.S.C. 11001 et seq.)
- FAR Part 77, Objects Affecting Navigable Airspace, (14 Code of Federal Regulations [CFR] §§77.1, et seq.)

Additional applicable federal regulations include the following:

Superfund Amendments and Reauthorization Act (SARA) Public Law 99-499 (100 Stats. 1613)

SARA amended the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA, 42 U.S.C. § 9601 et seq.) on October 17, 1986. SARA reflected the USEPA's experience in administering the complex Superfund program during its first six years and made several important changes and additions to the program. SARA revised the Hazard Ranking System to ensure that it accurately assessed the relative degree of risk to human health and the environment posed by uncontrolled hazardous waste sites that may be placed on the National Priorities List.

SARA specifically addresses the management of hazardous materials by requiring public disclosure of information relating to the types and quantities of hazardous materials used at various types of facilities. SARA Title III (42 U.S.C § 11001 et seq.) is referred to as the Emergency Planning and Community Right to Know Act. The Act addresses community emergency planning, emergency release notification, and hazardous materials chemical inventory reporting.

Clean Air Act of 1990, 42 U.S.C. 7401–7671

The Clean Air Act (CAA) as amended in 1990 also requires states to implement a comprehensive system to inform local agencies and the public when a significant quantity of hazardous materials are stored or handled at a facility (see 40 U.S.C. §68.115). It establishes a nationwide emergency planning and response program and imposes reporting requirements for business that store, handle, or produce significant quantities of extremely hazardous materials. The requirements of this implemented system are reflected in the CHSC, §25531 et seq. This includes New Source Performance Standards codified under 40 CFR 60.

Clean Air Act Risk Management Plan, 42 USC § 112(r)

This section of the CAA determines that facilities storing or handling significant amounts of acutely hazardous materials are required to prepare and submit a Risk Management Plan (RMP), codified under 40 CFR 68.

Occupational Safety and Health Act of 1970 (OSHA), 29 U.S.C. §651 et seq.; 29 CFR §§1910 et seq.; and 29 CFR §1926 et seq.

OSHA establishes occupational safety and health standards (§1910) (e.g., permissible exposure limits for toxic air contaminants [§1910.100], electrical protective equipment requirements [§1910.137], electrical workers safety standards [§1910.269], and the requirement that information concerning the hazards associated with the use of all chemicals is transmitted from employers to employees [§1910.1200]) and safety and health regulations for construction (§1926). Subpart I of §1910 and Subpart E of §1926 address personal protective equipment. Section 1910.119 addresses

Process Safety Management and management of highly hazardous chemicals and includes requirements for preventing or minimizing the consequences of catastrophic releases of toxic, reactive, flammable, or explosive chemicals.

Under the Operational Status Agreement of October 5, 1989, between the federal OSHA and the California Department of Industrial Relations, Division of Occupational Safety and Health (Cal/OSHA), the state resumed full enforcement responsibility for most of the relevant federal standards and regulations, (55 Federal Register 18610 [July 12, 1990]; 29 CFR §1952.172). Federal OSHA has retained concurrent enforcement jurisdiction with respect to certain federal standards, including standards relating to hazardous materials at 29 CFR §1910.120 (Id.).

Indoor Radon Abatement Act of 1988 (IRAA) 15 USC 2661-2671 Sections 307 and 309

The objective of the IRAA was to establish a long-term goal to ensure indoor air be free of radon, and funds for: creating and maintaining state programs, radon surveys of school and federal buildings, a citizen's guide to radon and the development of model construction standards. Sections 307–309 of the IRAA dictate that the USEPA list and identify areas within the U.S. that possess the potential for elevated radon levels. Counties are classified via three zones based on potential (USEPA 2012):

- Zone 1. Highest potential: predicted average indoor radon screening level greater than 4 picocuries per liter (pCi/L)
- Zone 2. Moderate potential: predicted average indoor radon screening level between 2 and 4 pCi/l
- Zone 3. Low potential: predicted average indoor radon screening level less than 2 pCi/L

A portion of Santa Barbara County (from Summerland to Gaviota) and south of the Santa Ynez Mountains has been designated California's radon hot spot (Churchill 1997). The Rincon Formation is exposed within the city only in an undeveloped area along the city's boundary, north of Cathedral Oaks Road between Los Carneros Road and La Patera Lane. Potential impacts from radon exposure are addressed in Section 3.6, Geology, Soils and Mineral Resources.

National Fire Protection Association

The National Fire Protection Association (NFPA) sets forth minimum standards to establish a reasonable level of fire safety and property protection from the hazards created by fire and explosion. The standards apply to the manufacture, testing, and maintenance of fire protection equipment. The NFPA also provides guidance on safe selection and design, installation, maintenance, and construction of electrical systems.

U.S. Department of Transportation

The U.S. DOT has the regulatory responsibility for the safe transportation of hazardous materials.

State

Previously reviewed applicable state regulations include:

- Asbestos Emissions from Demolition/Renovation Activities
- Hazardous Material Release Response Plans and Inventory Law (CHSC, Chapter 6.95)
- Proposition 65, the Safe Drinking Water and Toxic Enforcement Act of 1986 (CHSC Section 25249.7)
- Hazardous Waste Control Law (CHSC, Chapter 6.5)
- Aboveground Storage of Petroleum (CHSC, Chapter 6.67 and CFR, Title 40, Part 112)

Additional applicable state regulations include the following:

California Health and Safety Code, Section 25500

The CHSC requires companies that handle hazardous materials in sufficient quantities to develop a Hazardous Materials Business Plan (HMBP). The HMBP includes basic information on the location, type, quantity, and health risks of hazardous materials handled, stored, used, or disposed of that could be accidentally released into the environment. Each plan includes training for new personnel, and annual training of all personnel in safety procedures to follow in the event of a release of hazardous materials. It also includes an emergency response plan and identifies the business representative able to assist emergency personnel in the event of a release.

California Department of Resources Recycling and Recovery (CalRecycle)

CalRecycle is component of the California Environmental Protection Agency. CalRecycle is responsible for managing California's solid waste stream and protects public health and the environment by regulating waste management facilities.

California Fire Code, Article 80

This article includes provisions for storage and handling of hazardous materials. Considerable overlap exists between this code and Chapter 6.95 of the CHSC. However, the fire code contains independent provisions regarding fire protection and neutralization systems for emergency venting (§ 80.303, D, Compressed Gases). Other articles that may be applicable include Article 4, Permits, and Article 79, Flammable and Combustible Liquids.

Title 8, California Code of Regulations

Title 8 prescribes general occupational safety and health regulations and standards in addition to the construction and industrial safety regulations, standards, and orders. Specifically, Title 8 CCR Section 1509 (Construction) and section 3203 (General Industry) make numerous changes designed to redirect the emphasis of Cal/OSHA toward ensuring that employers have an effective work site Illness and Injury Prevention Plan, to focus Cal/OSHA discretionary inspections in the highest hazard industries as determined by workers' compensation and other occupational injury data, and to limit the number of follow-up inspections that Cal/OSHA must perform. Title 8, CCR Section 5189 requires facility owners to develop and implement effective Safety Management Plans to ensure that large quantities of hazardous materials are handled and managed safely.

Proposed Well Stimulation Regulations

On October 9, 2014 the California Department of Conservation (DOC) sent out public notice of the latest version of the proposed regulations for the use of well stimulation in oil and gas production. ":Well stimulation" practices are defined by Senate Bill 4 (Pavley, Ch 313, Stats of 2013) and include hydraulic fracturing and other treatments that increase the flow of oil and natural gas to wells and then to the surface for recovery. The regulations, which are to go into effect on July 1, 2015, are designed to protect health, safety, and the environment, and supplement existing strong well construction standards. They address a comprehensive list of issues, including testing, monitoring, public notice, and permitting.

Local

Previously reviewed applicable local regulators include:

- Santa Barbara County Fire Protection District
- Santa Barbara County Air Pollution Control District
- City of Goleta Ordinances. Existing City Zoning Ordinances are not applicable in the context of this SEIR as they will be replaced by the proposed Zoning Ordinance.

Additional applicable local regulations include the following:

City of Goleta General Plan

The adopted GP/CLUP contains numerous policies and implementation actions to minimize exposure to hazardous conditions in the City. The Safety Element includes policies for urban and wildland fire hazards, oil and gas industry hazards, hazardous materials and facilities, airport hazards and emergency preparedness. Additional policies regarding oil and gas facilities are in the Land Use Element.

Certified Unified Program Agency (CUPA)

The CUPA is an agency certified by the DTSC to conduct the Unified Program, consisting of hazardous waste generator and on-site treatment programs; aboveground and underground storage tank programs; hazardous materials management, business plans, and inventory statements; and the Risk Management and Prevention Program. In the proposed Project area, the CUPA is the EHS.

The EHS supervises the remediation of contaminated soil sites in Santa Barbara County. The EHS will grant closure of an impacted site when confirmatory samples of soil and groundwater demonstrate that levels of contaminants are below the standards set by DTSC and CCRWQCB.

Impact Analysis

SIGNIFICANCE CRITERIA

City of Goleta Environmental Thresholds and Guidelines Manual

The City's adopted Environmental Thresholds and Guidelines Manual (Thresholds Manual) (City of Goleta 2003) provides specific thresholds for conducting CEQA analysis. Section 14, "Public

Safety Thresholds" and Section 9 "Electromagnetic Fields Thresholds," provides guidance for assessing the significance of hazards impacts associated with a proposed project.

The City's adopted thresholds address public safety impacts resulting from involuntary exposure to hazardous materials. These thresholds focus on the activities that include the installation or modification to facilities that handle hazardous materials, transportation of hazardous materials, or nonhazardous land uses in proximity to hazardous facilities. A significant impact with regard to hazards and hazardous materials would be expected to occur if the proposed Zoning Ordinance resulted in an increase of public safety risks that exceed risk-based thresholds contained in the City's Thresholds Manual. For the purposes of this analysis, an impact would be considered significant if it results in an unsafe exposure of people to a variety of hazards or hazardous materials as defined above. For hazardous materials releases, determination of whether unsafe exposure levels exist is dependent upon the following: type of hazardous material released, media to which the hazardous material was released (e.g., to air, soil, or water), concentration to which such hazardous material exists in air, soil, or water, duration of the release, and persistence of the hazardous material in the environment. Permissible exposure levels if such releases occur are estimated in the National Institute of Occupational Safety and Health (NIOSH) Handbook (NIOSH 2005).

According to the Thresholds Manual, there is potential of significant impact to public safety from a project if the following conditions within the proposed development exist:

- oil wells and gas wells and associated production;
- gas and hazardous liquid pipelines; or
- oil and/or gas processing and storage facilities.

The Threshold Manual also includes a threshold for EMF exposure—in particular, radio frequency radiation (RFR). No specific threshold has been adopted in the City of Goleta for ELF; instead, ELF exposure should be analyzed on a case-by-case basis using the most current scientific data. For RFR, standards have been established for effects resulting from thermal heating of body tissue. The most widely used conservative standards are the IEEE-ANSI C95.1- 1992, which are based on power densities (see Figures 2 and 3 of Section 9, City of Goleta 2003). A significant impact to humans would occur if:

- humans are exposed to radio frequency radiation (RFR) in excess of the IEEE-ANSI C95.1- 1992 standard, through the siting of new projects next to RFR sources or through the siting of new RFR sources adjacent to sensitive receptors (If the FCC rulemaking committee adopts a revised standard, said standard shall apply).

CEQA Thresholds (Appendix G)

Implementation of the proposed Zoning Ordinance would have a potentially significant adverse impact related to hazards and hazardous materials if it would:

Criterion 1: Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials;

Criterion 2: 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;

Criterion 3: Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school;

Criterion 4: 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 create a significant hazard to the public or the environment;

Criterion 5: Create a safety hazard for people residing or working in an area within two miles of a public or public use airport;

Criterion 6: Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan; or

Criterion 7: 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.

METHODOLOGY

The supplemental analysis determines if the implementation of the new Zoning Ordinance has the potential to result in greater or different hazardous conditions or expose more people to hazards than previously analyzed in the 2006 FEIR and 2009 SEIR. The proposed zoning districts, permitted uses, zoning regulations and zoning map were compared to existing conditions and to the GP/CLUP to make this determination. The types of potential changes evaluated include: a change in zoning that may allow more uses that handle or store hazardous materials; or a change in land use that would increase the amount of people in close proximity to hazards. Additionally, the analysis identifies whether the Zoning Ordinance would have the potential to result in new potentially significant impacts, or would change policies cited as mitigation measures for potential impacts related to hazards and hazardous materials in the 2006 FEIR and 2009 SEIR.

SUMMARY OF IMPACTS

The 2006 FEIR identifies the following impacts associated with hazardous conditions:

Significant Unavoidable Impacts (Class I)

- Risk of upset at Venoco facilities (Impact 3.7-1); and
- Transport of hazardous materials that would expose people to hazardous conditions in the event of an accident (Impact 3.7-2).

Significant, Mitigable Impacts (Class II)

- Risk of upset at S.L. 421 oil production wells (Impact 3.7-3);
- Risk of upset at Ellwood Marine Terminal (Impact 3.7-4);
- Airport risks (Impact 3.7-5);
- Risk of wildland fires (Impact 3.7-6);
- Surface water contamination (Impact 3.7-7);
- Exposure of population to contaminated sites (Impact 3.7-8); and
- Soil contamination (Impact 3.7-9).

Adverse, but Not Significant Impacts (Class III)

- Exposure of population to oil and gas pipelines (Impact 3.7-10);
- Ellwood Facility risks (Impact 3.7-11) ;
- Exposure to EMFs (Impact 3.7-12);
- Upset and accident conditions in which hazardous materials are released (Impact 3.7-13); and
- Groundwater Contamination (Impact 3.7-14).

The GP/CLULP includes numerous policies to help reduce these impacts, but some of the impacts remain significant (Class I), as noted. The only related policies that changed with the amendments evaluated in the 2009 SEIR are policies regarding surface water protection and the 2009 SEIR determined that these changes would not reduce the effectiveness in mitigating hazardous conditions.

None of the proposed zoning regulations would result in new or substantially more severe impacts than identified in the 2006 FEIR. The proposed Zoning Ordinance provisions applicable to hazards include the various zone districts that allow uses that handle or store hazardous materials, the Airport Environs Overlay district, energy facility regulations, and performance standards regarding hazardous materials. Development density is established in the General Plan and the proposed Zoning Ordinance implements these provisions for the various zone districts. Therefore, implementation of the land uses shown on the Zoning Ordinance map would not result in increased exposure of people to hazardous conditions, beyond levels analyzed in the 2006 FEIR.

The following discussion focuses on impacts identified in the 2006 FEIR. No additional or different impacts would occur as a result of the proposed Zoning Ordinance and no additional mitigation measures are required. Similar to the 2009 SEIR, some of the 2006 FEIR impacts are grouped in the following discussion because the same analysis applies to them.

IMPACTS

Impact 3.7-1 Risk of Upset at Venoco Facilities (Class I)

The risk of upset at the Venoco facilities is an existing condition, but the 2006 FEIR determined that buildout of the GP/CLUP could result in a larger number of people exposed to this risk. This risk is mainly associated with separation and storage of LPG and NGL; these gas liquids produce large flame jets, which could affect a large area, if released. The 2006 FEIR identifies many GP/CLUP Safety Element policies that help reduce the risk; none of these policies were changed with the 2009 GP/CLUP amendments, so they remain in full force. However, the 2006 FEIR determined that, even with these policies, the impact remains significant because the risk cannot be completely eliminated.

The proposed Zoning Ordinance implements the land use designations established in the GP/CLUP so zoning designations are consistent with the GP/CLUP; the increase in population in close proximity to the Venoco facilities would not be higher than analyzed in the 2006 FEIR. Furthermore, the proposed Zoning Ordinance contains specific regulations for energy facilities. The proposed Zoning Ordinance adds detail to the existing regulations for oil and gas facilities (Chapter 17.38) and procedures for decommissioning and removal of such facilities (Section 17.38.060), which will reduce environmental hazards. Chapter 17.33 of the proposed Zoning Ordinance is devoted to Hazards. Section 17.33.030 requires an Initial Site Assessment be conducted, and if warranted, an Environmental Hazards Report, be prepared for a range of different hazard zones, including shoreline development. Performance standards are also required to regulate nuisances, hazards, and objectionable conditions for air quality, dust, liquid or solid waste, hazardous materials, noise, smoke, fumes, gases, and vibrations (Chapter 17.40). As such, if any development undertaken at the Venoco Facility were proposed, these regulations would reduce environmental hazards.

The minor changes in zone districts and setbacks would not result in greater or different impacts related to exposure to this risk than analyzed in the 2006 FEIR, would not have the potential to result in new significant impacts and would not affect the GP/CLUP policies cited as mitigation for this potential impact.

Impact 3.7-2 Risk of Transport of Hazardous Materials (Class I)

The 2006 FEIR identified several roadways (US-101, SR-217 and Hollister Avenue) and the Union Pacific Railroad tracks as routes that are used to transport hazardous materials near high-density residential and commercial areas. There is an inherit risk of accidents with hazardous material transportation. This existing risk would be exacerbated, as future buildout would result in more population in closer proximity to these routes. In addition to federal and state regulations regarding hazardous materials transportation, the GP/CLUP Safety Element includes numerous policies that would help reduce the risk, but not to a level that is less than significant. As discussed above, the proposed Zoning Ordinance implements land uses designated in the GP/CLUP and would not cause

more people to be exposed to this risk than analyzed in the 2006 FEIR. The proposed Zoning Ordinance includes performance standards for the transportation of hazardous materials in Section 17.40.080, including compliance with provisions, laws and regulations of the California Hazardous Materials Regulations and California Fire and Building Code, California Department of Toxic Substances Control, Santa Barbara Fire Prevention Division, Santa Barbara County Office of Emergency Management, and Regional Water Quality Control Board.

The minor changes in zone districts and setbacks would not result in greater or different impacts related to exposure to this risk than analyzed in the 2006 FEIR, would not have the potential to result in new significant impacts and would not affect the GP/CLUP policies cited as mitigation for this potential impact.

Impact 3.7-3 Risk of Upset at S.L. 421 Wells (Class II)

Impact 3.7-4 Risk of Upset at Ellwood Marine Terminal (Class II)

The 2006 FEIR determined that these two impacts associated with oil and gas facilities could be reduced to levels that are less than significant with implementation of GP/CLUP Policy LU-10 and SE 8, both of which address safety of oil and gas operations. The proposed Zoning Ordinance contains provisions regarding energy development, including regulations on oil and gas facilities (Chapter 17.38), which are considered part of the risk of upset in this impact. The proposed Zoning Ordinance would not have the potential to increase the risk of upset at either the S.L. 421 Wells or the Ellwood Marine Terminal, or expose larger numbers of people to this risk, compared to the risk assessed in the 2006 FEIR. Therefore, the proposed Zoning Ordinance would not result in greater or different impacts related to exposure to this risk than analyzed in the 2006 FEIR, would not have the potential to result in new significant impacts and would not affect the GP/CLUP policies cited as mitigation for this potential impact.

Impact 3.7-5 Airport Risks (Class II)

Impact 3.7-6 Wildland Fire Risks (Class II)

Both of these potential impacts involve exposure of the future buildout population to an existing risk. The GP/CLUP designates some future development within the airport clear zone and within the one-mile mark inside of the approach zone. A small amount (9 acres) of future residential development would be allowed by the GP/CLUP within the high wildfire hazard area of the City. The 2006 FEIR lists several Safety Element policies that would address these impacts: SE 9, Airport-Related Hazards, SE 1, General Safety and SE 7, Urban and Wildland Fire Hazards. The proposed Zoning Ordinance would not allow any more residential development than outlined for the GP/CLUP near the airport or within the high fire hazard area. Furthermore, the ordinance contains a specific overlay district for areas surrounding the airport (-AE Airport Environs Overlay District).

Chapter 17.33 of the proposed Zoning Ordinance is devoted to Hazards. Section 17.33.030 requires an Initial Site Assessment be conducted, and if warranted, an Environmental Hazards Report, be prepared for a range of different hazard zones, including fire hazard areas. Standards are also provided that address fire safety (Section 17.33.060), for example, new construction must be designed and constructed in accordance with the National Fire Protection Association standards

and is subject to approval of the Fire Department. Therefore, the proposed Zoning Ordinance would not result in greater or different impacts related to exposure to these risks than analyzed in the 2006 FEIR, would not have the potential to result in new significant impacts and would not affect the GP/CLUP policies cited as mitigation for these potential impacts.

Impact 3.7-7 Surface Water Contamination (Class II)

Construction of future land uses could cause impacts on local waterways due to ordinary use or spills of hazardous materials (fuels, solvents, paint, etc.) used during site development. The 2006 FEIR notes that implementation of SWPPPs and Spill Prevention Control and Countermeasure (SPCC) Plans as discussed in the GP/CLUP would greatly reduce the impact on the environment of any spills. These plans would help minimize the potential for spills of hazardous materials in drainages and creeks. In addition, implementation of numerous policies identified in the Conservation Element of the GP/CLUP would ensure that construction impacts on surface water quality resulting from Plan implementation would be less than significant. The 2009 SEIR analyzed changes to some policies that were cited in the 2006 FEIR as mitigation for surface water impacts. The 2009 SEIR concluded that the policy amendments would not affect the findings of the 2006 FEIR. Implementation of the proposed Zoning Ordinance would not affect the 2006 FEIR or 2008 SEIR conclusions. Furthermore, the proposed Zoning Ordinance includes provisions regarding storm water management to prevent hazardous materials from entering waterways (Section 17.25.170). Therefore, the proposed Zoning Ordinance would not result in greater or different impacts related to this risk than analyzed in the 2006 FEIR, would not have the potential to result in new significant impacts and would not affect the GP/CLUP policies cited as mitigation for this potential impact.

Impact 3.7-8 Exposure of Population to Listed/Contaminated Sites (Class II)

Impact 3.7-9 Contaminated Soils (Class II)

As noted in the environmental setting, there are numerous known existing or previously contaminated sites within the City. There is the potential for future development to be exposed to contamination from these sites, if assessment and remediation activities are not conducted. There is also the risk of encountering previously unknown contaminated soils during new construction. Cleanup of the sites prior to future development is required by federal and state laws and by the GP/CLUP Safety Element Policy SE 10, which would reduce exposure of the public to hazardous conditions. Policy SE 10 also protects against exposing the public to contaminated soils uncovered during construction. Policy SE 10.7 specifically addresses identification, transport and disposition of contaminated soil. Implementation of new development under the proposed Zoning Ordinance would be required to comply with all of these measures. The proposed Zoning Ordinance requires oil and gas facilities that are planning for demolition and reclamation to submit an abandonment plan (Section 17.38.060). This section specifies that the plan should provide a detailed description of any necessary soil remediation activities. Section 17.38.060 also requires that conditions for assessment or remediation of soil or water contamination at the site requesting demolition/reclamation fully conform to the permitting processes and requirements of the Regional Water Quality Control Board and County Fire Department. Section 17.40.070(B) requires that no new development be permitted on land determined to contain actionable contamination until the party responsible for such contamination has been identified and accepted financial responsibility for any required remediation.

Thus, the proposed Zoning Ordinance would not result in greater or different impacts related to this risk than analyzed in the 2006 FEIR, would not have the potential to result in new significant impacts and would not affect the GP/CLUP policies cited as mitigation for these potential impacts.

Impact 3.7-10 Exposure of Populated Areas to Oil and Gas Pipelines (Class III)

Impact 3.7-11 Ellwood Facility (Class III)

Impact 3.7-12 EMFs (Class III)

Impact 3.7-13 Upset and Accident Conditions (Class III)

Impact 3.7-14 Contaminated Groundwater (Class III)

The 2006 FEIR determined that these impacts would be less than significant because there are existing regulations and measures in place to reduce or avoid the impacts. Existing GP/CLUP policies would further reduce these impacts. The proposed Zoning Ordinance would not affect the analysis presented in Section 3.7.3.3 of the 2006 Final EIR for these impacts.

MITIGATION MEASURES

No modifications to General Plan policies are required to implement the proposed Zoning Ordinance provisions and no additional mitigation measures are needed above those specified in the 2006 FEIR.

3.8 Land Use, Housing and Recreation

Section 3.8 identifies and discusses changes to land use, housing and recreation conditions in the City of Goleta since the preparation of the GP/CLUP 2006 FEIR and the GP/CLUP 2009 SEIR. Issues addressed include residential, commercial and industrial land uses, housing, parks, recreational facilities and open space. These topics are all related to land use and therefore are combined under one heading rather than being addressed separately, as was done for the 2006 FEIR (see FEIR Sections 3.8 and 3.10). Population, which was included in the housing analysis in the 2006 FEIR is addressed in Section 5.1, Growth Inducing Effects, since the only significance criterion related to the population issue is growth-inducement.

Environmental Setting

Sections 3.8 of the 2006 FEIR and 2009 SEIR describe existing housing conditions within the City. Sections 3.10 of the 2006 FEIR and 2009 SEIR describe the existing land use and recreation conditions within the City boundary. As noted above, this section combines these two prior sections and identifies numerous changes to existing land use, housing and recreation conditions since the adoption and implementation of the 2009 SEIR.

PHYSICAL SETTING

Land Use

Table 3.8-1 below summarizes the existing land uses within the city and the percentage of use relative to total land area, excluding right-of-way. Approximately 34 percent of lands within the City are designated for residential uses; open space, parks, and agricultural land uses account for approximately 23 percent; and commercial, office and industrial uses account for approximately 22 percent. Approximately 6 percent of the land use is characterized as vacant/undeveloped. The remaining of land uses are detailed in **Table 3.8-1**. Transportation infrastructure uses include US 101 and State Route 217 and City rights-of-way (e.g., streets, pedestrian and bicycle serving facilities), and total approximately 1,055 acres.

Built Environment, Neighborhoods and Community Subareas

The built environment of the City consists primarily of compact single-family residential areas of moderate density surrounded by low-density commercial and industrial uses. Population densities throughout the City vary greatly, from 64 people to zero people per acre (US Census 2010). More intensely developed residential areas are located in Old Town, Goleta, north of Hollister Avenue towards US 101, and in the vicinity of Entrance Drive, south of Hollister Avenue. The development pattern in the Old Town southeast portion of the City is compact, and moderately

high-density areas are generally found in Old Town and near Calle Real. The City's northwest, southwest and northeast areas are dominated by an organized, compact pattern of smaller residential units. Larger commercial structures and office business parks occupy the south-central portion of the City. Open areas such as Bishop Ranch and Lake Los Carneros Ecological Preserve are located north of US 101, east of Glen Annie Road and west of North La Patera Lane. The Goleta Butterfly Grove, which is located within the Sperling Preserve, the Sandpiper Golf Course, Venoco Ellwood Onshore Facility, and Bacara Resort are in the most southwestern part of the City.

Table 3.8-1: Existing Land Use

Land Use	*Acreage*	*Percentage*
Agriculture	364	9.0
Auto Commercial	30	0.8
Cemetery/Mortuary	2	0.1
Commercial	150	3.7
Commercial - Lodging	96	2.4
Commercial - Recreation	37	0.9
Common Area	49	1.2
Condominium	46	1.2
Golf Course	194	4.8
Hospitals	19	0.5
Industrial	374	9.3
Mixed Use	17	0.4
Mobile Home Park	76	1.9
Multi Family Residential	147	3.7
Nurseries/Greenhouses	13	0.3
Office	190	4.7
Open Space, Greenways & Trails	484	12.0
Open Storage	10	0.3
Parking Lots	26	0.6
Parks	83	2.1
Public	44	1.1
Religious	46	1.2
Rural Residential (Estate Homes)	10	0.2
Schools	141	3.5
Single Family Attached	17	0.4
Single Family Residential	1033	25.7
Townhomes	82	2.0
Utility	9	0.2
Vacant/Undeveloped	230	5.7
Total	**4,020**	**100%**
Total Residential Uses	**1,365**	**34%**

Notes: Table excludes right-of-ways for highways, roads and railroads, of approximately 1,055 acres. Percentages may not add to 100 due to rounding.

Source: City of Goleta, 2014.

The City of Goleta is comprised of eight subareas characterized by their respective geography and common land use characteristics. The community subareas are Old Town, Central Area, Southwest

Residential Community, Coastal Resources Area, Northeast Residential Community, and Northeast Community Center. No new subareas have been established in the City since the 2006 EIR.

Recreation and Open Space

The City of Goleta has sixteen City parks and eight open spaces, which totals approximately 567 acres throughout the City. Four privately held parks are not included in this total acreage. In 2011, the City purchased a 4-acre site near Hollister and Kellogg Avenue to develop the Old Town Park. This active recreation park is projected to be complete in 2014 (website: Project Goleta 2013). The three largest City-owned open space preserves are the Sperling Preserve on the Ellwood Mesa, Santa Barbara Shores Park, and Lake Los Carneros Natural and Historical Preserve, which collectively account for 363 acres of existing park and open space in the City, approximately 64 percent of the total parks and open spaces. Both Sperling Preserve and Santa Barbara Shore Park include beach access (RFP/G 2013). The existing and planned parks are shown in Figure 3.10-3 of the 2006 FEIR, which also represents conditions as of 2014.

Housing Characteristics

This section outlines existing housing statistics in the City. Future housing unit development that would be allowed by the proposed Zoning Ordinance is described in Chapter 2, Project Description.

Affordability and Costs

According to the US Census' American Community Survey, the home ownership rate for the City for 2008–2012 was 53.3 percent, and the median value of owner-occupied housing units was $648,000. The median household income for that period was $73,046 in the City (US Census 2013). In 2010, 95 percent of housing units (10,903 units) were occupied out of 11,473 available residential units and 5 percent (570 units) were listed as vacant. Of occupied units, 53.6 percent (5,844 units) were owner-occupied by 16,222 people (see **Table 3.8-2**). Renter-occupied units comprised 46.4 percent (5,059 units), housing 13,465 people.

Table 3.8-2: City Of Goleta Housing Units By Type Of Stock

Total Housing Units	*Single Family Detached Units*	*Single Family Attached Units*	*Multiple Family (2–4 Units)*	*Multiple Family (5+ Units)*	*Mobile Homes*	*Total Occupied Units*	*Vacancy Rate*
11,473	5,390	963	1,048	3,464	621	10,903	5.0%

Source: US Census 2010.

Regional Housing Needs

The Regional Housing Needs Assessment (RHNA) for Santa Barbara County is compiled by the Santa Barbara County Association of Governments (SBCAG), the latest version of which was completed in 2013. Each RHNA generates the total housing unit need of the County and its cities, and sorts them into four income categories. The four income categories; very low income, low income, moderate income, and above moderate income, are determined by a range of County area median income (AMI) percentages. The very low income category identifies and includes households making zero to 50 percent of the County AMI; the low income category identifies and

includes households making 50 percent to 80 percent of the County AMI; the moderate income category identifies and includes households making 81 to 120 percent of the County AMI; and the above moderate income category identifies and includes households making more than 120 percent of the County AMI.

In 2013, the AMI for households in Santa Barbara County was $60,078. The income category ranges for the County were determined at: very low income at less than $30,039; low income between $30,039 and $48,062; moderate income between $48,063 and $72,093; and above moderate income at more than $72,093. The housing unit need for the County and City is grouped by income category and is summarized in **Table 3.8-3**. In the City, the very low income households are in need of 235 housing units compared to a countywide need of 2,625 housing units; the low income households are in need of 157 housing units compared to a countywide need of 1,810 housing units; moderate income households are in need of 174 housing units compared to a countywide need of 2,049 housing units; and above moderate income households are in need of 413 housing units compared to a countywide need of 4,545 housing units (SBCAG 2013).

Table 3.8-3: Housing Unit Need by Jurisdiction and Income Category 2011-2013

Jurisdiction	*Very Low Income (<50%)*	*Low Income (50-80%)*	*Moderate Income (81-120%)*	*Above Moderate Income (>120%)*	*Total Housing Need*
Goleta	235	157	174	413	979
County	2,625	1,810	2,049	4,545	11,030

Source: SBCAG 2013.

REGULATORY SETTING

The following section lists previous regulations, and includes a description of new or modified regulatory changes applicable to the proposed Project. Refer to the 2006 FEIR and 2009 SEIR for a full description of previously listed relevant regulations.

Federal

Previously reviewed applicable federal regulations include:

- Federal Coastal Zone Management Act of 1972 (16 U.S.C. 1451, et seq.).

No new or additional applicable federal regulations have been identified.

State

Previously reviewed applicable state regulations include:

- California Coastal Act, California Public Resources Code Section 30000 et seq;
- California Environmental Quality Act, California Public Resources Code Section 21000 et seq;
- General Plan Law, Government Code Section 65300;

- Housing Elements, Government Code Section 65583.

Additional applicable state regulations include the following:

- Senate Bill 375 (Sustainable Communities and Climate Protection Act of 2008 (Sustainable Communities Act, SB 375, Chapter 728, Statutes of 2008)). The SB 375 requires Metropolitan Planning Areas to demonstrate, through the development of a Sustainable Communities Strategy, how its region will integrate transportation, housing, and land use planning to meet the greenhouse gas (GHG) reduction targets set by the State.

Local

Previously reviewed applicable local regulations include:

- Goleta Old Town Revitalization Plan
- Airport Land Use Compatibility Plan
- City of Goleta Ordinances. Existing City Zoning Ordinances are not applicable in the context of this SEIR as they will be replaced by the proposed Zoning Ordinance.

Updated applicable local regulations include the following:

- Housing Element Update. The Housing Element of the General Plan is currently being updated, as required by State law. The proposed Project will be consistent with current applicable Housing Element policies that support a variety of housing choices and affordable housing opportunities and preserve existing housing (Policies HE 4 and HE 8). Additionally, the proposed Project will incorporate requirements under State law that support the provision of affordable housing through bonus programs for increased height, increased density, and/or parking requirement reductions.
- GP/CLUP. The GP/CLUP includes many policies relevant to land use issues. Since the 2006 FEIR, several amendments to the GP/CLUP have been made regarding designated land uses and land use/natural resource policies. Most notably, the 2009 SEIR addressed a suite of policy changes to the Conservation Element, Land Use Element and Open Space Element.

Impact Analysis

SIGNIFICANCE CRITERIA

City of Goleta Environmental Thresholds and Guidelines Manual

The City's adopted Environmental Thresholds and Guidelines Manual (City of Goleta 2003) does not contain any specific thresholds for land use, housing or recreation, but does observe that quality of life should be considered when evaluating proposed land uses. Quality of life can be broadly defined as the aggregate effect of all impacts on individuals, families, communities and other social groups. Where a substantial physical impact on the quality of the human environment is demonstrated, the project's effect on quality of life shall be considered significant. Examples related to land use impacts include loss of privacy and/or neighborhood incompatibility.

CEQA Thresholds (Appendix G)

Implementation of the proposed Zoning Ordinance would have a potentially significant adverse impact on land use, housing or recreation if the ordinance would:

Criterion 1: Physically divide an established community;

Criterion 2: Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect;

Criterion 3: Conflict with any applicable habitat conservation plan or natural community conservation plan;

Criterion 4: 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;

Criterion 5: Include recreational facilities or require the construction or expansion of facilities which might have an adverse physical effect on the environment.

Criterion 6: Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere; or

Criterion 7: Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.

METHODOLOGY

A comparison of proposed zoning districts, zoning provisions and the zoning map was made to determine if the proposed Zoning Ordinance would have the potential to cause any new or more substantial land use, housing or recreation impacts, relative to the 2006 FEIR. The proposed zoning map and associated buildout data (presented in Chapter 2 of this SEIR) were compared to the adopted GP/CLUP land use designations and buildout calculations to form the basis for the analysis.

SUMMARY OF IMPACTS

The 2006 FEIR determined that no significant unavoidable (Class I) impacts would occur as a result of GP/CLUP implementation. The following impacts on land use, housing and recreation from buildout of the General Plan were identified:

Significant, Mitigable Impacts (Class II)

- Short-term effects during construction resulting in conflicts with land use policies and/or regulations (Impact 3.10-1);
- Short-term effects due to construction of planned recreational facilities (Impact 3.10-2);

- Long-term conflicts with land use policies and/or regulations due to GP/CLUP buildout, transportation improvements and public facilities (Impact 3.10-3);
- Long-term conflicts with habitat conservation plans or natural conservation plan due to GP/CLUP buildout (Impact 3.10-4) ;
- Loss of privacy and/or neighborhood incompatibility due to GP/CLUP buildout (Impact 3.10-5);
- Long-term physical effects due to buildout of planned recreational facilities (Impact 3.10-6); and
- Physical deterioration of existing recreational facilities due to GP/CLUP buildout (Impact 3.10-7)

Adverse, but Not Significant Impacts (Class III)

- Physical division of an established community due to GP/CLUP buildout (Impact 3.10-8); and
- Displacement of people or existing homes (Impact 3.8-5).

The Goleta General Plan includes many policies to reduce these impacts, as listed in the 2006 FEIR. None of the proposed zoning regulations would result in new or substantially more severe impacts than identified in the 2006 FEIR. The proposed Zoning Ordinance provisions applicable to land use include the zoning districts themselves and regulations regarding building density, height and setback requirements and architectural guidelines. Development density and other development guidelines are established in the General Plan and the proposed Zoning Ordinance implements these provisions for the various zone districts. The Zoning Ordinance includes provisions for maximum lot development, building height and design and physical setbacks to ensure compatibility of land uses.

The following discussion focuses on impacts identified in the 2006 FEIR. No additional or different impacts would occur as a result of the proposed Zoning Ordinance and no additional mitigation measures are required.

IMPACTS

Impact 3.10-1 Short-term Conflict with Applicable Land Use Policies and/or Regulations Due to Buildout (Construction) of GP/CLUP Land Uses, Transportation Improvements and Public Facilities (Class II)

Short-term construction conflicts were identified in the 2006 FEIR, such as potential conflicts with policies regarding biological and cultural resources, noise, traffic and air quality. The 2006 FEIR cites numerous GP/CLUP policies that would reduce this impact to a level that is less than significant (see page 3.10-16 – 17 in 2006 FEIR). These policies are now in place and would ensure that any potential impacts resulting from implementation of the proposed Zoning Ordinance would be less than significant. Furthermore, the proposed Zoning Ordinance incorporates the provisions of some of these GP/CLUP policies regarding setbacks from environmentally sensitive areas (Chapter 17.31) and hazardous areas (Chapter 17.33). Chapter 17.40 of the proposed Zoning Code includes performance standards regulating potentially objectionable conditions, including

those that may be associated with short-term construction activities, including air quality, dust, liquid or solid waste, hazardous materials, noise, smoke, fumes, and gases, and vibration. Implementation of the proposed Zoning Ordinance would not result in any new short-term policy or regulation conflicts.

Impact 3.10-2 Short-term Adverse Physical Effect on the Environment Due to Construction of Planned Recreational Facilities (Class II)

The GP/CLUP establishes plans for future recreational facility development, the construction of which would cause short-term physical effects. The 2006 FEIR identified numerous policies to reduce this impact to a level that is less than significant. These same policies would apply to buildout of recreational facilities under the proposed Zoning Ordinance. The Zoning Map would implement the GP/CLUP land use map, so future recreational use under the proposed Zoning Ordinance is consistent with the GP/CLUP recreational uses studied in the 2006 FEIR. No additional or more severe impacts from future construction of recreation facilities would occur and the proposed Zoning Ordinance would not alter any of the adopted GP/CLUP policies cited as mitigation.

Impact 3.10-3 Conflict with Applicable Land Use Policies and/or Regulations Due to Buildout of GP/CLUP Land Uses, Transportation Improvements and Public Facilities (Class II)

The 2006 FEIR identified potential GP/CLUP buildout conflicts with policies of other agencies that have jurisdiction within the City planning area. The GP/CLUP policies and programs ensure consistency with other agency requirements and reduce potential impacts to levels that are less than significant. The provisions of the proposed Zoning Ordinance implement the GP/CLUP and would not further increase this impact or cause new policy inconsistencies. Furthermore, the proposed Zoning Ordinance would not affect any of the adopted GP/CLUP policies cited as mitigation in the 2006 FEIR.

Impact 3.10-4 Conflict with Applicable Habitat Conservation Plan or Natural Community Conservation Plan Due to Buildout of GP/CLUP Land Uses (Class II)

The 2006 FEIR determined that GP/CLUP buildout would have the potential to conflict with Coastal Zone policies regarding Environmentally Sensitive Habitat Areas (ESHA). Some of the ESHAs also are located within the Ellwood Mesa Open Space and Habitat Management Plan area. The many GP/CLUP policies regarding ESHAs, coastal access, land uses, creeks and wetlands reduce this potential impact to a level that is less than significant. The proposed Zoning Ordinance includes an entire chapter regarding protection of ESHAs (Chapter 17.31), and these provisions implement and enforce GP/CLUP policies on future development near ESHAs. Chapter 17.31 contains specific provisions for managing ESHAs (Section 17.31.060); protecting streamside areas (creeks and riparian areas) (Section 17.31.070), wetlands (Sections 17.31.080, -090, and -100), lagoons (17.31.110), vernal pools (Section 17.31.120), coastal bluff scrub, coastal sage scrub, and chaparral (Section 17.31.130), native woodlands (Section 17.31.140), native grasslands (Section 17.31.150), marine habitats (Section 17.31.160), monarch butterfly habitat areas (Section 17.31.170), and other ESHAs (Section 17.31.180), thus providing a one-to-one correspondence between GP/CLUP policies and zoning requirements to implement them. The proposed Zoning Ordinance would not result in greater or different conflicts than those analyzed in the 2006 FEIR,

would not have the potential to result in new significant policy conflicts and would not affect the GP/CLUP policies cited as mitigation for this impact.

Impact 3.10-5 Loss of Privacy and/or Neighborhood Incompatibility Due to Buildout of GP/CLUP Land Uses (Class II)

As mentioned in the discussion of significance criteria, the City's adopted Environmental Thresholds and Guidelines Manual addresses quality of life issues. Future buildout in areas where new or modified land uses could occur on vacant parcels would have the potential to result in the loss of privacy or could contribute to conditions that are incompatible with existing neighborhoods. The 2006 FEIR references numerous policies that would reduce this impact to a level that is less than significant. In particular, policy LU-2 and VH-4 provide for the protection of privacy in residential settings. Additional policies are in the Land Use Element, Housing Element, Visual and Historic Resources Element and Public Facilities Element. Also, noise and land use compatibility standards are established in the Noise Element. The proposed Zoning Ordinance establishes building densities and setbacks to help ensure land use compatibility. The minor changes in zone districts and setbacks would not result in greater or different impacts on privacy and neighborhood compatibility than those analyzed in the 2006 FEIR, would not have the potential to result in new significant impacts and would not affect the GP/CLUP policies cited as mitigation for this impact.

Impact 3.10-6 Adverse Physical Effect on the Environment Due to Buildout of Planned Recreational Facilities (Class II)

In addition to the short-term effects identified in Impact 3.8-2, the 2006 FEIR identified the potential for longer-term physical impacts associated with development of recreational facilities, parks, trails and coastal access. These physical impacts are part of the overall GP/CLUP buildout. The many policies in the GP/CLUP regarding protection of natural, human and visual resources, as well as policies providing protection against natural hazards, reduce this impact to a level that is less than significant. These policies will continue to guide development allowed under the proposed Zoning Ordinance and the Zoning Ordinance establishes additional safeguards for minimizing physical effects. The minor changes in zone districts and setbacks would not result in greater or different physical effects related to recreational development than those analyzed in the 2006 FEIR, would not have the potential to result in new significant physical impacts and would not affect the GP/CLUP policies cited as mitigation for this impact.

Impact 3.10-7 Physical Deterioration of Existing Recreational Facilities due to GP/CLUP Buildout (Class II)

The 2006 FEIR determined that buildout under the GP/CLUP would increase population in the City and this population growth would have the potential to lead to increased use and greater wear and tear of existing recreational facilities. This potential impact is minimized by the fact that the GP/CLUP designates areas for new/expanded recreational facilities to accommodate future growth, and includes policies supporting maintenance of existing recreational facilities. The amount of future recreational development and open space under the proposed zoning map is consistent with the GP/CLUP designations. The Zoning Ordinance establishes an Open Space/Active Recreation District and an Open Space/Passive Recreation District for development of parks and open space lands to ensure that the recreational needs of Goleta citizens are met. With these provisions and consistency with the GP/CLUP, the proposed Zoning Ordinance would not result in greater or

different effects on existing recreational facilities than those analyzed in the 2006 FEIR, would not have the potential to result in new significant physical impacts on recreational facilities and would not affect the GP/CLUP policies cited as mitigation for this impact.

Impact 3.10-8 Physical Division of an Established Community Due to Buildout of GP/CLUP Land Uses (Class III)

The 2006 FEIR determined that the GP/CLUP would not result in substantial physical division of any established community. The provisions in the proposed Zoning Ordinance would not change this conclusion. GP/CLUP policies cited in the 2006 FEIR would further reduce this impact and these policies would not be changed by the proposed Zoning Ordinance.

Impact 3.8-5 The GP/CLUP Would Not Result in the Displacement of a Substantial Number of People or Existing Homes (Class III)

As the heading of this impact indicates, the 2006 FEIR determined that this potential impact would not occur, or would be less than significant. The GP/CLUP analysis assumed that existing land uses will remain until land use changes occur through voluntary means. The GP/CLUP would not necessitate removal of housing or displacement of residents and the Zoning Ordinance is consistent with this finding. The Zoning Ordinance does not call for substantial conversion of residential uses to other uses. Both the GP/CLUP and the proposed Zoning Ordinance buildout calculations indicate that a substantial amount of residential development will be allowed in the future to accommodate the City's growth. No new or substantially more severe impacts would be caused by the proposed Zoning Ordinance with regard to displacement of people or homes.

MITIGATION MEASURES

No modifications to General Plan policies are required to implement the proposed Zoning Ordinance provisions and no additional mitigation measures are needed above those specified in the 2006 FEIR.

3.9 Hydrology and Water Quality

Section 3.9 identifies and discusses changes to hydrology and water quality in the City of Goleta since preparation of the GP/CLUP 2006 FEIR and GP/CLUP 2009. This issue area covers surface water and ground water quality, flooding, and stormwater runoff.

Environmental Setting

PHYSICAL SETTING

Sections 3.9 of the 2006 FEIR and 2009 SEIR describe the water resource conditions within the City. Changes to the water resource conditions and regulations have been identified since the adoption and implementation of the 2009 SEIR, and this updated Existing Conditions is utilized as the baseline.

Surface Water

Within the City of Goleta, twelve creeks drain from the Santa Ynez Mountain foothills to the Pacific Ocean. Since the 2009 SEIR, changes to San Jose Creek and Atascadero Creek have occurred. In 2014, the City of Goleta completed capacity improvement to the San Jose Creek channel that increased the design storm from a 25 year to 100-year storm event, and included a fish passage component as well. The project required reconstruction of the entire channel in the City, and reduces flooding and related impacts within Old Town Goleta by increasing the capacity of the channel. The project will eventually result in a redrawing of the FEMA flood plain maps to remove approximately 200 parcels from the floodplain. In 2012, Atascadero Creek underwent channel liners modifications, to improve the grading of creek area for flood and erosion control. Both waterways fall under the jurisdiction of Santa Barbara County; however, each is currently being improved by the City for its residents.

Ground Water Quality

The Goleta Ground Water Basin (GGWB) underlies much of Goleta Valley and western Santa Barbara. It is bounded by bedrock from the Santa Ynez Mountains to the north and by the uplifted bedrock along the More Ranch Fault to the south. The GGWB is drained by eight creeks within the City limits: Atascadero, San Antonio, Maria Ygnacio, San Jose, Las Vegas, San Pedro, Los Carneros, and Tecolote Creeks (GWD 2010; City of Goleta 2008a). The GGWB is approximately eight miles long, three miles wide, and divided into the North, West and Central Subbasins. The majority of useable groundwater comes from the Central Subbasin.

Water in the GGWB contains calcium bicarbonate and other minerals, typical of other coastal groundwater basins. The water is considered poor quality and contains minerals due to flow through Miocene age near-shore marine sedimentary rocks.

Groundwater taken from the GGWB is generally of lower taste and odor quality than State Water Project (SWP) supplies. Groundwater quality management considerations for this basin include three key objectives: 1) prevention of the spread of poor-quality water pockets; 2) prevention of salt water intrusion; and 3) prevention of surface contaminant infiltration (GWD 2010; GWD 2011).

The GGWB has not contained concentrations of chloride above the drinking water standard during the past decade, however, groundwater from the Central Subbasin continues to contain above-standard concentrations of iron and manganese. Between 2000 and 2008, most of the wells within the City exceeded the secondary drinking water standard Maximum Contaminant Level (MCL) for iron and manganese, and thus necessitated the treatment (filtration and oxidation) of well water (GWD 2010).

With the exception of three test wells, nitrate concentrations in the Central Subbasin have met MCL standards. The most recent data (2000–2008) show that nitrate concentrations are below the MCL, and meet primary drinking water standards (GWD 2010).

The US Environmental Protection Agency (USEPA) has identified Goleta Valley as having high levels of naturally occurring radon gas in soils and groundwater due to the natural decomposition of shale, locally identified as the Rincon Formation (refer to Section 3.6, Geology and Soils, for a detailed discussion). According to a 2003 consumer news circulation of Water News, a document produced by the Goleta Water District (GWD), a radon concentration of 97–560 pCi/L (picocuries per liter) exists in groundwater pumped from the GGWB. However, neither detailed discussion nor data is available (City of Goleta 2006; GWD 2003).

There are approximately 175 contaminant sites overlying the GGWB area (UWMP 2010).[1] These contaminant sites pose a potential threat to the GGWB aquifers if they are located in areas where confining layers do not exist to between the water table and underlying aquifers, and present near recharge zones. Recharge zones tend to be located in the southern foothills of the Santa Ynez Mountains, north and upstream from a majority of contaminated sites. The active area of recharge for the GGWB is in the lower reaches of the various creeks as they flow across the permeable sediments in the North Subbasin. Recharge is minor in the more fine-grained shallow sediments in the Central and West Subbasins, although Goleta Water District (GWD) wells in the Central Subbasin provide artificial sources of recharge.

Depending on the type contaminated site, the Central Coast State Water Resources Control Board acts in conjunction with the County's Environmental Health Department as the responsible agencies to enforce site cleanup and mitigation. The 2010 status of the 175 spill sites are in various states of remedial investigation:

[1] This includes a greater number than listed in Section 3.7, Hazards and Hazardous Materials, since it includes areas outside the City with the GGWB, including the larger Goleta Valley and portions of western Santa Barbara.

- 87 have received case closures (sites have been remediated, or cases closed)
- 35 are in the process of being remediated
- 44 are being assessed for possible remediation
- 9 are being monitored for contamination verification

Flooding

Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs) within the City have not yet be revised to exclude large areas of land in Old Town Goleta that are currently within the 100-year FIRMs, to reflect the channel enlargements from the completion of the San Jose Creek Capacity Improvement Project. The San Jose Creek capacity improvements increased the design storm from a 25 year to a 100 year storm event, and widened the channel to 50 feet with vertical walls and an articulated revetment bottom, and will reduce flooding within Old Town Goleta, in the area stretching from Fairview Avenue to Ward Drive, west of Highway 101.

Discharge Controls

Stormwater runoff carries numerous pollutants from non-point sources such as: streets, parking lots, agricultural properties, and industrial and impervious surface areas. Common pollutants from those sources include: pesticides, herbicides, nutrients from fertilizers and oil and gas-related contaminants.

Stormwater discharges are regulated under the Clean Water Act (CWA) which authorizes the National Pollutant Discharge Elimination System (NPDES) permit program. The City procured a Phase II Stormwater General NPDES Permit (No. CAS000004), which allows for discharge of stormwater into the creek systems upon the implementation of City-wide contamination and discharge reduction programs. The City's existing stormwater programs include: catch basin cleaning, stormwater outreach and street sweeping.

REGULATORY SETTING

The following section lists previous regulations, and includes a description of new or modified regulations applicable to the proposed Project. Refer to the 2006 FEIR and 2009 SEIR for a full description of previously listed relevant regulations.

Federal

Previously reviewed applicable federal regulations include:

- Clean Water Act of 1972 (40 C.F.R. Sections 404 and 401)
- National Flood Insurance Act of 1968 (42 U.S.C. 4001 et. seq.)
- Flood Disaster Protection Act of 1973 (42 U.S.C. 4001 et. seq.)
- Executive Order 11988: Floodplain Management (44 Code of Federal Regulations, Part 9)
- Federal Coastal Zone Management Act of 1972 (16 U.S.C. 1451, et seq.)

Additional updated federal regulations include the following:

Clean Water Act, National Pollutant Discharge Elimination System (NPDES) Permit

In 2012, the USEPA issued an updated General Permit for construction projects and the inclusion of new and revised analytical test procedures for measuring regulated pollutants in wastewater. The updated General Permit for construction includes the addition of effluent limitations guidelines and implementation measures, and additional source performance standards for construction and development point sources (C&D Rule). The C&D Rule requires construction site operators to meet minimum standards from erosion and sediment control, pollution prevention, and stabilization and to meet a numeric turbidity rule. The new and revised test procedures provide increased flexibility for community and laboratories in their selection of analytical methods used for CWA programs.

State

Previously reviewed applicable state regulations include:

- California Coastal Act, California Public Resources Code Section 30000 et seq.
- California Environmental Quality Act California Public Resources Code, Sections 21000–21178
- General Plan Law California Government Code Section 65302

Additional applicable state regulations include:

Porter-Cologne Water Quality Control Act

The Porter-Cologne Water Quality Control Act was enacted in 1969 by the State of California, and was last amended in 2013. The Central Coast Regional Water Quality Control Board (CCRWQCB) is the Regional Water Quality Control Board that oversees water quality permitting in the City of Goleta. Recent updates apply to compliance for direct potable water reuse or surface water augmentation. The update stipulates where effluent compliance in a conveyance facility must occur, and that consent must be granted from the owner or operator of the facility before discharge is allowed.

Water Quality Control Plan

The Water Quality Control Plan (WQCP) is a guidance document published in 2009, by the California Environmental Protection Agency (Cal/EPA), and most recently amended in June 2011. The WQCP directs how surface and ground waters should be managed to provide the highest quality water reasonably possible. The 2011 WQCP is implemented by the CCRWQCB through the issuance of permits and enforcement of wastewater discharge requirements to individuals, communities and businesses.

Local

Previously reviewed applicable local regulators and regulations include:

- Santa Barbara County Flood Control and Water Conservation District
- City of Goleta GP/CLUP 2009 Amendments

Additional applicable local regulations include the following:

City of Goleta General Plan

General Plan policies regarding hydrology and water quality are established in the Conservation, Land Use, Public Facilities, Safety, and Transportation Elements. These elements contain policies that protect water resource and minimize the risk to humans and structures from water resource-related hazards.

City of Goleta's Storm Water Management Plan

The Storm Water Management Plan (SWMP) was developed to serve as a planning guide for the City that fulfills Phase II Small MS4 General Permit requirements by establishing stormwater discharge requirements, programs and goals, in addition to defining techniques and methods for measuring best management practice effectiveness (City of Goleta 2010). The Goleta SWMP was created pursuant to SWRCB General Permit No. CAS000004 for NPDES Phase II. The implementation of the SWMP framework reduces pollutant discharge and protects downstream water quality within the City. The 2010 SWMP demonstrates a five year schedule for implementation and compliance meeting the requirements of the General Permit.

Impact Analysis

SIGNIFICANCE CRITERIA

City of Goleta Environmental Thresholds and Guidelines Manual

The City's adopted Environmental Thresholds and Guidelines Manual (Thresholds Manual) (City of Goleta 2003) provides specific thresholds for conducting CEQA analysis. According to the Thresholds Manual, a significant impact on water resources is presumed to occur if the proposed Zoning Ordinance:

- Is located within an urbanized area of the City and the project construction or redevelopment individually or as a part of a larger common plan of development or sale would disturb one (1) or more acres of land;
- Increases the amount of impervious surfaces on a site by 25 percent or more;
- Results in channelization or relocation of a natural drainage channel;
- Results in removal or reduction of riparian vegetation or other vegetation (excluding nonnative vegetation removed for restoration projects) from the buffer zone of any streams, creeks, or wetlands;
- Is an industrial facility that falls under one or more of categories of industrial activity regulated under the NPDES Phase I industrial stormwater regulations (facilities with effluent limitation; manufacturing; mineral, metal, oil and gas, hazardous waste, treatment or disposal facilities; landfills; recycling facilities; steam electric plants; transportation facilities; treatment works; and light industrial activity);
- Discharges pollutants that exceed the water quality standards set forth in the applicable NPDES permit, the RWQCB's Basin Plan, or otherwise impairs the beneficial uses of a receiving waterbody;

- Results in a discharge of pollutants into an impaired waterbody that has been designated as such by the SWRCB or the RWQCB under Section 303 (d) of the Federal Water Pollution Prevention and Control Act (i.e., the Clean Water Act 44 Code of Federal Regulations, Part 9); or
- Results in a discharge of pollutants of concern to a receiving water body, as identified by the RWQCB (County of Santa Barbara 1992, pg. 156).

Projects that are not specifically identified on the above list or are located outside of the "urbanized areas" may also have a project-specific stormwater quality impact. Stormwater quality impacts associated with these projects must be evaluated on a project-by-project basis for a determination of significance. The potential impacts of these projects should be determined in consultation with the Santa Barbara County Water Agency, Flood Control Division, and RWQCB. The issues that should be considered are:

- The size of the development;
- The location (proximity to sensitive waterbodies, location on hillsides, etc.);
- The timing and duration of the construction activity;
- The nature and extent of directly connected impervious areas;
- The extent to which the natural runoff patterns are altered;
- Disturbance to riparian corridors or other native vegetation on or off site;
- The type of stormwater pollutants expected; and
- The extent to which water quality best management practices are included in the project design.

CEQA Thresholds (Appendix G)

Implementation of the proposed Zoning Ordinance would have a potentially significant adverse impact on hydrology and water quality if it would result in:

Criterion 1: Alteration of an existing drainage pattern or creek, which would result in erosion, siltation, or increased surface runoff;

Criterion 2: Increased exposure of residents to storm flooding due to increased runoff in the local drainage system;

Criterion 3: Degraded water quality as a result of sediments and other pollutants transported in stormwater runoff;

Criterion 4: Placement of structures the would impede or redirect flood flows within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map;

Criterion 5: Placement of housing within a 100-year flood hazard area;

Criterion 6: Exposure of people or structures to a risk of loss, death, or injury involving flooding, including as a result of dam failure; or

Criterion 7: Risk of inundation by a tsunami, seiche, or mudflow.

METHODOLOGY

In the 2006 FEIR, potential sources of direct and indirect impacts on hydrology and water quality were identified. A comparison of the existing and proposed zoning districts, zoning provisions and zoning map was made to determine if the proposed Zoning Ordinance would have the potential to cause any new or more substantial impacts on hydrology and water quality, compared to the 2006 FEIR.

SUMMARY OF IMPACTS

The 2006 FEIR identified the following impacts on hydrology and water quality from buildout of the General Plan:

Significant, Mitigable Impacts (Class II)

- Degradation of water quality from construction-related contaminants (Impact 3.9-1)
- Alterations in existing drainage patterns and downstream flooding and erosion (Impact 3.9-4)
- Construction of housing in a 100-year flood hazard area (Impact 3.9-5)
- Risk to new development from inundation by a tsunami, mudslide, or seiche (Impact 3.9-6)
- Increases in point source and nonpoint source pollution from new development (Impact 3.9-7)

Adverse, but Not Significant Impacts (Class III)

- Risk to new development from dam failure and resulting flooding (Impact 3.9-8)

No short- or long-term significant and unavoidable impacts on the City's surface water, groundwater, and marine resources were identified. The Goleta General Plan Conservation, Safety, and Public Facilities Elements include numerous policies to help reduce these impacts, and none remain significant (Class I). None of the proposed zoning regulations would result in new or substantially more severe impacts than identified in the 2006 FEIR. The proposed Zoning Ordinance provisions applicable to hydrology and water quality include buffer requirements and use restrictions in Environmentally Sensitive Habitat Areas (ESHA), Best Management Practices (BPMs) to minimize stormwater runoff, floodplain and erosion management, and performance standards for hazardous materials.

The following discussion focuses on impacts identified in the 2006 FEIR. No additional or different impacts would occur as a result of the proposed Zoning Ordinance and no additional mitigation measures are required.

IMPACTS

Impact 3.9-1 Degradation of Water Quality from Construction-Related Contaminants (Class II)

The 2006 FEIR determined that construction-related earth disturbing activities would occur during future development and infrastructure projects associated with buildout of the GP/CLUP. These activities could cause soil erosion, sedimentation to local waterways, hazardous material leaks (oil and gasoline), and threats to surface or groundwater quality. However, these impacts would be reduced by the enforcement of requirements and provisions tied to NPDES permits (NPDES General Construction Permit and Municipal Stormwater NPDES Permit).

In addition, the 2006 FEIR identifies four policies (Policies CE 2, CE 3, CE 6, and CE 10) that would reduce these impacts to a less-than-significant level. Policies CE 2, CE 3, and CE 6 restrict activities within riparian zones, wetlands, and marine habitat areas, reducing the potential for construction-related water quality degradation in these areas. Policy CE 10 most directly addresses new development, as it requires incorporating Best Management Practices (BMPs) into project design, and implementing stormwater management requirements to protect water quality.

The proposed Zoning Ordinance would not allow new development in areas where such development is prohibited or restricted under the General Plan, including riparian zones, wetlands, and marine habitat areas. In addition, Chapter 17.31 of the proposed Zoning Ordinance directly implements the GP/CLUP conservation policies mentioned above by providing regulations and standards for ESHAs identified in the General Plan.

In streamside protection areas (SPA), which are intended to protect riparian habitats and ecosystems, Section 17.31.070 of the proposed Zoning Ordinance requires a 100-foot minimum upland buffer on both sides of creeks. The Zoning Administrator may increase or decrease the width of the SPA upland buffer on a case-by-case basis (Section 17.31.070(A)(1)). The proposed Zoning Ordinance also determines allowable uses and activities in SPAs, and specifies requirements for the maintenance of creeks as natural drainage systems and for the restoration of degraded creeks (Section 17.31.070(B)). These provisions implement Policy CE 2, Protection of Creeks and Riparian Areas.

Within the Coastal Zone, Section 17.31.080 of the proposed Zoning Ordinance requires a 100-foot minimum buffer area which cannot be reduced in width by the approving authority when it serves the functions and values of slowing and absorbing flood waters for flood and erosion control, sediment filtration, water purification, and groundwater recharge (Section 17.31.080(B)). The proposed Zoning Ordinance also prohibits the filling, diking, or dredging of open coastal waters, wetlands, estuaries, and lakes, unless certain criteria can be made such as there being no feasible, environmentally alternative (Section 17.31.080(A)). These provisions implement Policy CE 3, Protection of Wetlands.

Section 17.31.160 of the proposed Zoning Ordinance restricts uses and development in marine habitats, implementing Policy CE 6: Protection of Marine Habitats. Section 17.25.170 of the proposed Zoning Ordinance also requires new developments to incorporate BMPs for stormwater management to minimize impacts to water quality from increased runoff volume, which implements Policy CE 10, Watershed Management and Water Quality. Therefore, impacts on water

quality resulting from the proposed Zoning Ordinance would not be greater than those analyzed in the 2006 FEIR, would not have the potential to result in new significant water quality impacts and would not negatively affect the GP/CLUP policies cited as impact mitigation measures.

Impact 3.9-4 Alterations in Existing Drainage Patterns and Downstream Flooding and Erosion (Class II)

The 2006 FEIR concluded that new impervious surfaces resulting from buildout of the GP/CLUP could alter existing drainage patterns and increase the volume of stormwater runoff. This could result in an increase in drainage flows, potentially causing flooding or erosion impacts downstream. The 2006 FEIR identifies nine policies (Policies LU 1, CE 2, CE 6, CE 7, CE, 10, PF 8, SE 1, SE 6, and TE 6) that would reduce this impact. These GP/CLUP policies discourage construction in sensitive areas and require a detailed hydraulic study to determine impacts if construction is necessary. Implementing these policies would reduce the impact to a less-than-significant level.

The proposed Zoning Ordinance implements the land use development designations established in the GP/CLUP and would not allow new development in areas where such development is prohibited or restricted under the General Plan. In addition, the proposed Zoning Ordinance directly implements the GP/CLUP policies mentioned above by establishing various requirements and standards that protect ESHAs such as buffer zones and use restrictions. The proposed Zoning Ordinance requires new developments to incorporate BMPs for stormwater management to minimize impacts water quality from increased runoff volumes and calls for ongoing maintenance of stormwater management facilities. Therefore, impacts on water quality resulting from the proposed Zoning Ordinance would not be greater than those analyzed in the 2006 FEIR, would not have the potential to result in new significant visual resource impacts and would not negatively affect the GP/CLUP policies cited as impact mitigation measures.

Impact 3.9-5 Construction of Structures or Housing in a 100-Year Flood Hazard Area (Class II)

The 2006 FEIR determined that new development associated with GP/CLUP buildout located within the boundary of the 100-year floodplain could expose people or structures to risks from flooding. The 2006 FEIR identifies four policies (policies SE 1, SE 6, SE 11, and PF 8) that would reduce this impact to a less-than-significant level. These policies focus on restricting development in hazardous areas, minimizing potential damage to structures and danger to life caused by flooding, and promoting emergency preparedness.

The proposed Zoning Ordinance implements the land use development designations established in the GP/CLUP and would not allow new development in areas where such development is restricted under the General Plan. Chapter 17.32 of the proposed Zoning Ordinance sets regulations and standards for floodplain management, which includes requiring a Floodplain Development Permit for new developments within any area of special flood hazard established by FEMA (Section 17.32.030)). Section 17.32.040 of the proposed Zoning Ordinance also requires that facilities prepare an Emergency Response Plan, as well as a Flood Control Plan (on a project-by-project basis) (Section 17.32.040(M). Therefore, impacts on flooding threats resulting from the proposed Zoning Ordinance would not be greater than those analyzed in the 2006 FEIR, would not have the potential to result in new significant flooding impacts and would not negatively affect the GP/CLUP policies cited as impact mitigation measures.

Impact 3.9-6 Risk to New Development from Inundation by a Tsunami, Mudslide, or Seiche (Class II)

The 2006 FEIR determined that new development associated with GP/CLUP buildout located within existing areas subject to tsunamis or mudslides could expose people or structure to risks from flooding, damage, or injuries. The 2006 FEIR identifies five policies (policies SE 1, SE 4, SE 5, SE 11, and PF 8) that would reduce this impact to a less-than-significant level. These policies focus on restricting development in hazardous areas, minimizing potential damage to structures and danger to life caused by seismic events and related hazards, regulating developments in erosion-prone zones, and promoting emergency preparedness.

The proposed Zoning Ordinance implements the land use development designations established in the GP/CLUP and would not allow new development in areas where such development is restricted under the General Plan. In addition, the proposed Zoning Ordinance establishes specific erosion control requirements in erosion-prone areas such as the hillsides and Coastal Zone. These requirements include minimizing grading and excavations, specifying standards to safely size, site, and design development in these hazardous areas (ex: height limits, retaining walls, natural contouring), and requiring geotechnical reports in certain areas. Therefore, impacts on tsunami- and mudslide-related hazards resulting from the proposed Zoning Ordinance would not be greater than those analyzed in the 2006 FEIR, would not have the potential to result in new significant hazard impacts and would not negatively affect the GP/CLUP policies cited as impact mitigation measures.

Impact 3.9-7 Increase in Point Source and Nonpoint Source Pollution from New Development (Class II)

The 2006 FEIR determined that new development associated with GP/CLUP buildout would increase the amount of wastewater and runoff generated. In addition, facilities developed under the GP/CLUP could result in the release of hazardous materials to surface or ground water, and other new commercial or industrial uses could result in point-source discharges associated with production processes. However, these impacts would be reduced by the enforcement of requirements tied to NPDES permits (individual NPDES permits and the City's Municipal Stormwater NPDES Permit). The 2006 FEIR identifies five policies (policies SE 1, SE 4, SE 5, SE 11, and PF 8) that would reduce these impacts to a less-than-significant level. These policies focus on protecting water quality in streams, marine and shoreline areas, implementing stormwater BMPs, and minimizing water contamination risks from hazardous materials and facilities.

The proposed Zoning Ordinance implements the land use development designations established in the GP/CLUP and would not allow new development in areas where such development is restricted under the General Plan. The proposed Zoning Ordinance also directly implements the GP/CLUP policies mentioned above by establishing various requirements and standards that protect ESHAs in Chapter 17.31 such as buffer zones and use restrictions, including streams, marine, and shoreline areas. In addition, the proposed Zoning Ordinance requires new developments to incorporate BMPs for stormwater management to minimize impacts water quality from increased runoff volumes and calls for ongoing maintenance of stormwater management facilities in Section 17.25.170.

The proposed Zoning Ordinance contains regulations for oil and gas facilities in Chapter 17.38, which includes requiring automatic shut-off valves to limit spills from pipelines in coastal resource

areas. The proposed Zoning Ordinance also establishes performance standards for all use, handling, storage, and transportation hazardous materials in Section 17.40.070. These include complying with State regulations and codes, submitting a hazard assessment to the Zoning Administrator for all new hazardous facilities, and preventing hazardous discharge or runoff. Therefore, impacts on point source and nonpoint source pollution resulting from the proposed Zoning Ordinance would not be greater than those analyzed in the 2006 FEIR, would not have the potential to result in new significant hazard impacts and would not negatively affect the GP/CLUP policies cited as impact mitigation measures.

Impact 3.9-8 Risk to New Development from Dam Failure and Resultant Flooding (Class III)

The 2006 FEIR determined that in the unlikely scenario that the Bradbury Dam failed, resulting floodwaters would travel through the Santa Ynez Valley, and not through the Goleta planning area. This impact is considered less than significant. The proposed Zoning Ordinance does not have any impact on the Bradbury Dam, which is located outside of the City of Goleta. In addition, as noted above, the proposed Zoning Ordinance implements the GP/CLUP policies related to flood preparedness through multiple regulations and standards. Thus the potential impact would not be greater than the impact identified in the 2006 FEIR.

MITIGATION MEASURES

No modifications to General Plan policies are required to implement the proposed Zoning Ordinance provisions and no additional mitigation measures are needed above those specified in the 2006 FEIR.

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3.10 Noise

Section 3.10 identifies changes to noise conditions in the City of Goleta since preparation of the GP/CLUP 2006 FEIR and GP/CLUP 2009 SEIR and addresses potential noise impacts of the proposed Zoning Ordinance. This issue area covers stationary and mobile noise sources, sensitive noise receptors and vibration.

Environmental Setting

PHYSICAL SETTING

Section 3.11 of the 2006 FEIR describes the existing outdoor noise environment within the City boundary. This section identifies updates to the noise conditions have been identified since the adoption and implementation of the 2006 FEIR.

Noise Sensitive Land Uses

The GP/CLUP defines sensitive noise receptors as users or types of uses that are interrupted (rather than merely annoyed) by relatively low levels of noise. Land uses such as: residential neighborhoods, schools, libraries, hospitals, auditoriums, certain open spaces, and publicly assembly places are considered noise-sensitive uses.

Noise Fundamentals and Terminology

The following discussion presents a summary of acoustical terms used to describe and discuss noise in this section.

Sound is a physical phenomenon consisting of minute vibrations that travel through a medium, such as air, and are sensed by the human ear. Sound is generally characterized by several variables, including frequency and intensity. Intensity describes the sound's loudness and is measured in decibels (dB). Decibels are measured using a logarithmic scale, which displays the value of a physical quantity using intervals corresponding to orders of magnitude versus a linear scale. A sound level of 0 dB is approximately the threshold of human hearing and is barely audible under extremely quiet listening conditions. Normal speech has a sound level of approximately 60 dB. Sound levels above approximately 110 dB begin to be felt inside the human ear as discomfort and eventually pain at 120 dB and higher levels. The minimum change in the sound level of individual events that an average human ear can detect is about 1 to 2 dB. A 3 to 5 dB change is readily perceived. A change in sound level of about 10 dB is usually perceived by the average person as a doubling of the sound's loudness.

Noise is generally defined as loud, unpleasant, unexpected, or undesired sound that is typically associated with human activity and that interferes with or disrupts communication. Although exposure to high noise levels has been demonstrated to cause hearing loss, the principal human response to environmental noise is annoyance. The response of individuals to similar noise events is diverse and influenced by the type of noise, perceived importance of the noise, and its appropriateness in the setting, time of day, type of activity during which the noise occurs, and sensitivity of the individual.

Sound from a tuning fork contains a single frequency (a pure tone), but most sounds one hears in the environment consist of a broad band of frequencies differing in sound level rather than a single frequency. The method commonly used to quantify environmental sounds consists of evaluating all frequencies of a sound according to a weighting system that reflects that human hearing is less sensitive at low frequencies and extremely high frequencies than at the mid-range frequencies. This is called "A weighting," and the decibel level measured is called the A-weighted sound level (dBA). In practice, the level of a noise source is measured using a sound level meter that includes a filter corresponding to the dBA curve.

Although the dBA may adequately indicate the level of environmental noise at any instant in time, community noise levels vary continuously. Most environmental noise includes a mixture of noise from distant sources that creates a relatively steady background noise in which no particular source is identifiable. A single descriptor called the equivalent sound level (L_{eq}) may be used to describe sound that is changing in level. L_{eq} is the energy-mean dBA during a measured time interval. It is the "equivalent" constant sound level that would have to be produced by a given source to equal the acoustic energy contained in the fluctuating sound level measured. In addition to the energy-average level, it is often desirable to know the acoustic range of the noise source being measured. This is accomplished through the maximum L_{eq} (L_{max}) and minimum L_{eq} (L_{min}) indicators that represent the root-mean-square maximum and minimum noise levels measured during the monitoring interval. The L_{min} value obtained for a particular monitoring location is often called the acoustic floor for that location.

Another sound measure known as the Day-Night Average Sound Level (L_{dn} or DNL) represents the average sound level for a 24-hour day and is calculated by adding a 10 dB penalty only to sound levels during the night period (10:00 p.m. to 7:00 a.m.). The L_{dn} descriptor is typically used to define acceptable land use compatibility with respect to noise. Because of the time-of-day penalties associated with the L_{dn} descriptor, the L_{eq} for a continuously operating sound source during a 24-hour period will be numerically less. Thus, for a facility operating continuously for periods of 24 hours, the L_{eq} will be 6 dB lower than the L_{dn} value. But for a facility that only operates during daytime hours, with evening and nighttime background sound levels being significantly quieter, L_{eq} can approach and be nearly equal to the corresponding L_{dn} value over the same 24-hour period. To provide a frame of reference, sound levels of typical noise sources and environments are provided in **Table 3.10-1**.

Humans are better able to perceive changes in a noise level versus changes to an absolute noise level. Potential responses of persons to changes in the noise environment are usually assessed by evaluating differences between the existing and total predicted future noise environments. The following relationships of perception and response to quantifiable noise changes are used as a basis for assessing potential effects of these changes in environmental noise level:

- Except in a carefully controlled laboratory condition, a change of 1 dBA is very difficult to perceive.
- In the outside environment, a 3 dBA change is considered just perceptible.
- An increase of 5 dBA is considered readily perceptible and would generally result in a change in community response.
- A 10 dBA increase is perceived as a doubling in loudness and would likely result in a widespread community response.

Similar to L_{dn}, the Community Noise Equivalent Level (CNEL) is another oft-used descriptor of average sound level for a daytime cycle, but considers 7:00 p.m. to 10:00 p.m. as "evening" hours that are penalized with an addition of 5 dB increase to the actual hourly L_{eq}. Hence, a calculated CNEL value will typically be slightly higher than L_{dn} over the same 24-hour period.

Table 3.10-1: Typical Sound Levels in the Environment and Industry

Common Outdoor Activities	*Noise Level (dB)*	*Common Indoor Activities*
	110	Rock Band
Jet Fly-over at 300 meters (1,000 feet)	100	
Gas Lawn Mower at 1 meter (3 feet)	90	
Diesel Truck at 15 meters (50 feet), at 80 kilometers/hour (50 miles/hour)	80	Food Blender at 1 meter (3 feet) Garbage Disposal at 1 meter (3 feet)
Noisy Urban Area, Daytime Gas Lawn Mower at 30 meters (100 feet)	70	Vacuum Cleaner at 3 meters (10 feet)
Commercial Area Heavy Traffic at 90 meters (300 feet)	60	Normal Speech at 1 meter (3 feet)
Quiet Urban Daytime	50	Large Business Office Dishwasher Next Room
Quiet Urban Nighttime	40	Theater, Large Conference Room (Background)
Quiet Suburban Nighttime	30	Library
Quiet Rural Nighttime	20	Bedroom at Night, Concert Hall (Background)
	10	Broadcast/Recording Studio
Lowest Threshold of Human Hearing	0	Lowest Threshold of Human Hearing

Source: Caltrans 1998

Finally, ambient noise refers to the outdoor sound environment, represented by an A-weighted SPL measured at a specific location (and over a defined time period) and is an amalgam of all acoustical contributions—both close and distant—in the location's vicinity. The 2006 FEIR included a presentation of such measurements conducted at representative positions throughout the City, near and far from dominant noise producers like vehicular traffic and railroad or air traffic.

Vibration Fundamentals

Groundborne vibration propagates from the source through the ground to adjacent buildings by surface waves. Vibration may be composed of a single pulse, a series of pulses, or a continuous oscillatory motion. Vibration information for this analysis has been described in terms of the peak particle velocity (PPV), measured in inches per second, or vibration level measured with respect to root-mean-square vibration velocity in decibels (VdB), with a reference quantity of 1 micro inch per second (1 micro inch = 0.000001 inch).

Vibration energy dissipates as it travels through the ground, causing the vibration amplitude to decrease with distance from the source. High-frequency vibrations reduce more rapidly than low frequencies. In far-afield zones distant from a source, the low frequencies tend to dominate. Soil properties also affect the propagation of vibration. When groundborne vibration interacts with a building, usually a ground-to-foundation coupling loss occurs, but the vibration also can be amplified by the structural resonances of the walls and floors. Vibration in buildings typically is perceived as rattling of windows, shaking of loose items, or the motion of building surfaces. In

some cases, the vibration of building surfaces also can be radiated as sound and heard as a low-frequency rumbling noise, known as groundborne noise.

Groundborne vibration is generally limited to areas within a few hundred feet of certain types of industrial operations and construction/demolition activities, such as pile driving. Road vehicles rarely create enough groundborne vibration amplitude to be perceptible to humans unless the receiver is in immediate proximity to the source or the road surface is poorly maintained having uneven surface conditions. Sensitivity to vibration varies by frequency and by receiver. Generally, people are more sensitive to low-frequency vibration. Human annoyance is also related to the number and duration of events; the more events that occur or the greater the duration, the more annoying vibration becomes.

Existing Noise Levels

Mobile Noise Sources

The 2006 FEIR notes that traffic from surface transportation systems—both road and rail—and aviation activity, are the primary mobile sources of ambient outdoor noise in the City, and can be considered as the most significant acoustical contributors to the local sound environment.

Vehicular Traffic. Vehicular traffic is one of the most pervasive noise sources in the City. The noise produced by motor vehicles, including automobiles, trucks, buses and motorcycles, primarily occurs on roadways and may potentially expose various sensitive land uses to excessive noise levels. The speed of a vehicle is directly correlated to the noise level; an increase in speed causes an increase in noise level. Roadways generating significant noise levels in the project area include US-101, SR-217, Hollister Avenue, Storke Road, Glen Annie Road, Los Carneros Road, Fairview Avenue, and Patterson Avenue. Noise levels adjacent to US-101 range from 75 to 90 dBA, while noise levels adjacent to major arterials in the City can be as high as 85 dBA. Table 3.11-1 in the 2006 FEIR summarizes traffic noise levels for 2005 conditions. As discussed in Chapter 3.12, Transportation and Circulation, the amount of vehicular traffic within the City of Goleta has generally declined overall compared to the 2005 levels that were used as the baseline conditions in the 2006 FEIR and 2009 SEIR.

Railroad. The Union Pacific Railroad Company (UPRR) conducts operations on tracks parallel to and south of the Highway US 101 (US 101) that cross east-west bisecting the City. Maximum sound levels (Lmax) of passing trains range from 96 to 100 dBA at a distance of 100 feet from the tracks (City of Goleta 2006). Amtrak trains use the Goleta tracks four to five times a day traveling both northbound and southbound (Amtrak 2014). Freight trains transport loads at various unscheduled intervals on a daily basis.

Air Traffic. The primary source of aircraft noise near the City is the Santa Barbara Airport (SBA). The SBA is the busiest commercial service airport between San Jose and Los Angeles and is owned and operated by the City of Santa Barbara. The airport has three runways: one east-west runway and two parallel north-south runways, both of which primarily serve small general aviation aircraft.

Stationary Noise Sources

Industrial Noise. Industrial land uses have the potential to generate noise within their immediate operating environments. The scope and degree to which noise impacts are generated are reliant upon various factors, including but not limited to: type of activity, hours of operation and location.

In the City, industrial uses are comprised primarily of high-tech or light-industrial manufacturing firms. There are also automotive repair shops, welding/fabrication facilities, concrete mixing operations and lumber yards. Industrial uses are dominantly located south of US 101 along Aero Camino, south of Hollister Avenue and east of SBA.

At City locations where industrial noise contribution is an audible or even dominant acoustical contributor, changes to the ambient sound environment resulting from the addition, alteration or removal of industrial projects or facilities on industrial-zoned land uses since the 2006 FEIR could be perceptible (i.e., 3 or more dBA). Perceptible changes in noise are dependent on factors such as distance between the listener location and the industrial noise source under consideration. At other City locations, aggregate industrial noise contribution to the ambient may not be distinct, but is perceived as part of the audible "background." In these locations, one might reasonably expect this industrial-related background sound component to gradually increase (or decrease) and generally relate to industrial development growth (or decline).

Commercial and Residential Noise. Commercial noise sources may include, but are not limited to: mechanical equipment, generators, building heating, ventilation and air conditioning (HVAC), pool/spa equipment, amplified music, sporting events, and car horns.

At City locations where commercial noise contribution is an audible or even dominant acoustical contributor, changes to the ambient sound environment resulting from the addition, alteration or removal of commercial projects or facilities on commercially-zoned land uses since the 2006 FEIR could be perceptible (i.e., 3 or more dBA) and depend on factors such as distance between the listener location and the commercial noise source under consideration. At other locations, where aggregate commercial noise contribution to the ambient may not be distinct but is perceived as part of the audible "background," one might reasonably expect this commercial-related background sound component to gradually increase (or decrease) and generally relate to commercial development growth (or decline).

Similarly, while new residential noise sources, such as added HVAC, pool/spa equipment, and sprinklers would be expected to logarithmically add to the background sound level, the change may be imperceptible at locations where the ambient sound environment is dominated by transportation noise sources.

Existing Vibration Levels

Existing levels of vibration vary with City location and the proximity of temporary (construction activity) and permanent (industrial machinery or processes, as well as surface transportation) sources. In general, however, existing ambient or background vibration is expected to be below 65 vibration velocity level in decibels (VdB) and thus not considered perceptible (FTA 2006).

REGULATORY SETTING

The following section lists previous regulations, and includes a description of new or modified regulatory changes applicable to the implementation of the proposed Zoning Ordinance. Refer to the 2006 FEIR and 2009 SEIR for a full description previously listed relevant regulations.

Federal

Previously reviewed applicable federal regulations include:

- Noise Control Act (NCA) of 1972 (42 U.S.C. §§4901-4918)
- Environmental Protection Agency (EPA Levels Document, Report No. 556/9-74-004)
- Housing and Urban Development (HUD, 44 Federal Register [FR] 135:40860–40866, January 23, 1979)
- Federal Aviation Administration (FAA, 14 Code of Federal Regulations [CFR] Part 150, "Airport Noise Compatibility Planning")
- Abatement of Highway Traffic Noise and Construction Noise, Federal Highway Administration 23 CFR 772)
- Transit Noise and Vibration Impact Assessment of 1995, FTA

No additional applicable federal regulations have been identified.

State

Previously reviewed applicable State regulations include:

- General Plan Laws
- California Noise Insulation Standards, California Administrative Code, Title 25, Chapter 1, Subchapter 1 (California Noise Insulation Standards are currently found in California Code of Regulations, Title 24, Part 2)
- Noise Standards, California Division of Aeronautics (California Code of Regulations, Title 21, Section 5000 et seq.)
- California Environmental Quality Act, Public Resources Code Section 21000 et seq.
- State Aeronautics Act, Public Utilities Code, Section 21670 et seq.
- Health and Safety Code Sections 17922.6 and 46000 et seq.
- Title 18 (Industrial Relations) California Code of Regulations, Title 8 Section 5095
- Vehicle Code Section 27200 et seq.

No additional applicable State regulations have been identified.

Local

Previously reviewed applicable local regulations include:

- Airport Land Use Plan

Updated applicable local regulations include the following:

City of Goleta Municipal Code, 9.09.020, Certain Noises Prohibited:

"A) It shall be unlawful to make, assist in making, permit, continue, create, or cause to be made, any loud and unreasonable noise, music, percussion or other sound which is broadcast outside of any residence or building by means of any amplified musical instrument, drum, or similar device, or by means of any radio, loudspeaker, sound amplifier or phonograph, or by means of or employing any similar device which amplifies and produces, reproduces or broadcasts sound, during any of the following periods of time:

1. The night and following morning of any Sunday, Monday, Tuesday, Wednesday, or Thursday between the hours of 10:00 p.m. of such day and 7:00 a.m. the following morning; or

2. The morning hours after midnight of any Friday or Saturday, between 12:00 midnight, following such day, and 7:00 a.m. the following morning.

B) Within such time periods, and for the purposes of this chapter, a loud and unreasonable sound shall include any sound created by means prohibited above which is clearly discernable at a distance of 100-feet from the property line of the property upon which it is broadcast or which is at any level of sound in excess of 60 dBA at the edge of the property line of the property upon which the sound is broadcast, as such sound would be measured on a sound measuring instrument meeting American National Standard Institute's Standard SI.4-1971 (or more recent revision thereof) for Type 1 or Type 2 sound level meters or an instrument and the associated recording and analyzing equipment which provide equivalent data, or inside of a neighboring residence."

City of Goleta General Plan

The adopted GP/CLUP contains numerous policies that relate to environmental noise in the Noise Element. The following GP/CLUP policies and implementation actions are relevant to environmental noise:

- Policy NE 1: Noise and Land Use Compatibility Standards
- Policy NE 2: Traffic Noise Sources
- Policy NE 3: Airport Noise
- Policy NE 4: Railway Noise
- Policy NE 5: Industrial and Other Point Sources
- Policy NE 6: Single-Event and Nuisance Noise
- Policy NE 7: Design Criteria to Attenuate Noise

Impact Analysis

SIGNIFICANCE CRITERIA

City of Goleta Environmental Thresholds and Guidelines Manual

The City's adopted Environmental Thresholds and Guidelines Manual (Thresholds Manual) (City of Goleta 2003) provides specific thresholds for conducting CEQA analysis. Section 12 of the Thresholds Manual, Noise Thresholds, provides guidance for assessing the significance of noise impacts associated with a proposed project.

The following are thresholds of significance for assisting in the determination of significant noise impacts:

a. A proposed development that would generate noise levels in excess of 65 dBA CNEL and could affect sensitive receptors would generally be presumed to have a significant impact.

b. Outdoor living areas of noise sensitive uses that are subject to noise levels in excess of 65 dBA CNEL would generally be presumed to be significantly impacted by ambient noise. A significant impact would also generally occur where interior noise levels cannot be reduced to 45 dBA CNEL or less.

c. A project would generally have a significant effect on the environment if it would increase substantially the ambient noise levels for noise sensitive receptors adjoining areas. Per item a., this may generally be presumed when ambient noise levels affecting sensitive receptors are increased to 65 dBA CNEL or more. However, a significant effect may also occur when ambient noise levels affecting sensitive receptors increase substantially but remain less than 65 dBA CNEL, as determined on a case-by-case level.

d. Noise from grading and construction activity proposed within 1,600 feet of sensitive receptors, including schools, residential development, commercial lodging facilities, hospitals or care facilities, would generally result in a potentially significant impact. According to the USEPA guidelines, the average construction noise is 95 dBA at a 50-foot distance from the source. A 6 dB drop occurs with a doubling of the distance from the source. Therefore, locations within 1,600 feet of the construction site would be affected by noise levels over 65 dBA. Construction within 1,600 feet of sensitive receptors on weekdays outside of the hours of 8 a.m. to 5 p.m. and on weekends would generally be presumed to have a significant effect. Noise attenuation barriers and muffling of grading equipment may also be required. Construction equipment generating noise levels above 95 dBA may require additional mitigation.

CEQA Thresholds (Appendix G)

Implementation of the proposed Zoning Ordinance would have a potentially significant impact on noise if it would:

Criterion 1: Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.

Criterion 2: Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels.

Criterion 3: A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project.

Criterion 4: A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project.

Criterion 5: 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 expose people residing or working in the project area to excessive noise levels.

Criterion 6: For a project within the vicinity of a private airstrip, would expose people residing or working in the project area to excessive noise levels.

METHODOLOGY

In the 2006 FEIR, potential sources of direct and indirect noise throughout the City of Goleta were identified as: 1) exposure of noise sensitive areas from a single-event and nuisance noise sources; 2) increased traffic due to development; 3) exposure of proposed sensitive land uses to railway noise; 4) exposure of noise sensitive land uses to stationary sound sources; and 5) exposure of noise sensitive land uses to airport noise. A comparison of the existing and proposed zoning districts, zoning provisions, and zoning map was made to determine if the proposed Zoning Ordinance would have the potential to cause any new or more substantial noise-related impacts, compared to the 2006 FEIR.

SUMMARY OF IMPACTS

The 2006 FEIR identified the following noise-related impacts from buildout of the General Plan:

Significant Unavoidable Impacts (Class I)

- Short-term exposure of noise sensitive land uses to noise from single-event and nuisance noise sources (Impact 3.11-1)
- Long-term exposure of existing or planned noise sensitive receptors uses to increased noise (Impact 3.11-2)
- Long-term exposure of proposed noise sensitive land uses to traffic noise (Impact 3.11-3)
- Long-term exposure of proposed noise sensitive land uses to railway noise (Impact 3.11-4)
- Long-term exposure of proposed noise sensitive land uses to industrial and other point sources (Impact 3.11-5)

Adverse, but Not Significant Impacts (Class III)

- Long-term exposure of proposed noise sensitive land uses to airport noise (Impact 3.11-6)

The Goleta General Plan Noise Element includes numerous policies to help reduce these impacts, though five of the impacts—one short-term and four long-term impacts—remain significant (Class I), as noted. Furthermore, with respect to Impacts 3.10-3, 3.10-4 and 3.10-5, the 2006 FEIR notes that additional mitigation will be required where feasible and, in some cases, development may be extensively limited or prohibited in order to limit the exposure of noise sensitive uses to traffic, railroad, or commercial and industrial noise that would exceed the City's noise compatibility standards. The proposed Zoning Ordinance would not change these conclusions.

None of the proposed zoning regulations would result in new or substantially more severe impacts than identified in the 2006 FEIR or 2009 SEIR. The proposed Zoning Ordinance provisions applicable to noise include land use compatibility standards; noise level mitigation requirements, including buffers, barriers, and other attenuation; requirements for acoustical studies for certain projects; traffic reduction requirements; standards specific to airport-related noise; industrial/commercial zone noise reduction requirements; single-event and construction noise requirements; specific design and control methods; and roadway development regulations. Development density and roadway development guidelines are also established in the Land Use and Transportation and Circulation elements of the General Plan, and the proposed Zoning Ordinance implements these provisions for the various districts. The Zoning Ordinance includes provisions for maximum lot development, mitigation of transportation and circulation impacts for certain types of uses, and limitations on delivery hours for certain types of facilities.

The following discussion focuses on impacts identified in the 2006 FEIR. No additional or different impacts would occur as a result of the proposed Zoning Ordinance and no additional mitigation measures are required. As previously discussed, vehicle traffic has been shown to have decreased overall since adoption of the 2006 FEIR.

IMPACTS

Impact 3.10-1 Short-term Impacts from Exposure of Noise Sensitive Land Uses to Noise from Single-Event and Nuisance Noise Sources (Class I)

The 2006 FEIR concluded that noise sensitive land uses in the City may be exposed to single-event and nuisance noise sources as a result of construction associated with the GP/CLUP buildout or from other temporary, short-term activities. The 2006 FEIR identifies three policies (Policies NE 1, NE 6 and NE 7), which would place specific limits on single-event and nuisance noise sources. Despite these policies, it was determined that there would still likely be occasional instances where practical limitations would preclude reducing noise to a less-than-significant level; thus, the impact was determined to be significant and unavoidable. The proposed Zoning Ordinance would implement the land use development and specific noise-attenuation standards established in the GP/CLUP, consistent with development policies analyzed in the 2006 FEIR (Section 17.40.080(E)). The proposed Zoning Ordinance includes new and specific requirements for noise mitigation where noise exceeds acceptable limits, which will mitigate this potentially significant impact (Section 17.40.080(A)). Therefore, implementation would not result in any new significant or increase in noise impacts.

Impact 3.10-2 Impacts from Exposure of Existing or Planned Noise Sensitive Receptors Uses to Increased Noise (Class I)

The 2006 FEIR concluded that adoption of the GP/CLUP would result in traffic volumes relative to those that would occur under the No Action Alternative on some streets, and that the adoption of the GP/CLUP is not anticipated to increase aircraft, train, commercial, or industrial operations in the City. However, the 2006 FEIR listed a number of roadways where traffic noise on adjacent parcels was predicted to increase to a level exceeding 65 dBA CNEL under the GP/CLUP, and stated that interior noise levels could also increase to exceed 45 dBA CNEL, assuming nominal exterior-to-interior noise reduction of 20 dB.

The 2006 FEIR identified two policies—NE 2 and NE 7—that would help to limit increases in traffic noise along existing roadways by attenuating traffic noise through specific standards for use of barriers, techniques for roadways, and site design requirements. Even with implementation of the identified policies, increased noise levels would be likely remain in some cases, precluding reduction of noise increases to a less-than-significant level. The proposed Zoning Ordinance includes provisions to implement the policies described in the GP/CLUP. In areas where interior noise levels could also increase to exceed 45 dBA CNEL, the proposed Zoning Ordinance requires mitigation of noise impacts to conditionally acceptable levels and incorporation of noise-attenuation measures to achieve and maintain interior noise levels of 45 Ldn (CNEL) (Sections 17.17.050 and 17.40.080(E)(1)). There is no discretion in the application of these provisions; they would apply to all noise-sensitive uses (e.g. schools, hospitals, religious institutions, and residences), meaning the impacts would only affect non-sensitive uses. Section 17.40.080(D) allows for the Zoning Administrator to require an acoustical study for any proposed project that would locate a noise source with the potential to increase noise levels to unacceptable levels near an existing sensitive receptor or locate a noise sensitive land use near an existing known or potentially known intrusive noise source, such as a freeway, arterial roadway, industrial facility, or airport traffic pattern. In addition, as described in Chapter 3.12, Transportation and Circulation, 2013 data has demonstrated that traffic volumes have decreased, rather than increased, since adoption of the 2006 FEIR. As vehicular traffic is one of the most pervasive noise sources in the City, a decrease in traffic volumes may indicate that noise impacts are not as great as forecast in the 2006 FEIR. As a result, no additional impacts or substantial increase in noise impacts would occur.

Impact 3.10-3 Impacts from Exposure of Proposed Noise Sensitive Land Uses to Traffic Noise (Class I)

As described in the 2006 FEIR, a number of areas planned for development of noise sensitive land uses could be exposed to traffic noise exceeding 65 dBA CNEL with buildout of the GP/CLUP, and assuming nominal exterior-to-interior noise reduction of 20 dB, these noise sensitive land uses could also be exposed to interior noise exceeding 45 dBA CNEL. Policies NE 1, NE 2, and NE7 were identified in the 2006 FEIR to reduce impacts the exposure of noise sensitive uses to traffic noise. These policies include utilizing land use compatibility standards and requiring mitigation to reduce noise to an acceptable level, as well as requiring specific standards for use of barriers, techniques for roadways, and site design requirements. Though implementation of the specified policies which could also require extensive limitations on development, they would not necessarily reduce noise impacts to a less-than-significant level in all cases. However, as discussed for Impact 3.10-2, the proposed Zoning Ordinance includes provisions to implement the policies described in the GP/CLUP. As discussed above in Impact 3.10-2, the proposed Zoning Ordinance requires

noise-attenuation measures for all sensitive uses, thereby minimizing the potential impact. Table 17.40.080(A) includes maximum noise levels that will be used in review of all discretionary permits, and conditions of approval may be imposed to minimize or eliminate incompatibilities. Transportation uses have a normally acceptable maximum range of 50 to 70 dBA. Section 17.40.080(B) provides for maximum normally unacceptable or clearly unacceptable noise levels in Table 17.40.080(A) to be adjusted according to certain provisions, and allows for no more than one increase in the maximum permissible noise level on each property. Section 17.40.080(D) allows for the Zoning Administrator to require an acoustical study for any proposed project that would locate a noise source with the potential to increase noise levels to unacceptable levels near an existing sensitive receptor or locate a noise sensitive land use near an existing known or potentially known intrusive noise source, such as a freeway or arterial roadway. In addition, as noted in Chapter 3.13, Transportation and Circulation, 2013 data has demonstrated that traffic volumes have decreased, rather than increased, since adoption of the 2006 FEIR. As vehicular traffic is one of the most pervasive noise sources in the City, a decrease in traffic volumes may indicate that noise impacts are not as great as forecast in the 2006 FEIR. Therefore, no additional impacts or substantial increase in noise impacts from exposure of proposed noise sensitive uses to traffic noise would occur as a result of the proposed Zoning Ordinance.

Impact 3.10-4 Impacts from Exposure of Proposed Noise Sensitive Land Uses to Railway Noise (Class I)

The 2006 FEIR determined that, under the GP/CLUP, a number of areas planned for residential development could be exposed to railroad noise exceeding 65 dBA CNEL, and that interior noise levels could also increase to exceed 45 dBA CNEL, assuming nominal exterior-to-interior noise reduction of 20 dB. Policies NE 1, NE 4, and NE 7 were identified to reduce exposure of noise sensitive uses to railroad noise that would exceed the City's noise compatibility standards, and include utilizing land use compatibility standards and requiring mitigation to reduce noise to an acceptable level, requiring railway-specific noise-reduction measures, and site design requirements, as well as potentially prohibiting development in certain areas. However, occasional instances could still occur that would preclude reducing noise impacts to a less-than-significant level in all cases. The proposed Zoning Ordinance includes provisions to implement the majority of the described policies from the GP/CLUP. As discussed above in Impact 3.10-2, the proposed Zoning Ordinance requires noise-attenuation measures for all sensitive uses, thereby minimizing the potential impact. Table 17.40.080(A) includes maximum noise levels that will be used in review of all discretionary permits, and conditions of approval may be imposed to minimize or eliminate incompatibilities. Transportation uses have a normally acceptable maximum range of 50 to 70 dBA. Section 17.40.080(B) provides for maximum normally unacceptable or clearly unacceptable noise levels in Table 17.40.080(A) to be adjusted according to certain provisions, and allows for no more than one increase in the maximum permissible noise level on each property. Section 17.40.080(D) allows for the Zoning Administrator to require an acoustical study for any proposed project that would locate a noise source with the potential to increase noise levels to unacceptable levels near an existing sensitive receptor or locate a noise sensitive land use near an existing known or potentially known intrusive noise source, such as a railway. Accordingly, no additional impacts or substantial increase in impacts on proposed noise sensitive land uses from railway noise would occur from adoption of the proposed Zoning Ordinance.

Impact 3.10-5 Impacts from Exposure of Proposed Noise Sensitive Land Uses to Industrial and Other Point Sources (Class I)

The 2006 FEIR concluded that noise from the Venoco Ellwood Onshore Oil and Gas Processing Facility exceeds 65 DBA CNEL at certain locations along its property line and that one existing site has the potential to be exposed to noise from the facility, although a number of areas planned for residential development could be exposed to commercial or industrial noise exceeding this level as a result of the 2030 buildout. Three policies (NE 1, NE 5, and NE 7) were identified to reduce industrial and other point source noise levels. These policies consist of utilizing land use compatibility standards and requiring mitigation to reduce noise to an acceptable level, requiring industrial and other point source noise-reduction measures, including measures specific to reducing noise at the Venoco Ellowood Onshore Oil and Gas Processing Facility, and site design requirements, as well as potentially prohibiting development in certain areas. Occasional instances where practical limitations would preclude reducing noise impacts to a less-than-significant level would still likely occur even with implementation of these policies. However, the proposed Zoning Ordinance includes provisions to implement the described policies from the GP/CLUP, including those specific to the Ellwood Onshore Oil and Gas Processing Facility. Table 17.40.080(A) includes maximum noise levels that will be used in review of all discretionary permits, and conditions of approval may be imposed to minimize or eliminate incompatibilities. Industrial uses have a normally acceptable maximum range of 50 to 70 dBA. Section 17.40.080(B) provides for maximum normally unacceptable or clearly unacceptable noise levels in Table 17.40.080(A) to be adjusted according to certain provisions, and allows for no more than one increase in the maximum permissible noise level on each property. Section 17.40.080(D) allows for the Zoning Administrator to require an acoustical study for any proposed project that would locate a noise source with the potential to increase noise levels to unacceptable levels near an existing sensitive receptor or locate a noise sensitive land use near an existing known or potentially known intrusive noise source, such as an industrial facility. Accordingly, no additional impacts or substantial increase in impacts on proposed noise sensitive land uses from industrial and other point sources beyond those described in the 2006 FEIR would occur from adoption of the proposed Zoning Ordinance.

Impact 3.10-6 Impacts from Exposure of Proposed Noise Sensitive Land Uses to Airport Noise (Class I)

The 2006 FEIR concluded that exposure of proposed noise sensitive land uses to airport noise would be less than significant, as none of the areas planned for development of noise sensitive land uses in the GP/CLUP would be exposed to aircraft noise exceeding 65 dBA CNEL. Nonetheless, three policies—NE 1, NE 3, and NE 7—were identified to further reduce the likelihood of a proposed noise sensitive land use being exposed to aircraft noise exceeding 65 CNEL. These policies consist of utilizing land use compatibility standards and requiring mitigation to reduce noise to an acceptable level, requiring airport-specific noise-reduction measures, and site design requirements. The proposed Zoning Ordinance includes provisions to implement the majority of the described policies from the GP/CLUP. Table 17.40.080(A) includes maximum noise levels that will be used in review of all discretionary permits, and conditions of approval may be imposed to minimize or eliminate incompatibilities. Transportation uses have a normally acceptable maximum range of 50 to 70 dBA. Section 17.40.080(B) provides for maximum normally unacceptable or clearly unacceptable noise levels in Table 17.40.080(A) to be adjusted according to certain

provisions, and allows for no more than one increase in the maximum permissible noise level on each property. Section 17.40.080(D) allows for the Zoning Administrator to require an acoustical study for any proposed project that would locate a noise source with the potential to increase noise levels to unacceptable levels near an existing sensitive receptor or locate a noise sensitive land use near an existing known or potentially known intrusive noise source, such as an airport traffic pattern. Thus, no additional impacts on proposed noise sensitive land uses from airport noise would result from adoption of the proposed Zoning Ordinance.

MITIGATION MEASURES

No modifications to General Plan policies are required to implement the proposed Zoning Ordinance provisions and no additional mitigation measures are needed above those specified in the 2006 FEIR.

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3.11 Public Services and Utilities

Section 3.11 identifies changes to public services and utilities conditions in the City of Goleta since preparation of the GP/CLUP 2006 FEIR and GP/CLUP 2009 SEIR. This section addresses: police and fire protection, water supply and demand, waste management, solid waste, schools, libraries and private utilities.

Environmental Setting

PHYSICAL SETTING

Section 3.12 of the 2006 FEIR describes the existing public services and utilities conditions within the City boundary. Numerous updates to the existing public services and utilities conditions have been identified since the preparation of the 2009 SEIR; the supplemental analysis utilizes the following Existing Conditions as a baseline.

Police Protection

Police services are provided to the City through the Santa Barbara County Sheriff's Department by contract. The contract assigns three Sheriff's Deputies and a Sheriff's Sergeant and/or Sheriff's Senior Deputy to police the City. The vehicle fleet is identified by the City of Goleta logo and consists of five Patrol Units, one Traffic Pick-up and four Traffic Unit motorcycles. The City of Goleta is divided into three basic beat areas - each with two roving supervisors allowing for a response time of five minutes and 31 seconds. The City police operate out of three locations: a privately owned "storefront" in Old Town on Hollister Avenue, Camino Real Marketplace and Santa Barbara Sheriff Department headquarters located north of Calle Real between Turnpike and El Sueno Roads in unincorporated County of Santa Barbara.

Fire Protection Services

The City of Goleta receives fire protection and related services through the Santa Barbara County Fire Protection District (SBCFD). SBCFD is a regional agency servicing over 1,441 square miles and serving a Countywide population of approximately 165,000 people. There are three fire stations located within City boundaries; Stations 11, 12 and 14; each maintains different equipment and monitors various service areas. **Table 3.11-1** provides a summary of the personnel, equipment and service area of each station. As of 2014, a design firm has been selected to design a new fire station in Western Goleta to meet National Fire Protection Association (NFPA) guidelines for emergency response time. However, construction is pending preparation and adoption of Memorandum of Understanding between the City of Goleta and the County of Santa Barbara for design, development, and operation of the future station.

The average response time throughout the City is five minutes, although the western edge of the City and northern areas may experience a longer response time due to the high number of dense housing developments, a resort, and an oil and gas processing facility (City of Goleta 2014). The Santa Barbara Airport (SBA) maintains a fire station and nine personnel, however this station is only responsive to incidents occurring in the Airport Operating Area (City of Santa Barbara 2014).

Table 3.11-1: Fire Protection Service Stations

Station	*Location*	*Fire Protection Services Personnel*	*Equipment*	*Service Area*	*Population Served*	*Population per Firefighter*
11	6901 Frey Way	6	Type 1 Engine USAR Vehicle 100-foot Ladder Truck Two jet-skis Utility truck	City of Goleta west of Los Carneros and North of El Colegio Road, and unincorporated areas of SB County north and west of the City of Goleta	26,061	4,344
12	5530 Calle Real	3	Type 1 Engine Type 3 Engine Reserve Type 1 Engine	Area bordered by Fairview Avenue, Fowler Road, Cathedral Oaks Road and north of the City	19,530	6,510
14	320 Los Carneros	3	Type 1 Engine Type 3 Engine	South of Los Padres National Forest, North of Hollister Avenue, east of Glenn Annie Road and west of Fairview Avenue	6,423	2,141
Total					**52,014**	**4335**

Source: City of Goleta 2014, Santa Barbara County Fire Department, US Census 2010.

A firefighter-to-population ratio of one firefighter on duty 24 hours a day for every 2,000 in population is considered "ideal," although a countywide ratio (including rural areas) of one firefighter per 4,000 population is the absolute minimum standard. Considering the daytime population in Goleta due to employees and customers, all fire stations within Goleta fell short of this service standard as of 2014.

A ratio of one engine company per 16,000 population, assuming four firefighters per station, represents the maximum population that the Santa Barbara County Fire Department has determined can be adequately served by a four-person crew. Fire stations 11 and 12 (see Table 8-1) did not satisfy this standard as of 2014. Currently, two out of the three stations that serve Goleta are staffed with only three-person crews. The National Fire Protection Association (NFPA) guidelines state that engine companies shall be staffed with a minimum of four on-duty personnel.

Water Supply and Demand

This section provides an overview of the existing water supply infrastructure and utilities operating in the City and data on current and projected water supply and demand.

Water Supply

The Goleta Water District (GWD) is the water purveyor for the City and surrounding unincorporated areas. **Table 3.11-2** shows the current and projected supplied for GWD. The GWD serves approximately 87,000 customers in the City of Goleta and surrounding unincorporated areas. GWD facilities include approximately 270 miles of waterlines. Water is treated through the Corona Del Mar Water Treatment Plant, which has a normal treatment capacity of 24 million gallons per day (MGD). GWD maintains eight reservoirs with a total combined capacity of approximately 20.2 million gallons (GWD 2011; GWD 2014).

GWD receives water from four sources: the Lake Cachuma Project (9,322 acre-feet per year [AFY] in non-drought conditions); surface water from the State Water Project (3,800 AFY in non-drought conditions); groundwater from the Goleta Central Subbasin (2,350 AFY in non-drought conditions); and recycled water (up to 1,150 AFY and a total capacity potential of 3,000 AFY). These sources are expected to provide approximately 16,622 AFY of water to the GWD through the year 2030 **(**GWD 2011**)**.

Table 3.11-2: Current and Projected Water Supplies (AFY)

	Year					
Water Supply Source	*2010*	*2015*	*2020*	*2025*	*2025*	*2030*
Existing Supplies						
Cachuma Project	9,322	9,322	9,322	9,322	9,322	9,322
State Water Project[1]	3,800	3,800	3,800	3,800	3,800	3,800
Groundwater	2,350	2,350	2,350	2,350	2,350	2,350
Recycled water	1,150	1,150	1,150	1,150	1,150	1,150
Total Existing Supplies	**16,622**	**16,622**	**16,622**	**16,622**	**16,622**	**16,622**

Source: GWD 2010

In the past 15 years, GWD has received approximately 76 percent of its water supplies from Lake Cachuma, 16 percent from the SWP, 6 percent from recycled water, and 2 percent from the GGWB (GWD 2011).

Cachuma Project

The GWD is entitled to 9,322 acre-feet per year (AFY) from the Cachuma Project, a reservoir located north of Goleta in the Santa Ynez Mountains. The project was constructed for a total capacity of 190,000 AF, by the U.S. Bureau of Reclamation in the early 1950's. The Cachuma Project is comprised of the Bradbury Dam, Tecolote Tunnel, South Coast Conduit, and various water conveyance facilities. Water is diverted from Cachuma Lake through the Tecolote Tunnel, which extends through the Santa Ynez Mountains to the South Coast Conduit at Glen Annie

Reservoir for use in the City. The South Coast Conduit delivers water to GWD's Corona Del Mar Treatment Plant (GWD 2010; GWD 2011).

There are three types of Cachuma Project water: entitlement water, carryover water, and spill water serving GWD. The GWD is entitled to, or has a legal right by contract to 9,322 AF of water. When the GWD does not consume all of its entitled water, it is considered carryover water and that supply can be recalled in later years. When Cachuma overflows, credited carryover water is considered to be spill water and is considered to be lost water. Therefore, GWD attempts to consume carryover water first. Historically, the Cachuma Project has been a reliable source of water for GWD; however, recent drought conditions have significantly stressed the supply (GWD 2010; GWD 2011).

The GWD is part of an ongoing Exchange Agreement with the Santa Ynez River Water Conservation District, Improvement District Number 1, whereby water from the Cachuma Project is exchanged for SWP water. This agreement results in a direct exchange (i.e., 1:1 ratio) not supplying additional water for GWD distribution (GWD 2010).

State Water Project

GWD has a SWP allocation of 3,800 AFY, and an additional 450 AFY to function as a drought buffer through the Central Coast Water Authority (CCWA). Water from the SWP is stored in the Cachuma Lake and drought buffer water from the CCWA is stored in the San Luis Reservoir, located in the eastern slopes of the Diablo Range of Merced County. SWP water is more expensive than groundwater, and is of better quality; however, during drought conditions in Northern California, the GWD must pump local groundwater to maintain an adequate supply when SWP allocations decrease. SWP reliability is a concern for all customers due to the highly variable annual deliveries.

Groundwater

GWD has adjudicated water rights to 2,350 AFY of groundwater from the GGWB through the Wright Judgment. As of 2009, the water storage level in the groundwater basin was 43,253 AF (GWD 2010; GWD 2011). GWD has five operational groundwater production wells located in the North and Central Subbasins; the total extraction and treatment capacity for these wells is 3,600 AFY (or 300 AF per month). GWD extraction wells are also used to inject water into the basin for storage or 'banking' for future withdrawal (GWD 2010). Reliability of groundwater is currently high, and is carefully balanced by the need to maintain a drought buffer to ensure a reliable supply if or when Cachuma Project or SWP supplies are reduced.

Future Water Supplies

Existing and projected future water supplies (by source) for the years 2015 through 2030 are represented above in **Table 3.11-1**. Based on the current pumping and treatment facilities, water allocations from the aforementioned sources yield almost 16,622 AFY and meet demand under average hydrologic conditions with a surplus of approximately 3,400 AFY. Current supplies are provided by three average and relatively constant sources. Water from the SWP constitutes one of the main sources of water for the City, however, water allocations can vary due to the drought conditions (DWR 2014; GWD 2010).

According to GWD's Water Supply Management Plan (GWD 2011), demand is projected to remain stable throughout average and drought condition scenarios; however, Cachuma Project potable water experiences a notable decrease in current available supply. The only supply that remains stable during both average and drought scenarios is recycled water.

Recycled Water

The GSD provides GWD with recycled water for distribution to 19 recycled water users. Although the wastewater treatment plant (WWTP) operated by GSD can produce a maximum capacity of 3,000 AFY of recycled water, however the existing production volume is 1,150 AFY (GWD 2011; GWD 2010). There is high reliability for recycled water delivery as the amount of wastewater into the GSD is constant even in severe drought conditions due to its source. Production remains below maximum capacity primarily due to a lack of demand and the potential need for additional infrastructure to transport this wastewater to new users.

Water Demand

Existing water demand in the GWD's service area is calculated based on the average quantity of water consumed between 2008 and 2010. The average demand for water within the GWD service area is 13,143 AFY. **Table 3.11-3** shows water demand for future years, calculated using water modeling forecasts in the UWMP. Increased water demand is primarily attributed to population growth within the GWD's service area. As shown in **Table 3.11-3,** single-family residential units (as a use category), comprise the largest water demand, followed by the commercial and industrial users, agricultural uses, and multi-family residential uses (GWD 2010).

Table 3.11-3: Projected Water Demand by Use Type (AFY)

	Year				
Use Type	*Current*	*2015*	*2020*	*2025*	*2030*
Single-family residential	4,757	4,950	5,151	5,361	5,579
Multi-family residential	1,910	1,988	2,069	2,153	2,240
Commercial/industrial	3,253	3,384	3,522	3,665	3,814
Park and landscape irrigation	375	375	375	375	375
Agricultural	2,848	2,848	2,848	2,848	2,848
Subtotal Estimated Demand without Conservation	13,141	13,545	13,965	14,402	14,856
Conservation (2% by 2015, 5% by 2020)	0	271	698	720	743
Total Estimated Demand with Conservation	**13,141**	**13,274**	**13,267**	**13,682**	**14,113**

Source: GWD 2010

Wastewater

The Goleta West Sanitary District (GWSD) and the Goleta Sanitary District (GSD) provide wastewater collection and treatment services to the City of Goleta and the larger Goleta Valley. Wastewater from both these facilities is treated at the GSD WWTP. The WWTP is able to handle a peak dry weather flow of 9.72 million gallons per day (MGD). The WWTP produces effluent, or

discharge, that has gone through secondary treatment, a portion of which is distributed throughout the City via the recycled water system and another portion of which is blended with primary effluent before ocean discharge.

Goleta West Sanitary District

The GWSD provides wastewater collection, treatment and disposal services for the western portion of the City and the unincorporated community of Isla Vista. GWSD is an independent public agency that handles wastewater disposal for approximately 32,000 people. GWSD is a contractual user of the GSD treatment plant and owns 40.78 percent capacity rights, equivalent to 3.96 million gallons per day (MGD) (GWSD 2011).

Goleta Sanitary District

The GSD provides wastewater collection, treatment and disposal services for the eastern portion of the City, and includes wastewater received from GWSD. The GSD also serves the University of California at Santa Barbara; the SBA; and certain County of Santa Barbara facilities. GSD is an independent local public agency and provides services for approximately 80,000 people. The GSD treatment plant, located adjacent to the City and Santa Barbara Municipal Airport on William Moffett Place, has a capacity of 9.72 million gallons per day (MGD). However it is permitted for a discharge of only 7.64 MGD as of the 2010 NPDES permit. This facility disposes of treated effluent by ocean outfall offshore from the Goleta Beach (GSD 2013).

The GSD service rates have increased since the 2006 FEIR. While the 2006 FEIR only discloses Single-family and Multiple-family residence rates; **Table 3.11-4** provides a comparison of the 2012 services rates to the 2006 service rates.

Table 3.11-4: Goleta Sanitary District Service Rates

Rate Categories	*2012 Service Rates*	*2006 Rate*
Single-family residence	$453.63 per residence per year	$260.00
Condominiums, mobile home spaces	$367.53 per unit per year	$203.00
Multiple family residences (Apartments, trailers, duplexes, triplexes)	$367.53 per unit per year	N/A
Motels	$261.18 per unit per year	N/A
Commercial establishments (grocery, service, and other retail stores, theaters)	$367.53 per unit per year	N/A
Markets	$826.37 per 74,095 gallons used	N/A
Office suites	$77.57 per equivalent office unit (EOU)	N/A
Doctors and dental offices, churches	$453.63 per 74,095 gallons used	N/A
Bars, cocktail lounges, taverns	$72.63 per seat	N/A
Restaurants, food service facilities	$857.02 per 74,095 gallons used	N/A
Take-out or drive-in	$835.65 per 74,095 gallons used	N/A
Beauty salons and barber shops	$367.53 per unit	N/A
Laundromats and dry cleaners	$400.58 per 74,095 gallons	N/A
Service stations	$465.15 per unit per year	N/A
Car wash	$358.83 per 74,095 gallons used	N/A
Factories, industrial plants, water bottling or water treatment plant	$385.34 per 74,095 gallons used	N/A
Mortuaries	$2,280.78 per unit	N/A
Hospitals	$432.75 per 74,095 gallons used	N/A
Schools (nursery, elementary, secondary)	$23.05 per average daily attendance	N/A
Boys and girls clubs	$11.52 per average daily attendance	N/A
Animal shelters (kennels, veterinary clinics)	$453.63 per 74,095 gallons used	N/A
Banks, machine shops, auto repair	$412.31 per unit per year	N/A
Photographic processing plant	$824.63 per unit per year	N/A
Auditoriums, dance halls, recreation buildings	$385.34 per 74,095 gallons used	N/A
Private clubs with recreational facilities	$453.63 per 74,095 gallons used	N/A
Service stations with trailer dump facilities	$1,521.17 per unit per year	N/A

Source: GSD 2012.

Solid Waste

Solid waste services are the responsibility of Santa Barbara County Public Works Department within Goleta, which includes the collection, recycling, disposal, and mitigation of illegal dumping. Solid waste management and collection in the City is provided by MarBorg Industries. Waste generated in Goleta is handled at the South Coast Recycling and Transfer Station (Transfer Station) where recyclable and organic materials are sorted out and the remaining solid waste is disposed of at the County owned and operated Tajiguas Landfill.

The 80-acre Tajiguas Landfill is located 15 miles west of the City with a capacity of 23.3 million cubic yards and is permitted to operate through 2020. The Transfer station receives and processes 550 tons of waste per day. A Draft Environmental Impact Report has been released for the Resource Recovery Project (RRP), led by the County's Public Works Department in collaboration with the City of Goleta and other local jurisdictions to reduce the amount of municipal solid waste (MSW) disposal in the landfill. The RRP includes facilities that remove recyclables and anaerobically digests organic material currently buried at the landfill. Upon implementation of the RRP, landfill recycling rate is anticipated to be greater than 80 percent. Additionally, one megawatt of renewable energy is estimated to be produced from combustion of bio solids in the proposed anaerobic digester which would result in a decline of emitted greenhouse gases (County of Santa Barbara 2014). Implementation of the RRP is anticipated to extend the landfills operational term beyond 2020, by reducing MSW disposal rates, increasing recycling and extracting landfill bio solids.

Energy Services and Communication Companies

Energy services are privately provided through Southern California Edison (SCE) and the Southern California Gas Company (SCGC). Landline telecommunications and internet services are provided privately through Verizon; internet and television services are provided through Cox Communications, however there are a number of additional wireless or cellular, providers within the City.

Public Schools

The Goleta Union School District (GUSD) and Santa Barbara Unified School District (SBUSD) provide public education services for City residents. The GUSD serves a community area of approximately 80,000 people which includes the City as well as surrounding unincorporated areas of the Goleta Valley. GUSD owns and operates ten schools: Brandon, Ellwood, Kellogg, and La Patera, which are located within the City, and El Camino, Foothill, Hollister, Isla Vista, Mountain View, and the Goleta Family School located in unincorporated County of Santa Barbara. The GUSD serves approximately 3,700 elementary school students; grades K–3 have an average class size of 20 students, and grades 4-6 have an average class size of 24 students.

The GUSD employs over 253 certified staff and maintains special education support services (GUSD 2014). The Santa Barbara Elementary and Santa Barbara Secondary School Districts were consolidated in 2011 and became the Santa Bara Unified School District. The SBUSD oversees thirteen elementary schools, four junior high schools, and five high schools. These include the secondary schools of Dos Pueblos High School (DPHS) with an average class size of 26 students and Goleta Valley Junior High School (GVJH) with an average of 28 students; both of which are located within the City limits (City of Goleta 2014, SBUSD 2014).

Library Services

Library services in the City are operated by the Santa Barbara Public Library System. The 1.68-acre library site includes a 15,437-square-foot building, surrounding parking and a total of 25 employees, 20 are part-time staff. The library maintains a collection of over 78,000 books available for City residents.

Parks and Recreation Facilities

Section 3.8 "Land Use, Housing and Recreation" discusses parks and recreation facilities in detail.

REGULATORY SETTING

The following section lists previous regulations, and includes a description of new or modified regulations applicable to the proposed Project. Refer to the 2006 FEIR and 2009 SEIR for a full description of previously listed relevant regulations.

Federal

No applicable federal regulations have been identified for the public services and utilities.

State

Previously reviewed applicable state regulations include:

- Senate Bill 610, Water Supply Assessments (Water Code Sections 10910 and 10912)
- California Environmental Quality Act, Public Resources Code Section 21000 et seq.
- California Coastal Act, Section 30000 et seq.
- California Government Code Sections 65000 - 66037, 66410 - 66499.58

Additional applicable state regulations include:

Mandatory Recycling. (Public Resources Code Section 42649)

In 2012, the Office of Administrative Law approved a commercial regulation that requires businesses that generate 4 or more cubic yards of commercial solid waste per week and multi-family residential dwellings with over 5 units to arrange for recycling services.

Local

Previously reviewed applicable local regulations include:

City of Goleta Zoning Ordinances

Existing City Zoning Ordinances are not applicable in the context of this SEIR as they will be replaced by the proposed Zoning Ordinance.

Additional applicable local regulations include:

City of Goleta Climate Action Plan

The City's General Plan Conservation Element Policy CE-IA-5 requires the development of a GHG reduction plan, referred to as the Climate Action Plan (CAP). The City released a draft CAP on May 22, 2014. The primary purposes of the CAP are to provide a roadmap for the City to achieve GHG reductions, compliance with California laws and regulations, and serve as require mitigation for the City's General Plan. The CAP includes an inventory of Greenhouse Gas (GHG) emissions in the City from 2007 to generate a baseline for measurement; a forecast of GHG emissions for 2020 and 2030 to be consistent with the planning horizon of the General Plan as well

as state legislation; the identification of potential actions to reduce GHG emissions; a roadmap for monitoring and reporting of future GHG emissions; and the identification of funding sources for implementation. A number of measures in the CAP serve to reduce GHG emissions also serve to reduce energy use, including building energy measures, renewable energy measures, community choice aggregation, and municipal measures.

City of Goleta General Plan

The adopted GP/CLUP contains numerous policies and implementation actions relevant to public services and utilities in the City. The Public Facilities, Land Use, Safety and Conservation Elements all contain policies which reduce impacts involving public facilities and services, which are listed in the 2006 FEIR.

Impact Analysis

SIGNIFICANCE CRITERIA

City of Goleta Environmental Thresholds and Guidelines Manual

The City's adopted Environmental Thresholds and Guidelines Manual (Thresholds Manual) (City of Goleta 2003) provides specific thresholds for conducting CEQA analysis. Section 15, "School Thresholds," and Section 17, "Solid Waste Thresholds," provides guidance for assessing the significance of project impacts to area schools and the City's solid waste generation based on landfill capacity.

Schools

The project would have a significant impact if it would:

- Generate sufficient students to require an additional classroom (this assumes 29 students per classroom for elementary/junior high and 28 students per classroom for high school, based on the lowest student per classroom loading standards of the State school building program). This threshold is to be applied in those school districts which are currently approaching, at, or exceeding their current capacity.

Solid Waste

The project would have a significant impact if it would:

- Generate 5 percent or more of the expected average annual increase in waste generation thereby using a significant portion of the remaining landfill capacity (the numerical value associated with this 5 percent is approximately 196 tons per year increase). If a proposed project generates 196 or more tons per year, after receiving a reduction and recycling credit of 50 percent, impacts would be considered significant and unavoidable. A typical single-family residential project of 68 units or less would not trigger the threshold of significance

CEQA Thresholds (Appendix G)

Implementation of the proposed Zoning Ordinance would have a potentially significant impact on public services and utilities if it would:

Criterion 1: Result in substantial adverse physical impacts associated with the provision of, or need for, new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, to maintain acceptable service ratios, response times, or other performance objectives for any of the following public services:

- Fire protection
- Police protection
- Schools
- Parks
- Other public facilities;

Criterion 2: Exceed wastewater treatment requirements of the applicable RWQCCB;

Criterion 3: Require or result in the construction of new water or wastewater facilities, or expansion of existing facilities, the construction of which could cause significant environmental effects;

Criterion 4: Result in a determination by the wastewater treatment provider that serves or may serve the project that it does not have adequate capacity to serve the project's projected demand;

Criterion 5: Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs;

Criterion 6: Comply with federal, state, and local statutes and regulations related to solid waste;

Criterion 7: Depleted groundwater supplies or substantial interference with groundwater recharge; and/or

Criterion 8: Insufficient water supplies available from existing entitlements and resources.

METHODOLOGY

In the previous 2006 FEIR and 2009 SEIR, potential sources of direct and indirect impacts on public services and utilities throughout the City of Goleta were identified if the implementation of the GP/CLUP results in an increase in demand for the following: 1) fire services; 2) wastewater collection; 3) local school districts; 4) utility services; 5) landfill capacity and 6) library services. This impact section also evaluates the adequacy of water supply, which was previously covered in a separate "Water Resources" section in the 2006 FEIR and 2009 SEIR, but is addressed below to provide more consistency with the organization of CEQA Appendix G.

A comparison of the existing and proposed zoning districts, zoning provisions and zoning map was made to determine if the proposed Zoning Ordinance would have the potential to cause any new or more substantial impacts to public services and utilities, compared to the 2006 FEIR.

SUMMARY OF IMPACTS

The 2006 FEIR identified the following impacts on public services and utilities from buildout of the General Plan:

Significant, Mitigable Impacts (Class II)

- Increased demand for police protection (Impact 3.12-1);
- Increased demand for fire protection (Impact 3.12-2);
- Increased demand for wastewater collection, treatment and disposal (Impact 3.12-3);
- Increased demand for utility services (Impact 3.12-4);
- Increase demand on local school districts (Impact 3.12-5);
- Increased demand on library facilities (Impact 3.12-6);
- Adequacy of water supplies to serve new development (Impact 3.9-2); and
- Changes in groundwater supply resulting from new development (Impact 3.9-3).

Adverse, but Not Significant Impacts (Class III)

- Exceedance of capacity of landfills to accommodate additional solid waste (Impact 3.12-7).

No significant and unavoidable impacts (Class I) were identified in the 2006 FEIR.

The Goleta GP/CLUP Public Facilities Element, Safety Element, and Conservation elements include numerous policies to help reduce the above impacts to a less than significant level. None of the proposed zoning regulations would result in new or substantially more severe impacts than identified in the 2006 FEIR. Most impacts affecting public facilities relate to increased demand for services due to population growth, as a result of new construction under the General Plan. The proposed Zoning Ordinance implements the land use development designations established in the General Plan, and is consistent with the buildout analyzed in the 2006 FEIR.

The following discussion focuses on impacts identified in the 2006 FEIR. No additional or different impacts would occur as a result of the proposed Zoning Ordinance; therefore, no additional mitigation measures are required.

IMPACTS

Impact 3.11-1 Increased Demand for Police Protection (Class II)

Police protection services in the City are provided through the Santa Barbara County Sherriff's Department by contract. The 2006 FEIR concluded that implementing the GP/CLUP would create a greater demand for law enforcement services in the City of Goleta. The 2006 FEIR identifies

three policies (Policies PF 2, PF 3, and PF 9) which would ensure that acceptable police protection is provided. The implementation of these policies would reduce impacts on police protection services to less-than-significant levels.

The proposed Zoning Ordinance implements the land use development designations established in the GP/CLUP and therefore the amount of development and associated population growth would be consistent with the buildout estimated in the 2006 FEIR. The proposed Zoning Ordinance Update would not permit land uses of greater density than permitted under the General Plan and would not result in greater buildout population than allowed under the GP/CLUP. Therefore, there would be no new impacts on demand for police protection that have not been previously examined or adequately addressed in the 2006 FEIR.

Impact 3.11-2 Increased Demand for Fire Protection (Class II)

Fire protection services in the City are provided through the Santa Barbara County Fire Department (SBCFD). There are three fire stations located within City boundaries. As of 2014, construction of a new fire station in Western Goleta to meet National Fire Protection Association (NFPA) guidelines for emergency response time is pending.

The 2006 FEIR determined that implementing the GP/CLUP would increase demand for fire protection services in the City of Goleta, which currently does not meet standards. The 2006 FEIR identifies three policies (Policies PF 3, PF 9, and SE 7) that would ensure that fire protection is sufficient to accommodate projected growth, including the construction of a new fire station. The implementation of these policies would reduce impacts on police protection services to less-than-significant levels.

The proposed Zoning Ordinance implements the land use development designations established in the GP/CLUP. Buildout under the proposed Zoning Ordinance is consistent with maximum buildout estimated in the 2006 FEIR. The proposed Zoning Ordinance Update would not permit land uses of greater density than allowed under the GP/CLUP. Therefore, there would be no new impacts on demand for fire protection that have not been previously examined or adequately addressed in the 2006 FEIR.

Impact 3.11-3 Increased Demand for Wastewater Collection, Treatment, and Disposal (Class II)

The Goleta West Sanitary District (GWSD) and the Goleta Sanitary District (GSD) provide wastewater collection, treatment, and disposal services within the GWD area. The 2006 FEIR concluded that implementing the GP/CLUP would increase demand on the City's wastewater collection and service providers, GSD and GWSD. However, the existing facilities and service providers have sufficient, currently unused and available treatment capacity to accommodate the increased flows resulting from the buildout of the GP/CLUP. In addition, the 2006 FEIR identifies three policies (Policies PF 4, PF 7, and PF 9) that would ensure that appropriate wastewater infrastructure and treatment capacities accommodate projected growth. The implementation of these policies would reduce impacts on wastewater collection, treatment, and disposal to less-than-significant levels.

The proposed Zoning Ordinance implements the land use development designations established in the GP/CLUP and therefore the amount of future development and associated population growth would be consistent with the maximum buildout estimated in the 2006 FEIR. The proposed Zoning Ordinance Update would not permit land uses of greater density than allowed under the GP/CLUP. Therefore, there would be no new impacts on demand for wastewater services that have not been previously examined or adequately addressed in 2006 FEIR.

Impact 3.11-4 Increased Demand for Utility Services (Class II)

Southern California Edison (SCE) and the Southern California Gas Company (SCGC) provide energy services for the City. The 2006 FEIR determined that implementing the GP/CLUP would increase demand for utilities such as electricity and natural gas, but the level of service from gas and utility providers is considered adequate to cover projected population growth. The 2006 FEIR identifies five policies (Policies PF 6, PF 7, PF 8, PF 9, and CE 13) that would ensure that acceptable electricity and gas services are provided. The implementation of these policies would reduce impacts on utility service providers resulting from buildout of the GP/LUCP to less-than-significant levels.

The proposed Zoning Ordinance implements the land use development designations established in the GP/CLUP and therefore the amount of future development and associated population growth consistent with the maximum buildout estimated in the 2006 FEIR. In addition, in 2014, the City approved the CAP, which includes a number of measures that serve to further reduce the demand for energy, including building energy measures, renewable energy measures, community choice aggregation, and municipal measures. The land uses and densities in proposed Zoning Ordinance and Zoning Map are consistent with the densities allowed under the GP/CLUP. Therefore, there would be no new impacts on demand for utilities services that have not been previously examined or addressed in the 2006 FEIR.

Impact 3.11-5 Increased Demand on Local School Districts (Class II)

The Goleta Union School District (GUSD) and Santa Barbara Unified School District (SBUSD) provide public education services for City residents. In 2006, the GUSD was experiencing an approximate 4 percent annual decline in student attendance. The 2006 FEIR concluded that if this declining student trend continued, then GUSD facilities would not be adversely affected by implementation of the GP/CLUP. In addition, the 2006 FEIR identifies a policy (Policy PF 5) that would ensure that future development resulting from Plan implementation can be adequately served by the GUSD and former SBHSD, now renamed the SBUSD. The implementation of this policy would reduce student enrollment impacts on area schools resulting from buildout of the GP/LUCP to less-than-significant levels.

The proposed Zoning Ordinance implements the land use development designations established in the GP/CLUP and therefore the amount of future development and associated population growth would be consistent with the maximum buildout estimated in the 2006 FEIR. The land uses and densities in proposed Zoning Ordinance and Zoning Map are consistent with the densities and intensities allowed under the GP/CLUP. Therefore, there would be no new impacts on demand on local school districts that have not been previously examined or adequately addressed in the 2006 FEIR.

Impact 3.11-6 Increased Demand on Library Facilities (Class II)

The Santa Barbara Public Library System provides library services for the City. The 2006 FEIR concluded that implementing the GP/CLUP would increase the demand on library facilities, which were considered already inadequate at the time. The 2006 FEIR identifies three policies (Policies PF 2, PF 7, and PF 8) that would ensure that acceptable library services are provided. The implementation of these policies would reduce student enrollment impacts on area schools resulting from buildout of the GP/LUCP to less-than-significant levels.

The proposed Zoning Ordinance implements the land use development designations established in the GP/CLUP and therefore the amount of future development and associated population growth would be consistent with the maximum buildout estimated in the 2006 FEIR. The land uses and densities in proposed Zoning Ordinance and Zoning Map are consistent with the densities allowed under the GP/CLUP. Therefore, there would be no new impacts that would increase the demand on library facilities that have not been previously examined or adequately addressed in the 2006 FEIR.

Impact 3.11-7 Adequacy of Water Supplies to Serve New Development (Class II)

The Goleta Water District (GWD) is the water purveyor for the City and surrounding unincorporated areas. The 2006 FEIR determined that implementing the GP/CLUP would increase water demand from new commercial, residential, and industrial development. However, in normal years through 2030, GWD estimates that it would have sufficient supplies to meet all currently identified water demands, including those associated with the proposed maximum buildout under the GP/CLUP. In addition, the 2006 FEIR identifies five policies (Policies LU 1, LU 12, CE 15, PF 4, and PF 9) that would reduce impacts associated with the adequacy of water supplies to a less-than-significant level.

The proposed Zoning Ordinance implements the land use development designations established in the GP/CLUP and therefore the amount of future development and associated population growth would be consistent with the buildout estimated in the 2006 FEIR. The land uses and densities in proposed Zoning Ordinance and Zoning Map are consistent with the densities allowed under the GP/CLUP. Therefore, there would be no new impacts affecting the adequacy of water supplies that have not been previously examined or adequately addressed in the 2006 FEIR.

Impact 3.11-8 Changes in Groundwater Supply Resulting from New Development (Class II)

The 2006 FEIR determined that to meet the water demands of new developments resulting from the implementation of the GP/CLUP, the Goleta Water District (GWD) may need to increase groundwater pumping, particularly during a critical dry year. However, new development is not expected to decrease the groundwater supply such that other groundwater users were affected under any circumstance. Nonetheless, new development would also result in increased amounts of impervious surface, reducing the ability for stormwater to percolate and recharge the groundwater basin. The 2006 FEIR identifies four policies (Policies CE 2, CE 10, CE 15, and PF 4) that would help protect recharge areas, allow for stormwater infiltration, and limit the amount of new impervious surfaces. The implementation of these policies would reduce this impact to a less-than-significant level.

The proposed Zoning Ordinance implements the land use development designations established in the GP/CLUP and therefore the amount of future development and associated population growth would be consistent with the maximum buildout estimated in the 2006 FEIR. The proposed Zoning Ordinance Update would not permit land uses of greater density than allowed under the GP/CLUP. Therefore, there would be no new impacts on changes to groundwater supply that have not been previously examined or adequately addressed in the General Plan EIR. In addition, the proposed Zoning Ordinance features a chapter dedicated to Floodplain Management (Chapter 17.32), which requires all new development to incorporate Best Management Practices for stormwater management in their design. These include retention, detention, and filtration practices through landscaping practices, as well as the use of permeable paving materials. This would mitigate the effect of new development increasing impervious surfaces, and allow recharge of groundwater basins.

Impact 3.11-9 Exceedance of Capacity of Landfills to Accommodate Additional Solid Waste Stream (Class III)

All nonhazardous solid waste in the City and the surrounding South Coast area is handled at two local facilities: the South Coast Recycling and Transfer Station, and Tajiguas Landfill. The 2006 FEIR concluded that the incremental increase in solid waste generation resulting from buildout of the GP/CLUP is anticipated to have an adverse but less-than-significant impact on landfill capacity at Tajiguas Landfill. Implementation of Policy PF 9 would limit development in the event that landfill capacity is achieved, ensuring that impacts would remain less than significant.

The proposed Zoning Ordinance implements the land use development designations established in the GP/CLUP and therefore the amount of future development and associated population growth would be consistent with the maximum buildout estimated in the 2006 FEIR. The proposed Zoning Ordinance Update would not permit land uses of greater density than allowed under the GP/CLUP. Therefore, there would be no new impacts on landfill capacity that have not been previously examined or adequately addressed in the General Plan EIR.

MITIGATION MEASURES

No modifications to General Plan policies are required to implement the proposed Zoning Ordinance provisions and no additional mitigation measures are needed above those specified in the 2006 FEIR.

3.12 Transportation and Circulation

This section addresses transportation and traffic-related resources, including the circulation system for traffic along highways, roadways, pedestrian and bicycle paths and facilities, mass transit and air traffic, the system's design, emergency access routes, and related policies, plans, and programs. The analysis is primarily focused on any change in impacts from those described in the 2006 FEIR and 2009 SEIR with implementation of the proposed Zoning Ordinance provisions.

Environmental Setting

This subsection identifies and summarizes changes to the physical conditions and regulatory setting for the transportation and circulation system in the City of Goleta since preparation of the GP/CLUP 2006 FEIR and GP/CLUP 2009 SEIR.

PHYSICAL SETTING

Section 3.13 of the 2006 FEIR describes the existing conditions within the City. Numerous updates to traffic and circulation have been identified since the adoption and implementation of the 2006 FEIR. The analysis utilizes the following existing conditions section as a baseline condition, for comparison of impacts. Information from the 2006 FEIR based primarily on 2005 data and available updated information from 2013 represents the baseline condition.

Roadways

The functional classification of roadways in the City of Goleta, as described in the 2006 FEIR and 2009 SEIR, include:

- Freeways (highways)
- Major arterials
- Minor arterial streets
- Collector streets
- Local streets

Regional Highways

The portions of the US 101 and SR 217 that cross the City are designated as freeways for their entire length in the City of Goleta. The rights-of-way for both routes are controlled and managed by California Department of Transportation (Caltrans). Access into and through the City of Goleta is provided primarily by US 101. SR 217 connects US 101 with Hollister Avenue in the City, and

the University of California Santa Barbara (UCSB) south of the City. The most recent AADT data (2013) for these highways, within and around the City of Goleta are shown in **Table 3.12-1**.

Based on available data from Caltrans, daily traffic volumes on state highways that traverse the City have substantially declined from 2006 FEIR and 2009 SEIR documented levels, which used 2005 data as the baseline. With the exception of two study segments along State Route (SR) 217 and US 101—at Hollister Avenue—all other portions of SR 217 and US 101 have lower Average Annual Daily Traffic (AADT) traffic volumes compared to those documented in the 2009 SEIR, several of which have shown a decrease of between 10 and 15 percent.

Table 3.12 -1: Highway Average Annual Daily Traffic

Highway	*Milepost Number*	*Description*	*AADT (Year 2005)*[1]	*AADT (Year 2013)*[2]	*AADT Change*
US 101	21.41	Junction SR 217 South	119,000	115,000	-3%
	22.53	Fairview Avenue	92,000	79,400	-14%
	23.71	Los Carneros Road	80,000	71,000	-11%
	24.79	Glen Annie/Storke Road	67,000	65,000	-3%
	26.91	Hollister Avenue	35,000	35,400	1%
SR 217	0.94	Santa Barbara, Sandspit Road	16,600	12,000	-18%
	2.23	Hollister Avenue	16,300	17,000	4%
	2.76	Junction US 101	25,000	21,900	-12%

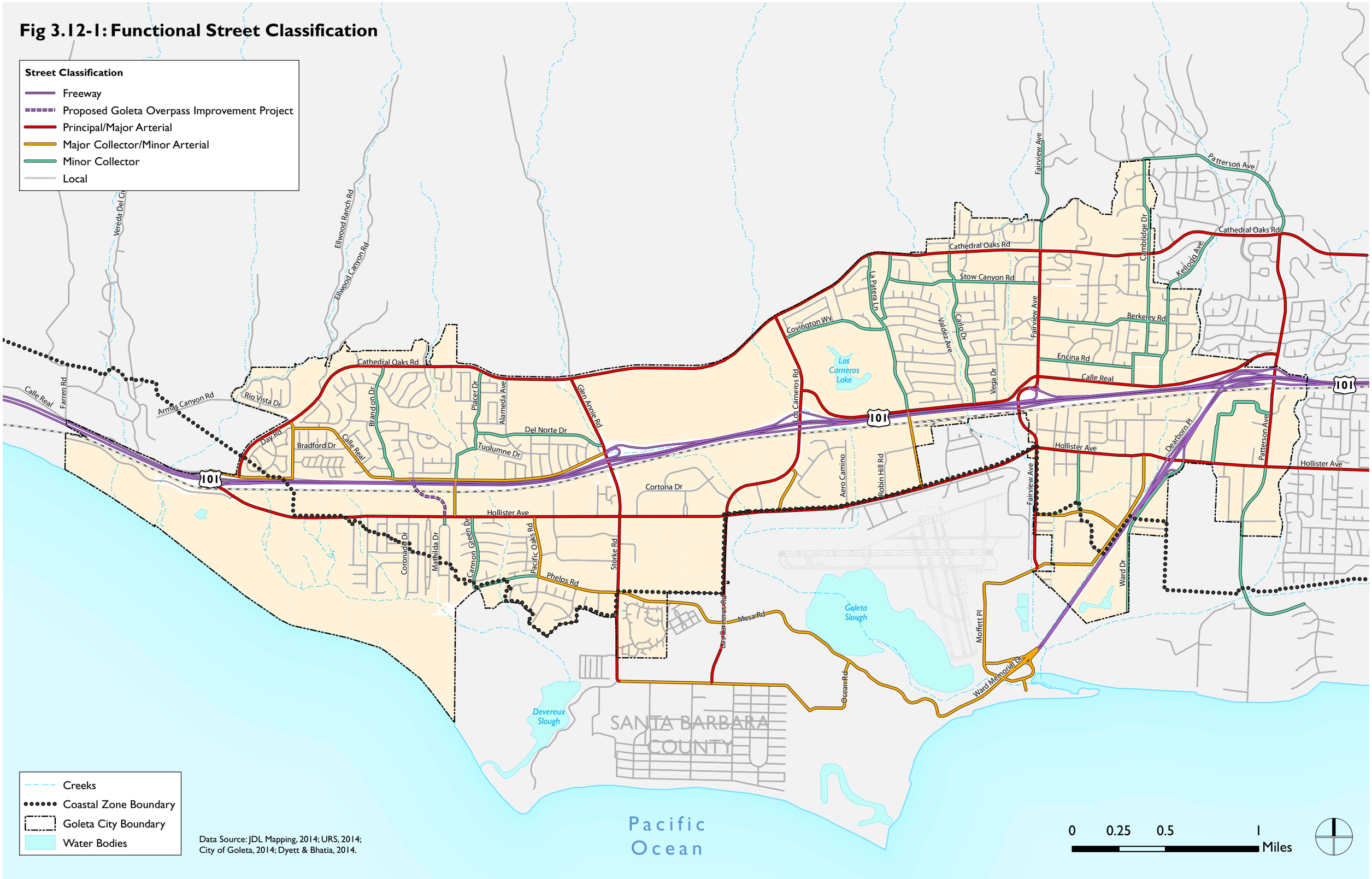
Sources:
1. Caltrans 2005, as provided in the 2006 FEIR and 2009 SEIR.
2. Caltrans 2013.

The functional classifications of Goleta area roadways are illustrated in **Figure 3.12-1**.

City Street Systems

Table 3.13-2 in the 2006 FEIR includes PM peak hour traffic volumes on arterial roadways for specific portions of representative intersections in the City (e.g., Hollister west of Fairview, Hollister east of Los Carneros) that were used for the existing condition baseline. While some sparse information for PM peak hour traffic volumes is available online in the same study from which some updated LOS levels was obtained, the PM peak hour traffic counts appear to measure the counts from the entire intersection or otherwise use a different methodology from what was used in the 2006 FEIR (i.e., .Los Carneros Rd/Hollister Ave, Fairview Ave/Hollister Ave). As a separate traffic study was not performed for this SEIR, corresponding 2013 PM peak level volumes on arterial roadways are not provided and LOS is used to measure traffic on arterial roadways, as described below.

Fig 3.12-1: Functional Street Classification



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Level of Service Concepts

Level of service (LOS) is an indicator of operating conditions on a roadway or at an intersection, and is defined in categories ranging from A to F. LOS A, B, and C are considered to be conditions with no to minimal delays. LOS D represents below average conditions, LOS E represents a roadway at its maximum capacity and LOS F represents severe traffic congestion.

Existing Intersection LOS

The volume-to-capacity ratio (V/C) or delay and corresponding LOS for local intersections listed in **Table 3.12-2** are shown to operate under the same or better LOS than documented in the 2006 FEIR and 2009 SEIR. **Table 3.12-2** provides the V/C or delay and LOS from the 2006 FEIR and 2009 SEIR, and information for several intersections from available 2013 data. The 2013 data exhibits a decreased V/C or delay and the same or improved LOS for those intersections for which data was available, supporting the City's conclusion that traffic growth has been less than projected since 2005.

Table 3.12-2: Intersection LOS

Map ID	*LOS Standard*	*Intersection Location*	*Traffic Control*	*FEIR V/C, or Delay(s)*	*2013 V/C or Delay(s)**	*LOS*	*2013 LOS**
1	C	Hollister Avenue/Calle Real	Unsignalized	13.9s	-	B	-
2	C	Hollister Avenue/Entrance Road	Signal	0.43	-	A	-
3	C	Hollister Avenue/Canon Green Drive	Unsignalized	19.3s	-	C	-
4	C	Hollister Avenue/Pacific Oaks Road	Signal	0.55	-	A	-
5	C	Hollister Avenue/Market Place Drive	Signal	0.57	-	A	-
6	C	Hollister Avenue/Storke Road	Signal	0.77	0.71	C	C
7	C	Storke Road/Market Place Drive	Signal	0.56	-	A	-
8	C	Storke Road/Phelps Road	Signal	0.42	-	A	-
9	C	Cathedral Oaks/Glen Annie Road	Signal	0.62	-	B	-
10	C	Glen Annie Road/Del Norte Drive	Unsignalized	9.5s	-	A	-
11	C	Glen Annie Road/Calle Real/US 101 NB Ramp	Signal	0.65	-	B	-
12	C	Storke Road/US 101 SB Ramp	Signal	0.51	-	A	-
13	C	Cathedral Oaks/Alameda Avenue	Signal	0.46	-	A	-
14	C	Cathedral Oaks/Los	Unsignalized	19.8s	-	C	-

Table 3.12-2: Intersection LOS

Map ID	*LOS Standard*	*Intersection Location*	*Traffic Control*	*FEIR V/C, or Delay(s)*	*2013 V/C or Delay(s)**	*LOS*	*2013 LOS**
		Carneros Road					
15	C	Los Carneros Road/Calle Real Road	Unsignalized	18.8s	-	C	-
16	C	Los Carneros Road/US 101 NB Ramp	Signal	0.56	0.52	A	A
17	C	Los Carneros Road/US 101 SB Ramp	Signal	0.71	0.66	C	B
18	C	Los Carneros Road/Calle Koral Road	Signal	0.70	0.62	B	B
19	C	Los Carneros Road/Castilian Drive	Signal	0.64	-	B	-
20	C	Los Carneros Road/Hollister Avenue	Signal	0.69	0.60	B	A
22	C	Los Carneros Road/Hollister Avenue	Signal	0.46	-	A	-
23	C	Hollister Avenue/Aero Camino Road	Signal	0.51	-	A	-
24	C	Hollister Avenue/La Patera Lane	Signal	0.60	-	A	-
25	C	Cathedral Oaks/Fairview Avenue	Signal	0.52	-	A	-
26	C	Fairview Avenue/Stow Canyon Road	Unsignalized	70.3s	-	F	-
27	C	Fairview Avenue/Encina Lane	Signal	0.46	-	A	-
28	C	Fairview Avenue/Calle Real	Signal	0.81	-	D	-
29	C	Fairview Avenue/US 101 NB Ramp	Signal	0.77	0.62	C	B
30	C	Hollister Avenue/Fairview Avenue	Signal	0.68	0.61	B	B
31	C	Hollister Avenue/Pine Avenue	Signal	0.65	-	B	-
32	C	Hollister Avenue/Rutherford Street	Signal	0.50	-	A	-
33	C	Cathedral Oaks Road/Cambridge Drive	Signal	0.31	-	A	-
35	C	Calle Real/Kellogg Avenue	Signal	0.38	-	A	-
36	C	Hollister Avenue/Kellogg Avenue	Signal	0.71	-	C	-
37	C	Hollister Avenue/SR 217	Signal	0.79	-	C	-

Table 3.12-2: Intersection LOS

Map ID	*LOS Standard*	*Intersection Location*	*Traffic Control*	*FEIR V/C, or Delay(s)*	*2013 V/C or Delay(s)**	*LOS*	*2013 LOS**
		SB Ramp					
38	C	Hollister Avenue/SR 217 NB Ramp	Signal	0.68	-	B	-
42	C	Patterson Avenue/US 101 NB Ramp	Signal	0.72	-	C	-
43	C	Patterson Avenue/US 101 SB Ramp	Signal	0.89	-	D	-
44	C	Patterson Avenue/Overpass Road	Signal	0.56	-	A	-
45	C	Hollister Avenue/Patterson Avenue	Signal	0.79	-	C	-
51	C	Fairview Avenue/US 101 SB Ramp	Signal	0.62	-	B	-
54	C	Hollister Avenue/US 101 NB Ramp	Unsignalized	8.5s	-	A	-
55	C	Ellwood Station Road/Calle Real	Unsignalized	8.4s	-	A	-
56	C	Hollister Avenue/US 101 SB Ramp	Unsignalized	11.6s	-	B	-
57	C	Winchester Canyon Road/Calle Real	Unsignalized	9.0s	-	A	-
58	C	Fairview Avenue/Ekwill Street	n/a	-	-	-	-
59	C	Fairview Avenue/Fowler Street	n/a	-	-	-	-
60	C	Ekwill Street/Pine Street	n/a	-	-	-	-
61	C	Ekwill Street/Kellogg Street	n/a	-	-	-	-
67	C	Cathedral Oaks Road/Calle Real	Unsignalized	10.8s	-	B	-
68	C	La Patera/Calle Real	n/a	-	-	-	-
69	C	La Patera/Cathedral Oaks Road	n/a	-	-	-	-
70	C	Hollister Avenue/Ellwood Station	n/a	-	-	-	-

* Updates from 2013 City of Goleta data obtained from the Marriott Residence Inn Project RFEIR Appendix Z. These updates demonstrate that the V/C or delay has decreased from those used in the 2009 SEIR and that, in some cases, the LOS has improved. Improvements to V/C or delay and LOS are shown in bold.

Existing Roadway Segment LOS

Similar to the preceding discussion, existing roadway LOS is anticipated to operate at the same or better conditions than documented in the 2009 SEIR. By using the older data, the 2009 SEIR provides a more conservative analysis of conditions.

The 2009 SEIR roadway segment analysis results were carried over in **Table 3.12-3**. As described later in this section under "Methodology," LOS is based upon the Average Daily Traffic (ADT) on the roadway, and the roadway classifications and thresholds based upon standards established by the City of Goleta. This table shows that three analyzed segments operate below the City of Goleta's standard of LOS C, while all other analyzed segments operate above the standard.

Table 3.12-3: Arterial Roadway LOS

Segment Location	*Roadway Classification*[1]	*Number of Lanes*	*ADT Threshold for LOS C*[1]	*Existing ADT*		*Under Threshold?*[2]
				Daily	*PM Peak*	
Hollister Avenue west of Patterson Avenue	Major Arterial	4	34,000	17,800	1,642	Yes
Hollister Avenue west of Fairview Avenue	Major Arterial	4	34,000	21,700	2,002	Yes
Hollister Avenue east of Los Carneros	Major Arterial	4	34,000	15,700	1,499	Yes
Hollister Avenue east of Storke Road	Major Arterial	4	34,000	20,300	2,023	Yes
Hollister Avenue east of US 101 Interchange	Major Arterial	2	14,300	6,500	707	Yes
Cathedral Oaks Road east of Fairview Avenue	Major Arterial	2	14,300	9,500	1,000	Yes
Cathedral Oaks Road east of Los Carneros Road	Major Arterial	2	14,300	9,200	902	Yes
Cathedral Oaks Road west of Glen Annie Road	Major Arterial	2	14,300	9,700	922	Yes
Cathedral Oaks Road north of US 101 Interchange	Major Arterial	2	14,300	2,000	206	Yes
Calle Real east of Los Carneros Road	Major Arterial	2	14,300	8,000	782	Yes
Calle Real west of Glen Annie Road	Minor Arterial	4	30,100	9,100	1,020	Yes
Glen Annie Road north of US 101 Interchange	Major Arterial	4	34,000	8,500	—	Yes
Storke Road south of US 101 Interchange	Major Arterial	4	34,000	40,000	3,044	No[2]
Storke Road south of Whittier Drive	Major Arterial	2	14,300	15,800	1,650	No[2]

Table 3.12-3: Arterial Roadway LOS

Segment Location	*Roadway Classification*[1]	*Number of Lanes*	*ADT Threshold for LOS C*[1]	*Existing ADT*		*Under Threshold?*[2]
				Daily	*PM Peak*	
Los Carneros north of US 101 Interchange	Major Arterial	4	34,000	12,200	1,144	Yes
Los Carneros south of US 101 Interchange	Major Arterial	4	34,000	20,800	2,551	Yes
Los Carneros south of Hollister Avenue	Major Arterial	2	14,300	20,500	1,811	No[2]
Fairview Avenue north of Calle Real	Major Arterial	4	34,000	14,700	1,274	Yes
Fairview Avenue south of US 101 Interchange	Major Arterial	4	34,000	25,000	2,871	Yes
Patterson Avenue south of US 101 Interchange	Major Arterial	4	34,000	25,100	2,548	Yes

Notes:

[1] Described in more detail in the Methodology section.

[2] Segments with ADT that exceed adopted threshold of LOS C (City of Goleta 2008):

- Storke Road – south of US 101 Interchange
- Storke Road – south of Whittier Drive
- Los Carneros Road – south of Hollister Avenue

Source: 2009 SEIR.

Public Transit

Public transit services within the City of Goleta are provided by the Santa Barbara Metropolitan Transit District (MTD). The service frequency has changed since the 2006 FEIR and 2009 SEIR. Existing hours of operation vary between routes, but in general MTD operational hours for one or more bus lines is generally consistent with the operational hours provided in the 2006 FEIR, though some routes stop service earlier or run less frequently. The current hours are from approximately 6:00 a.m. to 12 a.m. on weekdays; and from approximately 7:00 a.m. to 11:30 p.m. on Saturdays and vary from 6 a.m. to 10 p.m. on Sundays. Most routes continue to operate on 30-minute intervals though some run hourly. Commuter bus service provided for Goleta includes:

- **Vista Coastal Express.** Daily service between Oxnard, Ventura, Carpinteria, Santa Barbara, and during peak hours, Goleta and UCSB.
- **Santa Barbara Air Bus to LAX.** Service for Goleta, Santa Barbara, and Carpinteria to and from LAX, as well as San Pedro and Long Beach ports.
- **Vista Coastal Express Limited.** Weekday service between Goleta, Carpinteria, and Santa Barbara and the Ventura County Government Center.
- **Chumash Casino Bus.** Daily shuttles serving the casino between Santa Maria, Lompoc, and Goleta.

- **Clean Air Express.** Weekday service between Santa Maria, Orcutt, Lompoc, Solvang, Goleta, and Santa Barbara.

Passenger Rail Service

The Goleta Amtrak terminal is located in Old Town on La Patera Lane and is served by the Pacific Surfliner route, which operates on Union Pacific Railroad tracks. According to Amtrak timetables (2014), passenger rail service has decreased by one daily southbound trip since the 2006 FEIR for a total of five daily northbound trips, and four daily southbound trips.

Non-Motorized Transportation

Non-motorized modes of transportation include all transportation with a power source other than a motor. In the City of Goleta, the dominant non-motorized modes are walking and bicycling.

Several pedestrian and bike path projects have been completed since the 2006 FEIR and 2009 SEIR, and several others are underway or are in the planning stages. Pedestrian and bike path projects underway include: Southern and Middle Extents of the San Jose Creek Bike Path, Class I Bikeway along the south side of Hollister Avenue, and infill of the Stow Canyon Road Sidewalk. In addition, in June 2014, the City announced that it would be awarded a $203,415 grant from the California Strategic Growth Council for a Bicycle/Pedestrian Master Plan project.

Alignment feasibility studies for the Southern Extent of the San Jose Creek Bike Path are ongoing; feasibility alignments for the Middle Extent have already been identified and preliminary engineering and environmental studies are currently underway. Traffic analysis and preliminary engineering is mostly complete for the Class I Bikeway along Hollister Avenue, and an alternatives design is underway. The Stow Canyon Road Sidewalk Infill project is currently in the design phase and construction is projected towards the end of 2015 or beginning of 2016 (City of Goleta 2014). Project surveys and preliminary engineering and design work is also ready to begin for the Ward Drive Class II Bike Lanes, with construction anticipated for 2014 or 2015.

REGULATORY SETTING

The following section lists previous regulations previously identified in the 2006 FEIR, and includes a description of new or modified regulatory changes applicable to the proposed Zoning Ordinance. Refer to the 2006 FEIR for a full description of relevant regulations.

Federal

Federal regulations were not addressed in the 2006 FEIR or 2009 SEIR and no additional applicable federal regulations have been identified.

State

Previously reviewed applicable state regulations include:

- State of California General Plan Law, California Government Code Section 65302;
- California Coastal Act, California Public Resources Code Sections 30241–30243; and

- California Environmental Quality Act, California Public Resources Code, Sections 21000–21178.

Additional applicable state regulations include the following:

Senate Bill 743

Governor Brown signed Senate Bill (SB) 743 on September 27, 2013 (Steinberg 2013). Among other things, SB 743 creates a process to change analysis of transportation impacts under the CEQA. This new regulation will have a sweeping change in the measurement of environmental impacts related to transportation, as it will shift the focus of transportation analysis from driver delay (LOS) to the reduction of greenhouse gas emissions, creation of multimodal networks, and promotion of a mix of land uses. As described in the Office of Planning and Research's (OPR's) Preliminary Evaluation of Alternative Methods of Transportation Analysis (December 30, 2013) document:

"Specifically, SB 743 requires OPR to amend the CEQA Guidelines to provide an alternative to LOS for evaluating transportation impacts. Particularly within areas served by transit, those alternative criteria must 'promote the reduction of greenhouse gas emissions, the development of multimodal transportation networks, and a diversity of land uses.' (New Public Resources Code Section 21099(b)(1).) Measurements of transportation impacts may include "vehicle miles traveled, vehicle miles traveled per capita, automobile trip generation rates, or automobile trips generated." (*Ibid*.) OPR also has discretion to develop alternative criteria for areas that are not served by transit, if appropriate. (*Id*. at subd. (c).)"

OPR released a Preliminary Discussion Draft of changes to the CEQA Guidelines addressing transportation impacts on August 6, 2014. The Preliminary Discussion Draft includes the draft proposal, as well as relevant excerpts of Santa Barbara 743, additional Frequently Asked Questions, a sample vehicle miles traveled analysis, and description of available models. OPR selected vehicle miles traveled as a replacement measure for LOS because it satisfies the explicit goals of SB 743, and because vehicle miles traveled is already used in CEQA to study greenhouse gas and energy impacts, as well as for planning for regional sustainable communities strategies. The public comment period was extended to November 21, 2014 due to stakeholder interest in the proposal. A final version of the new guidelines is not expected to be adopted before approval of this SEIR. Thus, no changes in the criteria for determining significance with regard to LOS are included from what was included in the 2009 SEIR.

Local

Previously reviewed applicable local regulations include:

City of Goleta Zoning Ordinance

Existing City Zoning Ordinances are not applicable in the context of this SEIR as they will be replaced by the proposed Zoning Ordinance.

The current relevant local regulations related to transportation and circulation are contained in:

City of Goleta 2009 General Plan

General Plan policies regarding transportation and circulation are established in Chapter 7, Transportation Element. Policies relate to community character and quality of life, maintaining acceptable LOS levels, cost-effectiveness and efficiency, providing diversified transportation choices, limiting/reducing congestion, convenience and safety, improved connectivity, and lessening future increases in individual auto travel.

Impact Analysis

SIGNIFICANCE CRITERIA

City of Goleta Environmental Thresholds and Guidelines Manual

The City's adopted Environmental Thresholds and Guidelines Manual (Thresholds Manual) (City of Goleta 2003) provides specific thresholds for conducting CEQA analysis. Section 18 of the Thresholds Manual, "Thresholds of Significance for Traffic Impacts and Contents of a Traffic Study," provides guidance for assessing the significance of potential traffic impacts associated with a proposed project. The City's threshold standard for LOS is C. Based upon this standard, a determination of significant impact would be made if either of the following occur:

- Analysis showed that the 2030 buildout allowed by the new Zoning Ordinance provisions would result in violation of the standard, as compared to existing conditions; or
- Analysis showed that the LOS standard would be violated under existing conditions, but that a higher congestion level would be expected to result from the 2030 buildout allowed by the new ordinance provisions.

Based on the Thresholds Manual, implementation of the proposed Zoning Ordinance would result in a potentially significant impact on traffic and circulation if any of the following occur:

- The addition of project traffic to an intersection increases the volume to capacity ratio (V/C) by the value provided in **Table 3.12-4**, or adds at least 5, 10, or 15 trips to intersections operating at LOS F, E, and D, respectively;

Table 3.12-4: City of Goleta LOS Significance Thresholds

LOS (Including Project) 1	*Increase in V/C greater than*
A	0.20
B	0.15
C	0.10
	Or the addition of:
D	15 trips[2]
E	10 trips[2]
F	5 trips[2]

[1] The adopted standard for City roadways and intersections is LOS C; with the exception of the intersection of Hollister Avenue/Storke Road, which has been built to its planned capacity, and thus under GP/CLUP policy subsection TE 4.2 has a standard of LOS D.

[2] For purposes of analysis of the 2030 buildout, it was conservatively assumed that any increase in V/C projected over existing conditions reflects an increase of at least the threshold number of trips defined in this table, indicating a significant impact.

Source: City of Goleta 2003.

- Project access to a major road or arterial road would require a driveway that would create an unsafe situation or a new traffic signal or major revisions to an existing traffic signal;
- Project adds traffic to a roadway that has design features (e.g., narrow width, roadside ditches, sharp curves, poor sight distance, inadequate pavement structure) or receives use which would be incompatible with substantial increases in traffic (e.g., rural roads with use by farm equipment, livestock, horseback riding, or residential roads with heavy pedestrian or recreational use) that will become potential safety problems with the addition of project or cumulative traffic. Exceedance of the roadway's designated Circulation Element Capacity may indicate the potential for the occurrence of the above impacts; or
- Project traffic would utilize a substantial portion of an intersection's capacity where the intersection is currently operating at acceptable LOS (A through C) but with cumulative traffic would degrade to or approach LOS D (V/C 0.81) or lower. Substantial is defined as a minimum change of 0.03 V/C for intersections that would operate from 0.80 to 0.85 V/C and a change of 0.02 V/C for intersections that would operate from 0.86 to 0.90 V/C, and 0.01 V/C for intersections operating at anything lower.

Traffic projected as a result of the 2030 buildout compared to existing conditions was considered significant in the 2006 FEIR. Traffic impacts are expected to result in violation of either the City's adopted LOS standard or the LOS significance thresholds, as determined in the 2006 FEIR.

CEQA Thresholds (Appendix G)

Implementation of the proposed Zoning Ordinance would have a potentially significant impact on transportation and circulation if it would:

Criterion 1: Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and

relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit;

Criterion 2: Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways;

Criterion 3: Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks;

Criterion 4: Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment);

Criterion 5: Result in inadequate emergency access; and/or

Criterion 6: Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities.

Traffic projected as a result of the 2030 buildout allowed by the proposed Zoning Ordinance provisions is considered significant if, as compared to the 2006 FEIR and 2009 SEIR, it is expected to result in a new or substantially worse violation of either the City's adopted LOS standard or the LOS significance thresholds, as previously described.

METHODOLOGY

In the previous 2006 FEIR and 2009 SEIR, potential sources of direct and indirect impacts on traffic and circulation throughout the City of Goleta were identified as a direct result of the GP/CLUP buildout. A comparison of the existing and proposed zoning districts, zoning provisions, and zoning map was made to determine if the proposed Zoning Ordinance would have the potential to cause any new or more substantial transportation/circulation-related impacts, compared to the 2006 FEIR and 2009 SEIR.

SUMMARY OF IMPACTS

The 2006 FEIR identified the following impacts on transportation and circulation from buildout of the General Plan:

Significant Unavoidable Impacts (Class I)

- Long-term exceedance of an LOS standard at Hollister Avenue/Storke Road (Impact 3.13-1).

Significant, Mitigable Impacts (Class II)

- Long-term exceedance of an LOS standard at numerous intersections and along three roadway segments (Impact 3.13-2).

Adverse, but Not Significant Impacts (Class III)

- Long-term increased traffic volumes without violation of LOS standards at numerous intersections and roadway segments (Impact 3.13-3).

The Goleta General Plan Transportation Element includes numerous policies to help reduce these impacts, including several specific roadway improvement that are required before future development can take place, although one of the impacts would remain significant (Class I) even with the improvements, as noted. No short-term impacts associated with buildout of the GP/CLUP, as allowed by the updated Zoning Ordinance would be considered significant. Furthermore, the 2006 FEIR notes that future development projects would be subject to separate environmental review and additional mitigation, if necessary. The proposed Zoning Ordinance would not change these conclusions and short-term impacts are not further discussed in this analysis.

The majority of required roadway improvements that were listed in the 2006 FEIR have either already been completed by the City, are underway, or are in the planning stages. Further, none of the proposed zoning regulations would result in new or substantially more severe impacts than identified in the 2006 FEIR. The proposed Zoning Ordinance provisions applicable to transportation and circulation include building density, bicycle and pedestrian access, architectural standards (sidewalks, lighting, etc.), garage and driveway standards, landscaping requirements, and roadway development regulations. Development density and roadway development guidelines are established in the General Plan and the proposed Zoning Ordinance implements these provisions for the various districts. The Zoning Ordinance includes provisions for maximum lot development, mitigation of transportation and circulation impacts for certain types of uses, limitations on delivery hours for certain types of facilities.

The following discussion focuses on impacts identified in the 2006 FEIR. No additional or different impacts would occur as a result of the proposed Zoning Ordinance and no additional mitigation measures are required. As previously discussed, existing roadway LOS is anticipated to operate at the same or better conditions than documented in the 2009 SEIR.

IMPACTS

Impact 3.12-1 Exceed, Either Individually or Cumulatively, a LOS Standard Established by Local Jurisdictions for Designated Roadways or Highways (Class I)

The 2006 FEIR concluded that an LOS E was projected for the intersection of Hollister Avenue and Storke Road, which exceeds the existing LOS C. The FEIR stated that improvement to LOS D would be expected with implementation of recommended transportation improvements identified in the FEIR, and GP/CLUP policy subsection TE 4.2 sets the standard at this location to LOS D. Since certification of the FEIR, some of the recommended major infrastructure improvements have been completed (Cathedral Oaks Interchange and Overpass Road Extension to Hollister Avenue), are in progress (Ekwill Folwer Road Extension, Ellwood Station Freeway Crossing, and Hollister Avenue Redesign), or are currently in the planning stages (La Patera Freeway Crossing, Phelps/Mesa Road Extension, and SR-217 Roundabouts). Additional improvements at various key intersections to improve the LOS have also already been completed. However, even with these improvements, intersection operations at Storke/Hollister under Plan buildout would not improve

operations to the City's CEQA significance thresholds and the impact would be significant and unavoidable.

The proposed Zoning Ordinance implements the land use development designations established in the GP/CLUP, and therefore, the type of development occurring in these locations would be consistent with development and related impacts analyzed in the 2006 FEIR. The minor changes in zone districts and buildout numbers would not result in greater or different impacts on transportation and circulation than those analyzed in the 2006 FEIR. In addition, as evidenced by the City's most recent traffic studies, traffic levels have decreased since 2006 and, in some instances, the LOS has improved. Because the proposed Zoning Ordinance provisions would implement the GP/CLUP, the recommended transportation improvements identified in the FEIR have already or are planned to be constructed, and the Zoning Ordinance provisions do not conflict with any applicable congestion management programs for Goleta, the Zoning Ordinance will not result in new significant transportation and circulation impacts and would not affect the GP/CLUP policies cited as mitigation for transportation impacts.

Impact 3.12-2 Exceed, Either Individually or Cumulatively, a LOS Standard Established by Local Jurisdictions for Designated Roadways or Highways (Class II)

The 2009 SEIR concluded that 17 intersections and two roadway segments would exceed the City's LOS/Average Daily Traffic (ADT) thresholds under the 2030 GP/CLUP buildout. The FEIR further concluded that the LOS or ADT for each intersection or roadway segment would be reduced to a less-than-significant level with implementation of the transportation improvements established in the GP/CLUP. In addition, six intersections at LOS C were projected to improve or stay the same under the 2030 buildout, and that operations at the 25 remaining intersections are expected to be worse under the 2030 buildout conditions compared to existing conditions, but they are expected to operate at LOS C or better.

The 2006 FEIR identified four policies (TE 1, TE 4, TE 5, and TE 13), including modifications to LOS standards and transportation improvements that would reduce traffic impacts, as well as continuous monitoring of future traffic conditions and standards to ensure that improvements will be aligned with the traffic conditions that result from future development. As previously mentioned, nine of the 10 major infrastructure improvements identified in the 2006 FEIR have either already been completed, are underway, or are in the planning stages. Likewise, traffic counts collected for the 2006 FEIR are demonstrably higher than 2013 traffic counts. The proposed Zoning Ordinance implements the land use development designations established in the GP/CLUP, and therefore, the type of development occurring in these locations would be consistent with development and related impacts analyzed in the 2006 FEIR and 2009 SEIR. Accordingly, the Zoning Ordinance would not result in new significant transportation and circulation impacts and would not affect the GP/CLUP policies/transportation improvements cited as mitigation for transportation impacts.

Impact 3.12-3 Increased Traffic Volumes, Either Individually or Cumulatively, without Violation of LOS Standards Established by Local Jurisdictions for Designated Roadways or Highways (Class III)

The 2006 FEIR concluded that 27 intersections and 17 roadway segments would see an increase in traffic volumes as a result of 2030 GP/CLUP buildout, but that neither the City LOS standards nor

the threshold criteria identified in **Table 3.12-4** would be exceeded. Therefore, the increase in volumes would not result in a violation of standards or criteria. The proposed Zoning Ordinance implements the land use development designations established in the GP/CLUP. In addition, nine of the 10 recommended major infrastructure improvements identified in the 2006 FEIR have either already been completed, are underway, or are in the planning stages. Likewise, traffic counts collected for the 2006 FEIR and succeeding validation from the 2009 SEIR are demonstrably higher than 2013 traffic counts. As a result, impacts resulting from increased traffic volumes will remain less than significant.

Impact 3.12-4 LOS under 2030 Is Expected to Improve or Remain Unchanged at Hollister Avenue/Market Place Drive and Cathedral Oaks/Calle Real (Class IV)

As described in the 2006 FEIR, LOS under the 2030 GP/CLUP buildout is expected to improve or remain unchanged, as compared to existing conditions at Hollister Avenue/Market Place Drive and at Cathedral Oaks/Calle Real. The proposed Zoning Ordinance implements the land use development designations established in the GP/CLUP and as a result, the level of significance would not change and there would be no impact for these locations.

Impact 3.12-5 No Impacts to Air Traffic Patterns (Class IV)

No adverse impacts on air traffic patterns were identified in the 2006 FEIR or 2009 SEIR. The proposed Zoning Ordinance implements the GP/CLUP and will have no impact on air traffic patterns.

Impact 3.12-6 Increase Ridership and Support Alternative Modes of Transportation (Class IV)

As determined in the 2006 FEIR, bicycle and pedestrian plans are consistent with and reflect completed and proposed improvements per the GP/CLUP. In addition, increased development through 2030 is expected to result in increased transit ridership as a result of Plan implementation. The following policies from the GP/CLUP support the use of alternative methods of transportation, such as carpool, transit, rail, bicycle, and pedestrian travel:

- Policy TE 1: Integrated Multi-Modal Transportation System
- Policy TE 2: Transportation Demand Management
- Policy TE 3: Streets and Highways Plan and Standards
- Policy TE 6: Street Design and Streetscape Character
- Policy TE 7: Public Transit (Bus Transportation)
- Policy TE 8: Rail Transportation
- Policy TE 10: Pedestrian Circulation
- Policy TE 11: Bikeways Plan
- Policy TE 12: Transportation Systems Management
- Policy TE 15: Regional Transportation

The updated Zoning Ordinance includes provisions for bicycles and pedestrian pathways and associated improvements, such as short- and long-term bicycle parking facilities for residential and commercial developments (Section 17.39.080). Implementation of the Zoning Ordinance would increase accessibility for these alternative modes of transportation and would not create any new impacts or substantial increase from baseline conditions. As a result, there would be no adverse change in impacts from the 2006 FEIR.

MITIGATION MEASURES

No modifications to General Plan policies are required to implement the proposed Zoning Ordinance provisions and no additional mitigation measures are needed above those specified in the 2006 FEIR.

4 Alternatives

CEQA requires EIRs to describe a reasonable range of potentially feasible alternatives to a proposed project or program. That is, an EIR need analyze only those alternatives that will help decision-makers make reasoned choices. The range of alternatives shall include those that "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" (CEQA Guidelines, Section 15126.6(a)). "Feasible" means that the alternatives "are capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, legal, social and technological factors" (CEQA Guidelines, Section 15364). In addition, the EIR must evaluate the No Project alternative, which allows decision-maker to compare the impacts of approving the project with the impacts of not approving the project.

In compliance with these requirements, the 2006 FEIR analyzed three alternatives: No Project Alternatives, Reduced Development Scenario 1, and Reduced Development Scenario 2. The Final EIR also described four alternatives that were rejected as not feasible during the process of developing the GP/CLUP: Environmental Vitality, Economic Stability, Economic Center, and Housing Needs alternatives.

CEQA does not, however, require the identification of alternatives in a Supplemental EIR, in contrast to the requirements described above for project or program-level EIRs. A supplement to an EIR "need contain only the information necessary to make the previous EIR adequate for the project as revised" (CEQA Guidelines, Section 15163(b)). As such, this section provides a brief description of alternative approaches to the proposed Zoning Ordinance for informational purposes.

4.1 Alternative Approaches Considered

CONTINUATION OF CURRENT ZONING (NO ACTION ALTERNATIVE)

The City's present Zoning Ordinance was the code in effect in the County of Santa Barbara at the date of incorporation of the City in 2002. The County's zoning code was adopted more than 30 years ago to address the varied needs of both urban and rural areas and its structure and provisions are not well-suited to Goleta.

The proposed Zoning Ordinance (Title 17 of the Goleta Municipal Code) was prepared in order to implement the General Plan and to meet specific planning and development needs of the City as outlined in the GP/CLUP. It has been developed to tailor zones and use categories to the General Plan to achieve consistency between land use and zoning designations. The General Plan was

designed to allow for its provisions to be easily translated into regulations within a new Zoning Ordinance. California State law requires zoning to be consistent with the General Plan. For both meeting the legal consistency requirements and the goals attained above, the proposed Zoning Ordinance was prepared to supplant the existing Zoning Ordinance, and continuation of the current Zoning Ordinance was not considered a feasible option.

FORM-BASED APPROACH

During the development of the proposed Zoning Ordinance, a form-based code was considered. Form-based codes prescribe the design or type of building, street, or neighborhood subarea, with limited or no restrictions on use. They typically include generic design prototypes for housing and other buildings and their relation to the street and to each other. This approach may differentiate neighborhoods, districts, and corridors with a "transect" system; provide for a mixture of land uses and housing types within each; and provide specific measures for regulating relationships between buildings and between buildings and outdoor public areas, including streets.

The proposed Zoning Ordinance includes numerous form-based standards. For example, commercial districts include specific standards for building design, ground-floor transparency, and other design criteria. In single-family residential districts, at least 35 percent of homes must include entries and porches along a minimum of 50 percent of front facades. Chapter 17.56 (Design Review) establishes provisions for design review approvals and design guidelines adopted by the City, which include the *Goleta Old Town Heritage District and Architecture and Design Guidelines* and the *Design Guidelines for Commercial Projects*. Chapter 17.41 (Signs) provides regulation of signs, including sign design principles.

Overall, following a purely form-based approach was found to be too design focused and prescriptive, and this approach did not correlate with some General Plan designations, so a purely form-based approach was not utilized in developing the proposed Zoning Ordinance.

PERFORMANCE-BASED APPROACH

During the development of the proposed Zoning Ordinance, a performance-based code was considered. Performance-based codes include objective, quantifiable standards that are applied to uses to reduce impacts, promote land use compatibility, and improve the quality of development. The regulations and review procedures in these codes generally focus on how uses operate. Basic performance standards may include standards that directly limit impacts (e.g., noise standards) as well as standards that control impacts indirectly by constraining intensity of operations (e.g., floor area, residential density). The proposed Zoning Ordinance incorporates numerous performance-based standards in Chapter 17.40:

- Air Quality (Section 17.40.050),
- Liquid or Solid Waste (Section 17.40.060),
- Hazardous Materials (Section 17.40.070),
- Noise (Section 17.40.080),
- Smoke, Fumes and Gases (Section 17.40.090), and

- Vibration (Section 17.40.100).

The proposed Zoning Ordinance includes the above aspects of a performance-based approach, but is not a purely performance-based code.

HIGHER INFILL DENSITY

During the development of the proposed Zoning Ordinance, higher infill densities than previously contemplated in the GP/CLUP were considered to accommodate additional population growth above the amount in the prior buildout assessment within the City of Goleta. However, greater population growth could result in impacts on traffic, noise, air quality, and other resources, and would not be consistent with the densities proposed in the GP/CLUP. Therefore, this concept was not examined further in the development of the proposed Zoning Ordinance.

OTHER ALTERNATIVES CONSIDERED AND REJECTED

At open houses and Planning Commission study sessions on the modules of preliminary draft regulations and in written public comments on the modules, numerous specific regulations were proposed for inclusion in the Zoning Ordinance but were ultimately rejected, either because they went further than policy direction in the General Plan contemplated, they conflicted with other regulatory approaches preferred by the Planning Commission or City staff or, because of City budget constraints, are being deferred to a subsequent phase of General Plan implementation. In no order of priority, some of the more notable rejected alternative policy approaches included:

- Citywide or site-specific amortization of non-conforming uses, structures and signs was not included because of the need for economic analysis to establish appropriate amortization periods and the detailed legal issues involved related to property rights. Only “enabling provisions” are included in the Zoning Ordinance, deferring action on a specific amortization program to a time when supporting documentation is available.
- A 45-foot height limit for existing energy facilities is retained to implement the General Plan policies on coastal resources.
- Decommissioning and abandonment provisions for oil and gas facilities are retained to implement General Plan policies on energy facilities.
- Highway buffer zones for air quality have not been included because current CEQA review procedures address this issue.
- Historic Conservation Overlay District is not included because of the lack of funds available to conduct an inventory of historic buildings and sites. Without such an inventory, there is no factual basis for historic preservation regulations.
- Point system for landscaping plan evaluation was not included due to the difficulty tailoring this prescriptive approach to Goleta’s environment without substantial additional technical work.
- Restrictions on churches in single-family neighborhoods were not included to avoid conflicts with the General Plan and federal law.

- "Right to Light" and related controls were not included because these are addressed through existing controls and it would be premature to legislate additional zoning controls without more technical work and public input.
- Transfer of Development Rights were not included. Options for such regulations will be evaluated after the City funds follow-up technical studies and determines how best to implement this General Plan policy.
- Tree preservation within the interior of lots and hedge height limits were not included as such regulations would be over-reaching and are not required for General Plan implementation.
- Floor Area Ratio (FAR) bonus for economic development were not included because the City is already attractive for new development; therefore no additional economic bonuses are need to promote new development. In addition, intensification of development could run counter to other GP/CLUP policies, and provide for greater development than forecast under buildout.

4.2 Environmentally Superior Alternative

The alternative approaches to zoning identified above in Section 4.1 represent alternative directions the City may choose in implementing the GP/CLUP. As these are not "alternatives" as defined under CEQA Guidelines Section 15126, the identification of an environmentally superior alternative is not applicable to this Supplemental EIR.

5 Other CEQA Considerations

Section 15162 of the CEQA Guidelines requires that all aspects of a project must be considered when evaluating the project's impact on the environment. As part of this analysis, the EIR must identify the following:

- Significant environmental effects of the proposed project;
- Significant environmental effects that cannot be avoided if the proposed project is implemented;
- Significant irreversible environmental changes that would result from implementation of the proposed project;
- The project's growth-inducing impacts;
- Mitigation measures proposed to minimize significant effects; and
- Alternatives to the proposed project (included in Chapter 4 of this SEIR).

5.1 Significant Impacts

Table ES-1, contained in the Executive Summary, and Sections 3.1 through 3.13 of the 2006 FEIR identify the environmental effects of the proposed project, including the level of significance of each impact before and after mitigation is implemented. The SEIR analysis does not change the conclusions of the FEIR, with regard to the significance of impacts.

5.2 Significant Environmental Effects that Cannot be Avoided

Section 15126.2(b) of the CEQA Guidelines requires that an EIR describe potential environmental impacts that cannot be avoided, even with the implementation of feasible mitigation measures. Implementation of the proposed Zoning Ordinance would result in the following significant and unavoidable project-related impacts. These impacts are the same impacts as those identified in the 2006 FEIR. No other new significant impacts (Class I) associated with the proposed Zoning Ordinance have been identified in this SEIR.

AESTHETICS AND VISUAL RESOURCES

Impact 3.1-1. Impacts on Visual Resources within the City Including Views from Hollister Avenue and City Gateways. Proposed development of vacant or underutilized land in accordance

with the GP/CLUP in the vicinity of certain scenic corridors along Hollister Avenue would potentially create significant impacts on views. Another key public viewpoint that could be impacted in association with development of vacant land includes the gateways to the City located on US-101 at the western and eastern entrance of the City. These impacts cannot be reduced to a less-than-significant level but they will be mitigated, in part, by the new Scenic Corridor Overlay District in the proposed Zoning Ordinance, which establishes specific standards for excavation and grading, height, bulk and building design, landscaping and light.

Impact 3.1-2. Impacts on Citywide Visual Character. Implementation of the GP/CLUP through the proposed Zoning Ordinance could result in a significant change to the visual character of the City because design policies are subjective. Therefore, there is potential for significant impacts on City visual character but additional design standards and design review procedures that have been refined in the proposed Zoning Ordinance substantially reduce the potential for significant impacts compared to current regulations and procedures.

AGRICULTURE AND FARMLAND

Impact 3.2-1. Conversion of Agricultural Land and Loss or Impairment of Agricultural Productivity. Buildout under the proposed Zoning Ordinance, which is consistent with GP/CLUP buildout, would result in the conversion of agricultural land and the loss of a large amount of agricultural productivity. This conversion of agricultural land would constitute a significant impact by permanently eliminating these lands from agricultural production.

HAZARDS AND HAZARDOUS MATERIALS

Impact 3.7-1. Risk of Upset at Venoco Facilities. The main risk to the population of the city (both existing and at buildout) from the Ellwood Onshore Facility (EOF) involves the separation and storage of LPG and NGL. These gas liquids produce large flame jets or BLEVEs that—if released—can affect a large geographic area. This risk, combined with the relatively high populations close to the facility, produces levels of risk that would be classified as unacceptable. The proposed Zoning Ordinance adds detail to the existing regulations for energy facilities and procedures for decommissioning and removal of such facilities, which will reduce environmental hazards. In addition, the proposed Zoning Ordinance includes specific provisions for a Nonconforming use Amortization Overlay District, which would facilitate implementation of the General Plan policy calling for termination of the EOF.

Impact 3.7-2. Transport of Hazardous Materials. The overall risk associated with transport of hazardous materials would be expected to increase following buildout as more population comes in closer proximity to US-101, SR-217, Hollister Avenue, and the Union Pacific Railroad tracks. These transportation facilities can be used to transport hazardous materials to and through the City and all pass near high-density residential and commercial areas.

NOISE

Impact 3.11-1. Exposure of Noise Sensitive Land Uses to Noise from Single-Event and Nuisance Noise Sources. Noise-sensitive land uses in the City may be exposed to single-event and noise sources from future construction activities associated with future buildout. The proposed

Zoning Ordinance includes new and very specific requirements for noise mitigation where noise exceeds acceptable limits, which will mitigate this potentially significant impact.

Impact 3.11-2. Exposure of Existing or Planned Noise-Sensitive Receptors to Increased Noise. There are numerous roadways where traffic noise on adjacent parcels is predicted to increase under the proposed Zoning Ordinance to levels that exceed 65 dBA CNEL. Assuming nominal exterior-to-interior noise reduction of 20 dB, interior noise levels could also increase to exceed 45 dBA CNEL. Wherever this would occur, the proposed Zoning Ordinance requires mitigation of noise impacts to conditionally acceptable levels and incorporation of noise-attenuation measures to achieve and maintain interior noise levels of 45 Ldn (CNEL). There is no discretion in the application of these provisions; they would apply to all noise-sensitive uses (e.g. schools, hospitals, religious institutions, and residences), meaning the impacts would only affect non-sensitive uses.

Impact 3.11-3. Exposure of Proposed Noise Sensitive Land Uses to Traffic Noise. Numerous areas planned for development of noise-sensitive land uses could be exposed to traffic noise exceeding 65 dBA CNEL. Assuming nominal exterior-to-interior noise reduction of 20 dB, interior noise levels could also increase to exceed 45 dBA CNEL. However, as noted above, the proposed Zoning Ordinance requires noise-attenuation measures for all sensitive uses, thereby minimizing the potential impact.

Impact 3.11-4. Exposure of Proposed Noise Sensitive Land Uses to Railway Noise. Numerous areas planned for residential development could be exposed to railroad noise exceeding 65 dBA CNEL. Assuming nominal exterior-to-interior noise reduction of 20 dB, interior noise levels could also increase to exceed 45 dBA CNEL. Again, as noted above, the proposed Zoning Ordinance requires noise-attenuation measures for all sensitive uses, thereby minimizing the potential impact.

Impact 3.11-5. Exposure of Noise Sensitive Land Uses to Industrial and Other Point Sources. Areas planned for residential development could be exposed to commercial or industrial noise exceeding 65 dBA CNEL. This includes Areas 9 and 14 depicted in GP/CLUP Figure 10A-2, and Areas 7, 16, 18, 22, 23, 24, 26, 27, 28, 31,32, 34, and 35 depicted in GP/CLUP Figure 10A-3. Again, as noted above, the proposed Zoning Ordinance requires noise-attenuation measures for all sensitive uses, thereby minimizing the potential impact.

5.3 Significant Irreversible Environmental Impacts

Pursuant to Section 15126.2(c) of the CEQA Guidelines, an EIR must consider any significant irreversible environmental changes that would be caused by the proposed project should it be implemented. CEQA Guidelines Section 15126.2(c) reads as follows:

> Uses of nonrenewable resources during the initial and continued phases of the project may be irreversible since a large commitment of such resources makes removal or nonuse thereafter unlikely. Primary impacts and, particularly, secondary impacts (such as highway improvement which provides access to a previously inaccessible area) generally commit future generations to similar uses. Also, irreversible damage can result from environmental accidents associated with the project. Irretrievable commitments of resources should be evaluated to assure that such current consumption is justified.

Implementation of the zoning ordinance would allow for additional residential, commercial, and office development consistent with the adopted Land Use Element. Future development would require the commitment of vacant parcels of land or redevelopment of existing developed land within the City. Future development would also involve construction activities that would entail the commitment of nonrenewable and/or slowly renewable energy resources, human resources, and natural resources such as lumber and other forest products, sand and gravel, asphalt, steel, copper, lead, other metals, and water. An increased commitment of social services and public maintenance services (e.g., police, fire, schools, libraries, and sewer and water services) would also be required. The zoning ordinance would result in the irreversible commitment of energy and water to support new urban development. Where the development would involve substantial grading, excavation, or other alteration to existing topography, these effects would also be irreversible. However, these irreversible impacts have been disclosed in the 2006 FEIR, and the zoning ordinance would not further contribute to these impacts.

5.4 Growth Inducing Effects

This section addresses population, employment and potential growth inducing effects of the proposed Zoning Ordinance. Pursuant to Section 15126.2(d) of the CEQA Guidelines, an EIR must address whether a project will directly or indirectly foster growth. Also, the City utilizes the thresholds established in Appendix G of the CEQA Guidelines, one of which states that projects should be assessed for their potential to induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure). Section 6.4 of the FEIR addressed growth inducement and this SEIR section updates that information.

POPULATION AND EMPLOYMENT CHARACTERISTICS

Population

According to the 2010 Census, the City of Goleta held a population of 29,888 residents. The City's average population density was approximately 3,781.9 persons per square mile. The median age was about 36, with approximately 79 percent of the population over the age of 18 and 13.5 percent of the population over the age of 65. Only 7.5 percent of the population was under the age of 18.

In 2010, the City's population majority race was white at 69.7 percent. The largest minority race listed by the Census was Other race at 14.0 percent, followed by Asian at 9.1 percent, Two or More races at 4.6 percent, Black/African American race at 1.6 percent, American Indian /Alaska Native race at 0.9 percent. The smallest Census listed racial minority group was Pacific Islander race at 0.1 percent (US Census 2010). US Census no longer considers Hispanic heritage as a racial category; however 32.9 percent of the City's total population identified Hispanic heritage in addition to these listed racial categories. City and County population growth projections for the next three decades are listed in **Table 5.4-1**. Population in the City between 2010 and 2030 is projected to increase by 13.7 percent, compared to 19.7 percent increase countywide.

Table 5.4-1: City of Goleta and County of Santa Barbara Population Forecast

Jurisdiction	*2010*	*2020*	*2030**
City of Goleta	29,824	29,954	32,593
Countywide	423,885	445,955	495,000

Note: *Linear interpolation of 2030 population.

Source: SBCAG 2012

The 2006 SEIR was based on population forecasts from SBCAG in 2002, based upon census data from 2000 (before the City's incorporation). The 2009 SEIR utilized 2008 SBCAG population forecasts. Since 2002, population forecasts for the City in 2030 have decreased, while countywide projections for the year 2030 decreased from 2002 to 2008, and increased slightly in 2012. **Table 5.4-2** shows a comparison of population forecasts from the 2002, 2008, and 2012 SBCAG projections. The 2030 projections for the City decreased from 34,300 in 2002 to 37,300 in 2008, to 32,593 in 2012.

Table 5.4-2: Comparison of 2002, 2008, and 2012 City of Goleta and County of Santa Barbara Population Forecasts

Jurisdiction	*2010*	*2020*	*2030*
2002 SBCAG Population Forecast			
City of Goleta	32,300	33,400	32,593
Countywide	462,000	505,000	495,000
2008 SBCAG Population Forecast			
City of Goleta	31,700	34,500	37,300
Countywide	430,200	459,600	481,400
2012 SBCAG Population Forecast			
City of Goleta	29,824	29,954	32,593
Countywide	423,885	445,955	495,000

Note: *Linear interpolation of 2030 population.

Sources: SBCAG 2002, SBCAG 2008, and SBCAG 2012.

Household and Family Size

In 2010, there was an average of 2.74 persons per household, with a total of 10,903 households in the City, compared to the countywide average of 2.86 persons per household. The average family size in Goleta was 3.23 persons, compared to a countywide average of 3.39 persons (US Census 2010). The difference between family and household is that family is defined as two or more related people, while a household consists of all persons (related or unrelated) living in a residential unit (California Department of Finance 2013).

Employment

Before the 2010 Census, employment information was reported for the Goleta Valley and the Goleta Census Designated Place (Goleta CDP). In the City of Goleta, the Manufacturing sector comprised the largest portion of employment at 28.77 percent, with 123 employers, followed by the Retail sector at 11.87 percent with 125 employers. The smallest sectors were Educational Services at 0.50 percent with nine employers; and Arts, Entertainment, and Education at 0.81 percent with 15 employers. The total number of employers, employees, and percentages are listed in **Table 5.4-3.** These business sectors differ substantially from the 2006 FEIR and 2009 SEIR, as these prior documents analyzed the Goleta CDP, including unincorporated County areas such as Isla Vista and University of California, Santa Barbara.

Table 5.4-3: City of Goleta Employment by Business Sector

Business Sector	*Number of Businesses*	*Number of Paid Employees*	*Percentage of Total*
Manufacturing	123	5,686	28.8
Retail trade	125	2,346	11.9
Accommodation and food services	91	1,862	9.4
Administrative and support and waste management and remediation services	62	1,831	9.3
Professional, scientific, and technical services	157	1,691	8.6
Wholesale trade	63	1,662	8.4
Information	32	1,603	8.1
Health care and social assistance	127	1,564	7.9
Other services (except public administration)	76	908	3.6
Real estate and rental and leasing	56	348	1.8
Arts, entertainment, and recreation	15	161	0.8
Educational services	9	99	0.5
Total	**936**	**19,761**	**100**

Source: US Census 2011

Jobs-to-Housing Ratios

The jobs-to-housing ratio is a comparison between the number of jobs and the number of workers who reside in the area. A 1:1 jobs-to-housing ratio indicates that there is a job for each worker. The City's jobs-to-housing ratio is 1.93. The jobs-to-housing ratio is 1.43 for the South Coast of Santa Barbara County (Carpinteria, Santa Barbara, Goleta, and unincorporated areas). Currently there are more jobs than housing available within the City and South Coast (SBCAG 2013).

Analysis

The proposed Zoning Ordinance does not propose changes to the land uses or levels of development that are allowed under the GP/CLUP or evaluated in the 2006 FEIR, but rather includes standards and requirements to implement the General Plan. The proposed Zoning Ordinance accommodates development at intensities consistent with the GP/CLUP.

A number of features of the proposed Zoning Ordinance serve to accommodate or encourage growth, but not in excess of levels anticipated in the 2006 FEIR. These include:

- Regulations supporting the Housing Element updated, which serve to support more affordable housing;
- Creating more certainty in the development process, which could affect the timing of development, but would not effect the overall buildout of the City. Other local jurisdictions, including Santa Barbara and Carpinteria are undergoing similar zoning ordinance updates, and providing more certainty in the development process would not serve to induce further growth;

- Provisions for a Nonconforming use Amortization Overlay District, which would facilitate implementation of the General Plan policy calling for termination of the EOF, could benefit the community, but would not serve to induce further growth;
- Similarly, the supplemental regulations for Sustainable Living Research Projects would improve the visibility of the City as an attractive place to live, but not serve to induce further growth.

As described in Chapter 2, buildout under the proposed Zoning Ordinance is consistent with the uses and densities/intensities established under the adopted General Plan. There is a reduction of approximately 101 units in total from the prior buildout assessment, primarily due to the decrease in forecasted population growth. Commercial buildout is forecast to be slightly (0.03 percent) greater, due to the selection of representative FARs and buildout, and industrial buildout is forecast to decrease slightly for the same reasons. Overall, residential, commercial, and industrial buildout under the proposed Zoning Ordinance is essentially unchanged from the prior 2006 estimate of GP/CLUP buildout. Therefore, implementation of the proposed Zoning Ordinance will not result in changes to the cumulative impacts as described in the 2006 FEIR.

5.5 Cumulative Effects

Cumulative impacts are addressed within each resource issue area in the 2006 FEIR. In this SEIR, cumulative effects are addressed together in this section, updating information provided in the 2006 FEIR and 2009 SEIR.

CUMULATIVE PROJECTS

Table 5.5-1 contains a list of cumulative projects from the City of Goleta, current as of July 2014, and which are accounted for in the buildout analysis for this Supplemental EIR.

Table 5.5-1: City of Goleta Cumulative Project List – Major Projects (July 2014)

Project	*Address*	*APN*	*Land Use*	*Acreage*	*Project Description*	*Status*	*Project Type*	*Single Family*	*Multifamily*	*Total New Residential Unit*	*Net Commercial Sq. Ft.*	*Net Industrial Sq. Ft.*
Haskell's Landing (The Hideaway)	Hollister Avenue & Las Armas Road	079-210-049	Residential	14.23	101 residential units	Under construction	Projects Under Construction	47	54	101		
Goleta Valley Cottage Hospital	351 S. Patterson at Hollister Avenue	065-090-022 065-090-028	Commercial	18.38	Hospital 93,090 sf Existing; 152,658 sf Approved; 59,568 sf Net New	Under construction	Projects Under Construction				59568	
Cabrillo Business Park	6767 Hollister Avenue	Multiple APNS	Commercial	91.4	Business Park - New structures total 693,100 sf (R&D, self storage, service uses); 241,682 sf existing Pre-Development Plan; 934,800 sf total; *Under Pending Projects, see Investec Self-Storage Case No.14-009-DRB, -LM, -PCR	Under construction	Projects Under Construction				693100	
Westar	7000 Hollister Avenue (N/E corner of Glen Annie Road and Hollister)	073-030-020 073-030-021	Residential/ Commercial	23.55	266 residential units; Approx. 90,000 sf of commercial	Under construction	Projects Under Construction		266	266	90000	
FLIR Addition to Cabrillo Business Park	6769/6775 Hollister Avenue	073-610-001 073-610-002	Commercial	11.43	11,827 sf net new office building addition (demo 4,348 sf; new building is 16,175 sf)	Under construction	Projects Under Construction				11827	
Robinson LLA-related lots	Baker, Violet and Daffodil Lanes	077-141-053 077-141-070	Residential	0.23 0.26	13 units	Approved: 9 of 13 completed	Projects Under Construction		4	4		
Islamic Society of SB	N/E Corner of Los Carneros and Calle Real	077-160-035	Commercial	0.59	6,183 sf building with prayer room, meeting area and 1 caretaker unit	Approved	Approved Projects (Not Constructed)				6183	
Citrus Village	7388 Calle Real	077-490-043	Residential	1.02	10 residential units	Approved	Approved Projects (Not Constructed)		10	10		
Renco Encoders	26 Coromar Drive	073-150-013	Industrial	3.57	Existing M-RP Bldg (33,600 sf); Add 8,800 sf manuf space; Add 10,400 sf office	Approved	Approved Projects (Not Constructed)				10400	8800
Mariposa at Ellwood Shores	7760 Hollister Avenue	079-210-057	Commercial	2.95	62,481 sf assisted living (90 residents)	Approved	Approved Projects (Not Constructed)				62481	
Schwann Self Storage	10 S. Kellogg Avenue	071-090-082	Industrial	2.06	111,730 sf self-storage facility	Approved	Approved Projects (Not Constructed)					111730
GVCH Medical Office Building Reconstruction	5333 Hollister Avenue	065-090-023	Commercial	2.17	Medical Office Building Demo Existing 41,224 sf; 52,000 sf Approved; 10,776 sf Net New	Approved	Approved Projects (Not Constructed)				10776	
Rincon Palms Hotel	6868/6878 Hollister Avenue	073-140-004	Commercial	3.05	84,500 sf hotel; 138 rooms with meeting space	Approved	Approved Projects (Not Constructed)				84500	
Harvest Hill Ranch	880 Cambridge Drive	069-620-044	Residential	4.73	7 lot subdivision with net of 6 homes	Approved	Approved Projects (Not Constructed)	6		6		
Somera Medical Office Building	454 S. Patterson Avenue	065-090-013	Commercial	8	20,000 sf net new medical/dental office building	Approved	Approved Projects (Not Constructed)				20000	

Table 5.5-1: City of Goleta Cumulative Project List – Major Projects (July 2014)

Project	*Address*	*APN*	*Land Use*	*Acreage*	*Project Description*	*Status*	*Project Type*	*Single Family*	*Multifamily*	*Total New Residential Unit*	*Net Commercial Sq. Ft.*	*Net Industrial Sq. Ft.*
Camino Real Marketplace Ice in Paradise	Santa Felicia Drive	073-440-022	Commercial	4.8	46,479 sf ice skating rink	Approved	Approved Projects (Not Constructed)				46479	
Taylor Parcel Map	590 N. Kellogg Avenue	069-100-003	Residential	1.6	3 new units	Pending (On Hold)	Pending Projects	3		3		
Shelby	7400 Cathedral Oaks Road	077-530-019	Residential	13.92	60 residential units	Pending	Pending Projects		60	60		
Sturgeon Building	S/E Corner of Los Carneros and Calle Real	077-160-040	Commercial	0.53	6,046 sf retail/medical office	Pending (On Hold)	Pending Projects				6046	
Kenwood Village	Calle Real w/o Calaveras Avenue	077-130-066 077-130-019 077-141-049	Residential	10	60 residential units	Pending	Pending Projects		60	60		
Marriott Residence Inn	6300 Hollister Avenue	073-050-020	Commercial	10.57	80,989 sf hotel (118 rooms)	Pending	Pending Projects				80989	
Cortona Apartments	6830 Cortona Drive	073-140-016	Residential	8.82	176 residential units	Pending	Pending Projects		176	176		
Villages at Los Carneros I and II	Adjacent to 71 South Los Carneros Road	073-330-024 073-330-026 073-330-027 073-330-028 073-330-029	Residential	43.14	Villages at Los Carneros I approved with 275 units on 16.11 acres; Proposed Villages at Los Carneros II to replace VLC-I approval with 465 units on 43.14 acres	Pending	Pending Projects	321	144	465		
Target Store	6466 & 3470 Hollister Avenue and 170 Los Carneros Way	073-070-034 073-070-035 073-330-030	Commercial	11.35	120,690 sf net new grocery market (demo 44,110 sf; new building is 164,800 sf)	Pending	Pending Projects				120690	
Saint George Mixed Use Project	5392 & 5400 Hollister Avenue	071-101-002 071-101-015	Residential and Commercial	0.95	New 3-story mixed-use residential building; 4 new residential buildings with 2 units each.	Pending	Pending Projects					
Fairview Gardens	598 North Fairview Avenue	069-090-052	Agriculture	11.65	Farm Labor Camp Revision; Special Events Permit; and Sale of Ag related products grown offsite	Pending	Pending Projects					
Taco Bell	7127 Hollister Avenue	073-440-012	Commercial	9.31 (parcel); 9.9 total shopping center	1,686 sf fast food restaurant with a drive-through facility	Pending	Pending Projects				1686	
Fuel Depot with Car Washes	370 Storke Road	073-100-008	Commercial	1	1,667 sf new drive-in carwash, selfserve car wash, gas fueling dispensers and manager's residence; Zizzo's Coffee building to remain	Pending	Pending Projects				1667	

Table 5.5-1: City of Goleta Cumulative Project List – Major Projects (July 2014)

Project	*Address*	*APN*	*Land Use*	*Acreage*	*Project Description*	*Status*	*Project Type*	*Single Family*	*Multifamily*	*Total New Residential Unit*	*Net Commercial Sq. Ft.*	*Net Industrial Sq. Ft.*
CBP / Investec Self-Storage Facility	350 Coromar Drive and 6640 Discovery Drive	073-610-015 073-610-016	Commercial	6.02	111,100 sf self-storage facility (Note: Square footage is already included within the overall Cabrillo Business Park Scope)	Pending	Pending Projects					
Old Town Industrial Center	891 S. Kellogg Avenue	071-170-074 071-170-080 071-170-083	Industrial	14.76	186,770 sf new Light Industrial with outdoor storage and 5,100 sf office building	Pending	Pending Projects					186770
Old Town Village	South Kellogg Avenue	071-130-023	Commercial	12.31	Mixed Use of 175 townhomes with shopkeeper and livework units	Pending	Pending Projects		175	175		
North Willow Springs	North of Calle Koral and West of Los Carneros	073-060-031 073-060-032 073-060-033 073-060-034 073-060-035 073-060-036 073-060-037 073-060-038 073-060-039 073-060-040 073-060-041 073-060-042 073-060-043	Residential	16.2	228 residential apartments and 132 senior apartments	Pending	Pending Projects		360	360		
Haskell's Landing (The Hideaway)	Hollister Avenue & Las Armas Road	079-210-049	Residential	14.23	101 residential units	Under construction	Projects Under Construction					
Goleta Valley Cottage Hospital	351 S. Patterson at Hollister Avenue	065-090-022 065-090-028	Commercial	18.38	Hospital 93,090 sf Existing; 152,658 sf Approved; 59,568 sf Net New	Under construction	Projects Under Construction					
Cabrillo Business Park	6767 Hollister Avenue	Multiple APNS	Commercial	91.4	Business Park - New structures total 693,100 sf (R&D, self storage, service uses); 241,682 sf existing Pre-Development Plan; 934,800 sf total; *Under Pending Projects, see Investec Self-Storage Case No.14-009-DRB, -LM, -PCR	Under construction	Projects Under Construction					
Westar	7000 Hollister Avenue (N/E corner of Glen Annie Road and Hollister)	073-030-020 073-030-021	Residential/ Commercial	23.55	266 residential units; Approx. 90,000 sf of commercial	Under construction	Projects Under Construction					
							Total:	**377**	**1,309**	**1,686**	**1,306,392**	**307,300**

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CUMULATIVE IMPACTS

The 2006 FEIR identified cumulative impacts in the following issue areas:

- Cumulative Loss of Agricultural Land (Impact 3.2-4, Class I)
- Cumulative ROG and NO_x Emissions (Impact 3.3-5, Class I)
- Cumulative PM_{10} Emissions (Impact 3.3-6, Class II)
- Long-Term Cumulative Operational Contributions to Greenhouse Gas Emissions as a Result of GP/CLUP Implementation (Impact 3.3-7, Class II)[1]
- Cumulative Impacts on Biological Resources (Impact 3.4-14)
- Water Quality Impacts from Discharge to Surface Water Bodies Where Water Bodies are 303(d) Listed (Impact 3.9-9, Class I)
- Cumulative Effects on Water Supply (Impact 3.9-10, Class III)
- Cumulative Traffic Noise (Impact 3.11-7, Class I)

The proposed Zoning Ordinance (Title 17 of the Goleta Municipal Code) was prepared in order to implement the General Plan and to meet specific planning and development needs of the City as outlined in the General Plan. It has been developed to tailor zones and use categories to the General Plan to achieve consistency between land use and zoning designations. The General Plan was designed to allow for its provisions to be easily translated into regulations within a new Zoning Ordinance. As described above, the implementation of the proposed Zoning Ordinance will not result in changes to the cumulative impacts as described in the 2006 FEIR.

5.6 Mitigation Measures Proposed To Minimize Significant Effects

Table ES-1, contained in the Executive Summary, and Sections 3.1 through 3.13 of the 2006 Final EIR identify the environmental effects of the proposed project and provide feasible mitigation measures that would minimize the effects of project-related impacts. No new mitigation measures are added in this SEIR.

[1] Impact evaluated in 2009 FEIR, following inclusion of GHG analysis

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Appendix A: Notice of Preparation

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Notice of Preparation

To: OPR
1400 Tenth Street
Sacramento Ca 95814
(Address)

From: PER Department
City of Goleta
130 Cremona Dr, Goleta Ca 93117
(Address)

Subject: Notice of Preparation of a Draft Environmental Impact Report

City of Goleta will be the Lead Agency and will prepare an environmental impact report for the project identified below. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the project.

The project description, location, and the potential environmental effects are contained in the attached materials. A copy of the Initial Study (☐ is ☒ is not) attached.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date but not later than 30 days after receipt of this notice.

Please send your response to Anne Wells, Advance Planning Manager at the address shown above. We will need the name for a contact person in your agency.

Project Title: Zoning Ordinance Project

Project Applicant, if any: _____

Date 2/24/14

Signature Anne Wells

Title Advance Planning Manager

Telephone 805-961-7557

Reference: California Code of Regulations, Title 14, (CEQA Guidelines) Sections 15082(a), 15103, 15375.

CITY OF GOLETA

February 26, 2014
NOTICE OF PREPARATION
OF A SUPPLEMENTAL DRAFT ENVIRONMENTAL IMPACT REPORT
AND NOTICE OF SCOPING MEETING
Planning and Environmental Review
Thursday, March 20, 2014 at 5:30 P.M.

NEW ZONING ORDINANCE UNDER THE JURISDICTION OF CITY OF GOLETA (City Case No. 13-084-SEIR)

NOTICE IS HEREBY GIVEN that the Planning and Environmental Review Department of the City of Goleta has completed a Notice of Preparation (NOP) for the preparation of a program-level Supplemental Environmental Impact Report (SEIR) and will conduct a scoping meeting on the date set forth below:

LOCATION: The location of the project includes the entire geographic area of the incorporated City of Goleta limits, including a population of nearly 30,000. The City includes approximately 7.9 square miles, or 5,075 acres.

The City is located in southern Santa Barbara County, California west of the City of Santa Barbara between the foothills of the Santa Ynez Mountains and the Pacific Ocean. This area is generally referred to as the "Goleta Valley." The City is bisected by Highway 101 which extends in an east-west alignment across the City. State Route 217 connects Highway 101 with University of California, Santa Barbara (UCSB) to the south. Portions of the City are bordered by UCSB and by the City of Santa Barbara, including the Santa Barbara Airport. The southern portions of the City are within the California Coastal Zone subject to the jurisdiction of the California Coastal Commission.

BACKGROUND: Land use in the City of Goleta is governed by the General Plan/Coastal Land Use Plan (GP/CLUP) as well as the Zoning Ordinance. While the GP/CLUP sets the long-range policy for the City, the Zoning Ordinance implements the General Plan through the Zoning Map and regulations that define specific allowable uses, permit requirements, and development standards. California State law requires zoning to be consistent with the General Plan.

When the City of Goleta was incorporated in 2002 it adopted the County of Santa Barbara's Zoning Ordinance and Zoning Map. In 2006 the City adopted the GP/CLUP. The new Zoning Ordinance is being prepared in order to reflect the new standards of and implement the GP/CLUP and provide continuity (where appropriate) with the present zoning code.

PROJECT DESCRIPTION: The City of Goleta will prepare a new Zoning Ordinance that will include regulations and development standards for each parcel of land in the City. It will be applied through a Zoning Map and through by-right and discretionary land use approvals. Specifically, the new Zoning Ordinance includes the following components:

- New Zoning Map: A new Zoning Map will be prepared with proposed zones that correspond with the General Plan land use designations described above, and additional base and overlay districts.

- "Base" Zoning District: Base zoning district regulations will be established for each land use designation (Residential, Commercial, Office and Industrial, and Other Use - Agriculture, Open Space, and Public/Quasi Public) as designated in the General Plan and described above.

- "Overlay" District: Overlay districts will be identified. Several of the overlay districts currently in place in the Inland and Coastal Codes will be carried over and updated.

- Coastal Zone Development and Resource Management: In the Coastal Zone, specific development regulations will be developed to implement the General Plan pertaining to coastal access, maintenance, shoreline protection, visitor-serving uses, and other coastal-zone specific issues.

- Administration and Permits: Administrative and permitting requirements will be consolidated with the responsibilities of each decision-maker(s) and role of the City Council, Planning Commission, Design Review Board, and Zoning Administrator to improve streamlining and code enforcement. The new Zoning Ordinance will also describe the process and standards applicable to the applications for Coastal Permits for all development in the Coastal Zone.

PURPOSE OF NOTICE OF PREPARATION AND SCOPING MEETING: The purpose of this Notice of Preparation/Notice of Public Scoping Meeting is to obtain agency and public comment on the adequacy of the scope and content of the environmental information and analysis, including potentially significant environmental issues, and mitigation measures that should be included in the Draft SEIR.

The City of Goleta will also conduct one public scoping meeting for the proposed project to receive oral testimony at the time and place listed below:

MEETING DATE AND TIME: Thursday, March 20, 2014, at 5:30 P.M.

PLACE: Goleta City Hall, Council Chambers
130 Cremona Drive, Suite B,
Goleta, California 93117

All interested parties are encouraged to attend the scoping meeting and to present written and/or oral comments.

DOCUMENT AVAILABILITY: A copy of the notice and scoping document will be available for public review at the City of Goleta Planning and Environmental Review Department, 130 Cremona Drive, Suite B, Goleta, CA on and after February 26, 2014. Copies of the document are also available in electronic format (CD) for $7.00/CD. The document will also be posted to the City's web site at www.cityofgoleta.org.

PUBLIC COMMENT PERIOD: The public review period begins on February 26, 2014 and ends on April 11, 2014 at 12:00 P.M. All letters should be addressed to Anne Wells, Advance Planning Manager, City of Goleta, 130 Cremona Drive, Suite B, Goleta, CA 93117. **All comments must be received no later than April 11, 2014 at 12:00 P.M.** Please limit comments to environmental issues.

If you have any questions or would like a copy of this notice or the Notice of Preparation, please contact Anne Wells at the above address, by phone at (805) 961-7557, or email at awells@cityofgoleta.org.

NOTE: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this hearing, please contact the City Clerk at (805) 961-7505. Notification at least 72 hours prior to the hearing will enable City staff to make reasonable arrangements.

Published: Santa Barbara News-Press, February 26, 2014

CITY OF GOLETA

NEW ZONING ORDINANCE
UNDER THE JURISDICTION OF CITY OF GOLETA
SCOPING DOCUMENT
FEBRUARY 26, 2014
(City Case No. 13-084-SEIR)

PROJECT LOCATION

The location of the project includes the entire geographic area of the incorporated City of Goleta limits, including a population of nearly 30,000. The City includes approximately 7.9 square miles, or 5,075 acres (see attached Figure 1-1 Project Vicinity Map).

The City is located in southern Santa Barbara County, California west of the City of Santa Barbara between the foothills of the Santa Ynez Mountains and the Pacific Ocean. This area is generally referred to as the "Goleta Valley." The City is bisected by Highway 101 which extends in an east-west alignment across the City. State Route 217 connects Highway 101 with University of California, Santa Barbara (UCSB) to the south. Portions of the City are bordered by UCSB and by the City of Santa Barbara, including the Santa Barbara Airport. The southern portions of the City are within the California Coastal Zone subject to the jurisdiction of the California Coastal Commission.

PROPOSED PROJECT

Background and Purpose

Land use in the City of Goleta is governed by the General Plan/Coastal Land Use Plan (GP/CLUP) as well as the Zoning Ordinance. While the GP/CLUP sets the long-range policy for the City, the Zoning Ordinance implements the General Plan through the Zoning Map and regulations that define specific allowable uses, permit requirements, and development standards. California State law requires zoning to be consistent with the General Plan.

When the City of Goleta was incorporated in 2002 it adopted the County of Santa Barbara's Zoning Ordinance and Zoning Map. In 2006 the City adopted the GP/CLUP. The new Zoning Ordinance is being prepared in order to reflect the new standards of and implement the GP/CLUP and provide continuity (where appropriate) with the present zoning code.

The format and content of the General Plan were designed to allow for its provisions to be easily translated into regulations within a new Zoning Ordinance. The GP/CLUP establishes four general land use categories: Residential, Commercial, Office and Industrial, and Other Use (Public/Quasi Public, Open Space, and Agriculture). Each of these categories has a defined objective and several land use designations. Residential land uses are intended to provide appropriate land areas for the residential needs of existing and future residents consistent with the existing character of the City's neighborhoods. Residential land use designations include

Single-Family Residential (R-SF), Planned Residential (R-P), Medium-Density Residential (R-MD), High-Density Residential (R-HD), and Mobile Home Park (R-MHP). Commercial land uses are intended to provide lands in locations that are suitable, functional, attractive, and convenient for an appropriate mix and scale of residential- and business-serving commercial uses, including business and professional offices, retail trade, business services, and residential mixed uses. Commercial land use designations include Regional Commercial (C-R), Community Commercial (C-C), Old Town Commercial (C-OT), Visitor Commercial (C-VS), Intersection Commercial (C-I), and General Commercial (C-G). Office and Industrial land uses are intended to provide lands in areas suitable for businesses that create diverse types of employment opportunities and related economic activities where impacts of these uses on the surrounding residential neighborhoods can be minimized and where traffic impacts can be adequately managed. Office and Industrial land use designations include Business Park (I-BP), Office and Institutional (I-OI), Service Industrial (I-S), and General Industrial (I-G). Public and Quasi-Public land uses are intended to provide lands for governmental administration and operations, schools, fire stations, and other public and institutional uses within the city and include one land use designation, Public and Quasi-public (P-S). Park and Open Space land uses are intended to provide land areas for public parks, recreation, and open space land uses and private recreational lands within the city and recognize the importance of their contribution to the overall quality of life in Goleta. Park and Open Space land use designations includes Open Space/Passive Recreation (OS-PR) and Open Space/Active Recreation (OS-AR). Agriculture is intended to preserve existing agricultural lands and reserve vacant lands suitable for agriculture to maintain the option of future agricultural uses, including local production of food commodities and includes one land use designation, Agriculture (AG). The GP/CLUP Land Use Map also designates three overlays - the Hotel Overlay, Hospital Overlay, and Open Space Overlay.

The City's present Zoning Ordinance was the code in effect in the County of Santa Barbara at the date of incorporation of the City in 2002. The new Zoning Ordinance will tailor zones and use categories to the General Plan to achieve consistency between land use and zoning. County's zoning codes were created more than 30 years ago to address the varied needs of both urban and rural areas, its structure and provisions are not well-suited to Goleta. The new Zoning Ordinance has been designed to meet specific planning and development needs of the City as outlined in the General Plan.

New Zoning Ordinance Content

The new Zoning Ordinance will include regulations and development standards for each parcel of land in the City. It will be applied through a Zoning Map and through by-right and discretionary land use approvals. Specifically, the new Zoning Ordinance includes the following components:

A. New Zoning Map: A new Zoning Map will be prepared with proposed zones that correspond with the General Plan land use designations described above, and additional base and overlay districts. The new Zoning Ordinance will establish Base District Zones, Overlay Zones, and Coastal Zones; identify where these zones occur on an official zoning map and zone boundaries; and define allowable land uses for each zone. As part of the

Zoning Map update, the existing Zoning Map, General Plan amendment maps, Specific Plan maps, and other adopted area plans will be reviewed to identify any inconsistencies and conflicts. The Zoning Map will be updated to achieve consistency with the General Plan Land Use Map through amendments to base districts, consolidation or removal of overlay districts, or adding overlay district designations. The updated Zoning Map will show where rezoning is anticipated by highlighting new districts (base and overlay). The Zoning Map will also identify "reclassifications" where there would be no substantive change in zoning regulations as well as "rezoning" where a different designation will apply to implement the Zoning Ordinance and General Plan.

B. "Base" Zoning District: Base zoning district regulations will be established for each land use designation (Residential, Commercial, Office and Industrial, and Other Use - Agriculture, Open Space, and Public/Quasi Public) as designated in the General Plan and described above. Each individual district, or land use designation, will specify the land use, development, and design standards that apply. Each will also have a purpose statement, development, and design standards.

C. "Overlay" Districts: Overlay zones will be identified to modify the Base Zoning District. Examples of overlay districts include Airport Environs Overlay, Central Hollister Overlay and Hospital Overlay.

D. Coastal Zone Development and Resource Management: In the Coastal Zone, specific development regulations will be developed to implement the General Plan pertaining to coastal access, maintenance, shoreline protection, visitor-serving uses, and other coastal-zone specific issues.

E. Administration and Permits: Administrative and permitting requirements will be consolidated with the responsibilities of each decision-maker(s) and role of the City Council, Planning Commission, Design Review Board, and Zoning Administrator to improve streamlining and code enforcement. The new Zoning Ordinance will also describe the process and standards applicable to the applications for Coastal Permits for all development in the Coastal Zone.

Relationship to Other Planning Projects

The purpose of the new Zoning Ordinance is to implement the General Plan. In addition to the General Plan, related planning projects include the Housing Element Update, a component of the General Plan and the Climate Action Plan.

The new Zoning Ordinance will implement the General Plan Land Use Map through the Zoning Map by establishing base zones, overlay zones, and coastal zones that are consistent with the land use designation objectives, general purposes, uses, densities, heights, and lot coverage ratios established in the General Plan. Additionally, the new Zoning Ordinance will be designed to be consistent with relevant General Plan policies. Each Zoning District will have a specific purpose that is based on relevant General Plan policies and explains in general language the way the zone

is intended to be used and how it fits into the City's land use policies. Development standards for each zone will also be designed to be consistent with General Plan policies related to conversion of land uses, compatibility between adjacent land uses, permit requirements, preservation of existing uses and views, easement dedications, building design, and other policies. Finally, the new Zoning Ordinance will implement the buildout and growth planned for in the General Plan. The new Zoning Ordinance will establish and designate zones consistent with the General Plan's buildout and growth projections and will not permit development in excess of the growth planned for in the General Plan.

The Housing Element of the General Plan is currently being updated, as required by State law. The new Zoning Ordinance will be consistent with current applicable Housing Element policies that support a variety of housing choices and affordable housing opportunities and preserve existing housing (Policies HE 4 and HE 8). Additionally, the new Zoning Ordinance will incorporate requirements under State law that support the provision of affordable housing through bonus programs for increased height, increased density, and/or parking requirement reductions. However, amendments to the Zoning Ordinance that go beyond State law will be deferred and addressed in the forthcoming Housing Element Update.

Finally, the new Zoning Ordinance will support the City's Climate Action Plan. The purpose of the Climate Action Plan is to identify a reasonable strategy to reduce greenhouse gas (GHG) emissions within the City that is consistent with statewide GHG reductions goals described in California Assembly Bill (AB) 32. The Climate Action Plan will identify various transportation and land use measures to reduce GHGs emissions that will rely on implementation through the new Zoning Ordinance. Through clarification of development standards and the new Zoning Map and Zoning Ordinance will support measures to increase density of new development, increase accessibility, allow a mix of uses, and promote multi-modal transportation. Implementation of General Plan policies are anticipated to result in a gross reduction of vehicle trips and the associated GHG emissions.

Zoning Ordinance Development and CEQA Review Process

The individual parts of the new Zoning Ordinance will be prepared as "modules" for public, City staff and Planning Commission review, with introductory sections that will explain key ideas and highlight policy questions for consideration. The following modules will be posted on the New Zoning Ordinance Program website (GoletaZoning.com) for public comment:

> Module 1 - Module 1 will focus on administrative procedures and will include an analysis of existing Use Permits, Conditional Use Permits, Coastal Development Permits, Variances, Design Review, environmental review, zoning text and map amendments, pre-zoning and annexation criteria, Zoning Ordinance and General Plan amendments/CLUP amendments, appeals, development agreements, enforcement, and revocation of discretionary permit procedures. This module will also include a comprehensive set of definitions and associated illustrations for the new Zoning Ordinance terms and a matrix of zones that are consistent with or consistent with the goals, policies and objectives of the General Plan.

Module 2 - Module 2 will focus on base and overlay districts. The second module will include an analysis and proposal for streamlining land use classifications, use regulations, and overlay districts. This module will result in proposed district regulations matrix, development standards, use classifications, and proposed limitations on special uses. A preliminary draft zoning map will be prepared as part of this module.

Module 3 - Module 3 will focus on regulations that apply to some or all districts. Current regulations will be evaluated to identify any areas inconsistent with State and federal law and revisions will be drafted to correct critical inconsistencies. Summary tables of supplemental standards and zoning diagrams needed to illustrate them will be prepared.

The complete draft of the new Zoning Ordinance will be prepared for public review based on comments received on the three modules described above. A new revised Draft Zoning Ordinance will be presented to the Planning Commission as a "Public Discussion Draft". Following Planning Commission approval, a final Public Hearing Draft of the new Zoning Ordinance will be prepared for City Council consideration. A SEIR and related CEQA documents will be prepared based on the Public Hearing Draft for environmental clearance prior to formal action on the proposed ordinance by the Commission and Council.

POTENTIAL ENVIRONMENTAL EFFECTS AND APPROACH FOR IMPACT ANALYSIS

The proposed new Zoning Ordinance would implement the adopted General Plan. As such, the scope of analysis of the SEIR for the proposed project will address all topics previously analyzed in the certified General Plan Program EIR including:

- Aesthetics and Visual Resources
- Agriculture and Farmland
- Air Quality and Greenhouse Gases (GHG)
- Biological Resources
- Cultural Resources
- Geology, Soils, and Mineral Resources
- Hazards and Hazardous Materials
- Population and Housing
- Water Resources
- Land Use and Recreation
- Noise
- Public Services and Utilities
- Transportation and Circulation

CEQA Guidelines Section 15125 states that an EIR "must include a description of the physical environmental conditions in the vicinity of the project, as they exist at the time the notice of

preparation is published." Additionally, Section 15125 states that this approach "normally constitute[s] the baseline physical conditions by which a lead agency determines whether an impact is significant." Based on available information at the time the environmental analysis is being performed, the lead agency has the discretion to use a baseline other than existing conditions at the time of the release of the NOP in certain instances.

The new Zoning Ordinance is a long-term regulatory document with a 2030 horizon year, consistent with the General Plan's horizon year. Growth in development, population, and traffic will increase in the City with or without implementation of the new Zoning Ordinance due to a number of factors independent of the City's land use regulation decisions. As the proposed Project is adoption of a new Zoning Ordinance, it will not result in any direct, immediate physical impacts to the environment. Rather, the new Zoning Ordinance may have future environmental impacts to the extent that it permits development that is different from that which is currently allowed under the adopted Zoning Ordinance. Therefore, analysis of environmental impacts based on the existing conditions baseline may be misleading for some environmental topics.

The California Supreme Court held that use of a future-only baseline is permissible only when an agency justifies its use by showing that use of an existing conditions baseline would be uninformative or misleading (*Neighbors for Smart Rail v. Exposition Metro Line Construction Authority* (57 Cal.4th 439, 304 P.3d 499, Cal., August 5, 2013). Current conditions are the norm for a baseline, with the aim of properly considering both short-term and long-term environmental effects of a project. The California Supreme Court has noted that while a project may improve environmental conditions in the long-term, the public and decision makers are entitled to know whether short- or medium-term sacrifices will occur as a result. Therefore, the new Zoning Ordinance SEIR will evaluate potential impacts against both a future baseline and a current baseline standard.

The future baseline is defined as the expected future conditions without the new Zoning Ordinance, or growth that is anticipated to occur under the current Zoning Ordinance. This comparison isolates environmental effects potentially resulting from implementation of the new Zoning Ordinance from those caused by future growth that would occur under the adopted Zoning Ordinance, as compared to baseline conditions at the time of release of the NOP. Identification of potential impacts and mitigation measures with the future baseline approach is based on the increment of physical change due to the new Zoning Ordinance, rather than the future regional growth that would occur regardless of whether or not the new Zoning Ordinance is adopted and implemented.

State law also limits the definition of the future baseline with regard to zoning ordinances, as zoning is required to be consistent with the general plan. General plan consistency is achieved if the local jurisdiction has officially adopted the plan and the land uses authorized by the zoning

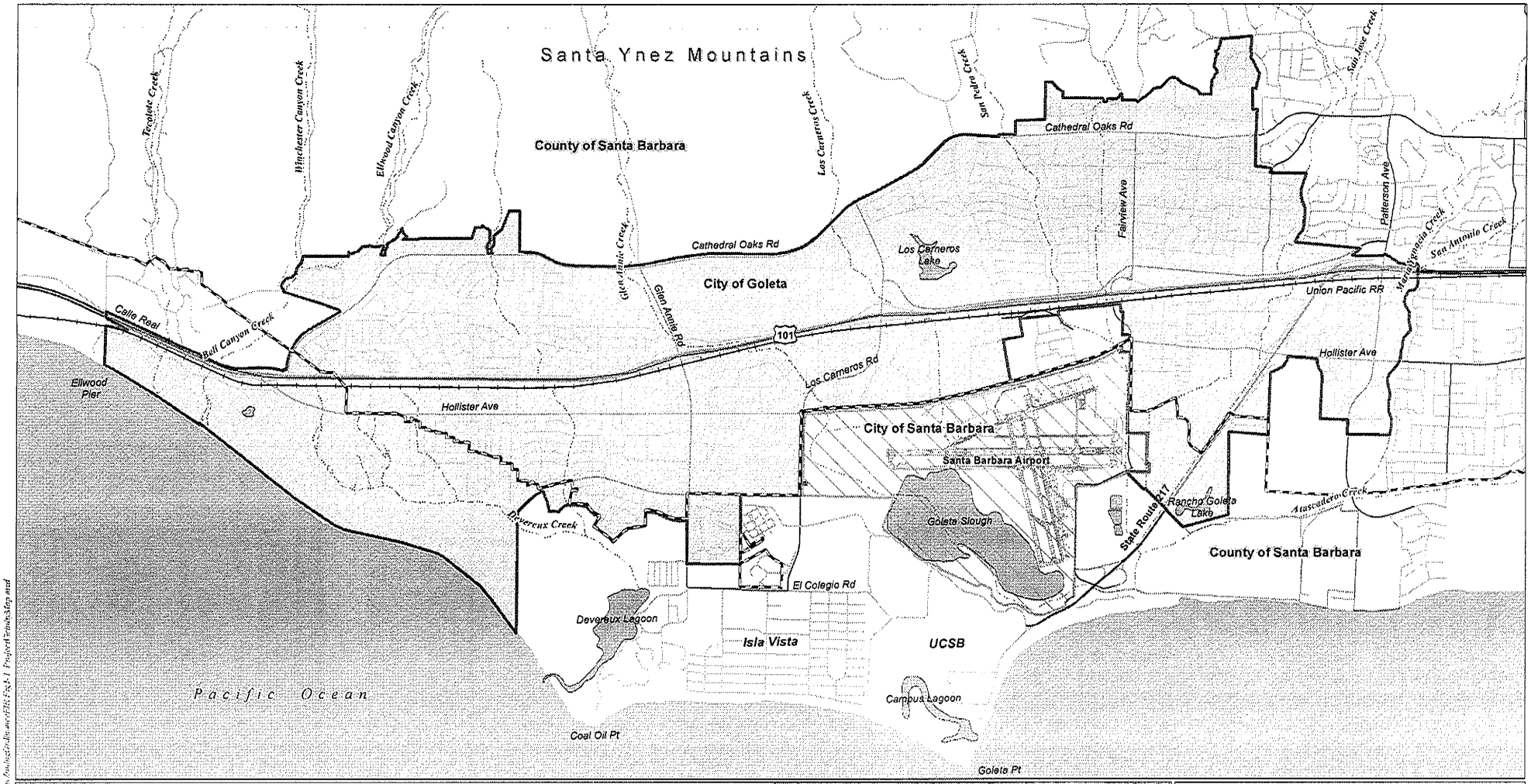
ordinance are compatible with the objectives, policies, land uses, and programs specified in the plan. State statute requires that zoning that becomes inconsistent with the general plan by reason of amendment to the plan be amended within a reasonable time to achieve consistency. Any resident or property owner within a city or a county is permitted to bring a legal action before the superior court to enforce this consistency requirement within ninety days of the enactment or amendment of the new zoning ordinance (California Government Code Section 65860). Zoning in Goleta is therefore required to be amended to achieve consistency with the adopted General Plan. Furthermore, state law prohibits establishing a new zoning ordinance that is inconsistent with the General Plan, or defining a future baseline based on adopted zoning that is inconsistent with the General Plan.

The SEIR for the proposed new Zoning Ordinance will evaluate impacts against existing conditions at the time of the release of the NOP, where information is available, for issue areas that would not be substantially influenced by future City growth that would occur with or without implementation of the new Zoning Ordinance. These issue areas include: Aesthetics and Visual Resources; Agriculture and Farmland; Biological Resources; Cultural Resources; Geology, Soils, and Mineral Resources; and Hazards and Hazardous Materials. For Air Quality and Greenhouse Gases, Population and Housing, Water Resources, Land Use and Recreation, Noise, Public Services and Utilities, and Transportation and Circulation environmental impacts in the SEIR will evaluate potential impacts against a forecast future baseline condition and a current, existing baseline condition, controlling for impacts caused by population growth and other factors that would occur whether or not the new Zoning Ordinance is adopted.

PUBLIC COMMENT PERIOD

Due to the time limits mandated by state law, your response must be sent at the earliest possible date but no later than 45 days after receipt of this notice. **The deadline for receipt of comments on the NOP is 12:00 p.m. on April 11, 2014.** Comments including the contact person in your organization must be sent to the City of Goleta via U.S. Mail or e-mail as follows:

Anne Wells, Advance Planning Manager
City of Goleta
130 Cremona Drive, Suite B
Goleta, CA 93117
Phone: (805) 961-7557; Fax: (805) 961-7551
E-mail: awells@cityofgoleta.org



Legend

- Goleta_creeks
- Coastal Zone
- City of Santa Barbara
- County of Santa Barbara
- Waterbody
- City of Goleta

1 inch = 2,500 feet

0 1,125 2,250 4,500 Feet

N

Source: [1] ESRI Street Map Data 2011. [2] Goleta Hydrography provided by City of Goleta, 2014.

URS

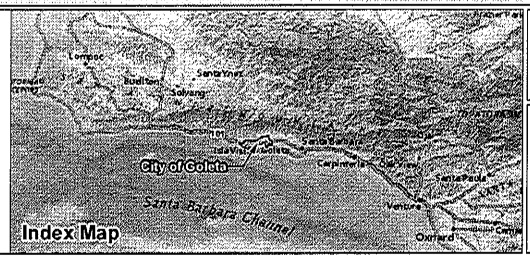


Figure 1-1 Project Vicinity Map

CITY OF GOLETA

City of Goleta
Zoning Ordinance
Supplemental EIR
2014

V:\Projects\GIS_Proj\City of Goleta drinkwater\Arc_Project\Figures\EIR\Fig1-1 Project Vicinity.mxd

Print Form

Appendix C

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: New Zoning Ordinance

Lead Agency: City of Goleta — Contact Person: Anne Wells
Mailing Address: 130 Cremona Dr. Suite B, — Phone: 805-961-7557
City: Goleta — Zip: 93117 — County: Santa Barbara

Project Location: County: Santa Barbara — City/Nearest Community: Goleta
Cross Streets: City Wide — Zip Code: 93117
Longitude/Latitude (degrees, minutes and seconds): ___° ___′ ___″ N / ___° ___′ ___″ W — Total Acres: 5,075acres(7.9 sq.mi)
Assessor's Parcel No.: All APN located within City — Section: ___ Twp.: 4 N — Range: 28 W — Base: SBB&M
Within 2 Miles: State Hwy #: 101 and 217 — Waterways: Pacific Ocean; Goleta Slough; Devereux Slough
Airports: Santa Barbara Airport — Railways: Union Pacific — Schools: See Project Des. box

Document Type:

CEQA: ☒ NOP ☐ Early Cons ☐ Neg Dec ☐ Mit Neg Dec
☐ Draft EIR ☐ Supplement/Subsequent EIR (Prior SCH No.) ___ Other: ___
NEPA: ☐ NOI ☐ EA ☐ Draft EIS ☐ FONSI
Other: ☐ Joint Document ☐ Final Document ☐ Other: ___

Local Action Type:

☐ General Plan Update ☐ General Plan Amendment ☐ General Plan Element ☐ Community Plan
☐ Specific Plan ☐ Master Plan ☐ Planned Unit Development ☐ Site Plan
☐ Rezone ☐ Prezone ☐ Use Permit ☐ Land Division (Subdivision, etc.)
☐ Annexation ☐ Redevelopment ☐ Coastal Permit ☒ Other: Zoning Ord.

Development Type:

☐ Residential: Units ___ Acres ___
☐ Office: Sq.ft. ___ Acres ___ Employees ___
☐ Commercial: Sq.ft. ___ Acres ___ Employees ___
☐ Industrial: Sq.ft. ___ Acres ___ Employees ___
☐ Educational: ___
☐ Recreational: ___
☐ Water Facilities: Type ___ MGD ___
☐ Transportation: Type ___
☐ Mining: Mineral ___
☐ Power: Type ___ MW ___
☐ Waste Treatment: Type ___ MGD ___
☐ Hazardous Waste: Type ___
☐ Other: ___

Project Issues Discussed in Document:

☒ Aesthetic/Visual
☒ Agricultural Land
☒ Air Quality
☐ Archeological/Historical
☒ Biological Resources
☒ Coastal Zone
☐ Drainage/Absorption
☐ Economic/Jobs
☐ Fiscal
☐ Flood Plain/Flooding
☐ Forest Land/Fire Hazard
☒ Geologic/Seismic
☒ Minerals
☒ Noise
☒ Population/Housing Balance
☒ Public Services/Facilities
☒ Recreation/Parks
☐ Schools/Universities
☐ Septic Systems
☐ Sewer Capacity
☐ Soil Erosion/Compaction/Grading
☐ Solid Waste
☒ Toxic/Hazardous
☒ Traffic/Circulation
☐ Vegetation
☐ Water Quality
☒ Water Supply/Groundwater
☐ Wetland/Riparian
☐ Growth Inducement
☒ Land Use
☐ Cumulative Effects
☒ Other: Greenhouse Gases

Present Land Use/Zoning/General Plan Designation:

Urban/Suburban uses associated with a City of 30,000 residents; GP Designations:Res, Com, Ind, Off, Pub/Qua Pub, OS, and AG

Project Description: *(please use a separate page if necessary)*
See Attached Description

The following schools are located within/adjacent to the City of Goleta: College: UCSB; HS: Dos Pueblos ; Jr. High: Goleta Valley; Elementary: Brandon, El Camino, Ellwood, Foothill, Hollister, Isla Vista, Kellogg, La Patera, Mountain View.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Revised 2010

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

X Air Resources Board
___ Boating & Waterways, Department of
___ California Emergency Management Agency
___ California Highway Patrol
X Caltrans District #5
X Caltrans Division of Aeronautics
___ Caltrans Planning
___ Central Valley Flood Protection Board
___ Coachella Valley Mtns. Conservancy
X Coastal Commission
___ Colorado River Board
___ Conservation, Department of
___ Corrections, Department of
___ Delta Protection Commission
___ Education, Department of
___ Energy Commission
X Fish & Game Region #5
___ Food & Agriculture, Department of
___ Forestry and Fire Protection, Department of
___ General Services, Department of
___ Health Services, Department of
___ Housing & Community Development
___ Native American Heritage Commission

___ Office of Historic Preservation
___ Office of Public School Construction
___ Parks & Recreation, Department of
___ Pesticide Regulation, Department of
___ Public Utilities Commission
X Regional WQCB #3
___ Resources Agency
___ Resources Recycling and Recovery, Department of
___ S.F. Bay Conservation & Development Comm.
___ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
___ San Joaquin River Conservancy
___ Santa Monica Mtns. Conservancy
X State Lands Commission
___ SWRCB: Clean Water Grants
___ SWRCB: Water Quality
___ SWRCB: Water Rights
___ Tahoe Regional Planning Agency
X Toxic Substances Control, Department of
___ Water Resources, Department of

___ Other: ___
___ Other: ___

Local Public Review Period (to be filled in by lead agency)

Starting Date ___ Ending Date ___

Lead Agency (Complete if applicable):

Consulting Firm: URS Corporation
Address: 130 Robin Hill Road, Suite 100
City/State/Zip: Goleta, CA 93117
Contact: Beth Anna Cornett
Phone: (805) 692-0613

Applicant: City of Goleta
Address: 130 Cremona Dr, Suite B
City/State/Zip: Goleta Ca 93117
Phone: 805-961-7542

Signature of Lead Agency Representative: ___ **Date:** 2/24/2014

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

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Appendix B: General Plan Policies Related to Proposed Zoning Ordinance

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Table B: General Plan Policies Related To Proposed Zoning Ordinance				
✓ Policy Addressed in Zoning Ordinance				
	Development Code Components			
General Plan Element and Policy	*District Standards*	*Specific Area Designation*	*Citywide Regulations*	*Review Process*
LAND USE ELEMENT				
Goal LU 1: Land Use Plan Map and General Policies - Maintain a land use pattern that provides continuity with the past and present use and development of the city and locates the various uses in a manner that is consistent with the fundamental goals and principles of the plan.				
LU 1.1 **Land Use Plan Map. [GP/CP]** The Land Use Plan map in Figure 2-1 is hereby adopted. The Land Use Plan map establishes the future distribution, extent, and geographic locations of the various land uses within Goleta. The standards applicable to each of the various use categories and sites are set forth in Policies LU 2 through LU 9.	✓	✓		
LU 1.2 **Residential Character. [GP/CP]** The Land Use Plan map shall ensure that Goleta's land use pattern remains predominately residential and open, with the majority of nonresidential development concentrated along the primary transportation corridor—east and west along Hollister Avenue and US-101. The intent of the Land Use Plan is to protect and preserve residential neighborhoods by preventing intrusion of nonresidential uses that would be detrimental to the preservation of the existing character of the neighborhoods.	✓	✓		
LU 1.3 **Goleta Old Town. [GP]** The City and the City of Goleta Redevelopment Agency shall continue to develop and implement programs to revitalize the Old Town area. When considering development proposals, lots designated for commercial or multifamily residential use that are less than 6,000 square feet shall be encouraged to be combined with any adjacent small lots to provide adequate parking and circulation, minimize driveway cuts on Hollister Avenue and other busy streets, and maximize design potential.		✓		
LU 1.4 **Employment Centers. [GP]** Existing developed office and industrial areas shall be preserved and protected to continue their role of providing employment opportunities for the community. A mix of industries and economic activities is encouraged in order to provide a wide range of employment opportunities and wage levels and to avoid over reliance on any one economic sector.		✓		
LU 1.5 **Compatibility of Existing and New Industrial Areas with Adjacent Residential Development. [GP/CP]** The Zoning Code shall include performance standards that will mitigate the effects of industrial uses and development on nearby residential areas. These standards shall include, but are not limited to, the following subjects: a. Air pollution, both direct and indirect; b. Dust; c. Noise; d. Drainage and stormwater runoff; e. Water pollution;		✓	✓	✓

Table B: General Plan Policies Related To Proposed Zoning Ordinance				
✓ Policy Addressed in Zoning Ordinance				
	Development Code Components			
General Plan Element and Policy	*District Standards*	*Specific Area Designation*	*Citywide Regulations*	*Review Process*
f. Light pollution; g. Visual impacts; and h. Truck traffic. Standards may include requirements for industrial uses and development to provide an adequate physical buffer or separation as well as fencing and screening to help lessen the effects on adjacent residential development. Performance standards shall be applicable to discretionary approvals pertaining to alteration or expansion of existing industrial uses and development as well as to new industrial uses and development.				
LU 1.6 **Retail and Other Commercial Centers. [GP/CP]** The priority for commercial uses, including large regional commercial centers, shall be for the types that will meet local needs and those that provide goods and services not now available in the city. Goleta's retail areas shall be designed to serve as community focal points and shall include appropriate outdoor gathering places. Retail and other commercial centers shall provide high levels of maintenance and upkeep to assure their quality appearance.	✓			
LU 1.7 **New Development and Protection of Environmental Resources. [GP/CP]** Approvals of all new development shall require adherence to high environmental standards and the preservation and protection of environmental resources, such as environmentally sensitive habitats, consistent with the standards set forth in the Conservation Element and the City's Zoning Code.			✓	✓
LU 1.8 **New Development and Neighborhood Compatibility. [GP/CP]** Approvals of all new development shall require compatibility with the character of existing development in the immediate area, including size, bulk, scale, and height. New development shall not substantially impair or block important viewsheds and scenic vistas, as set forth in the Visual and Historical Resources Element.			✓	✓
LU 1.9 **Quality Design in the Built Environment. [GP/CP]** The City shall encourage quality site, architectural, and landscape design in all new development proposals. Development proposals shall include coordinated site planning, circulation, and design. Public and/or common open spaces with quality visual environments shall be included to create attractive community gathering areas with a sense of place and scale.	✓		✓	
LU 1.10 **Multifamily Residential Development. [GP/CP]** The Medium- and High-Density Multifamily designations shall provide appropriate locations for multifamily dwellings as well as allow development standards that enable creativity and diversity in design while protecting health and safety.	✓			

Table B: General Plan Policies Related To Proposed Zoning Ordinance				
✓ Policy Addressed in Zoning Ordinance				
	Development Code Components			
General Plan Element and Policy	*District Standards*	*Specific Area Designation*	*Citywide Regulations*	*Review Process*
The use categories differ in terms of maximum permitted densities allowed, but each designation shall permit a range of housing types, including detached units, attached townhouses, and garden apartments. All multifamily developments shall be required to provide or ensure: a. Adequate open space and recreational facilities, such as parks, open spaces, or bike paths as an integral part of the development; community garden areas are encouraged. b. Appropriate amounts of outdoor space for the exclusive use of individual residential units. c. Appropriate pedestrian and bicyclist access to commercial or other activity centers and appropriate facilities to encourage use of public transit. d. Adequate services and facilities (such as sewer, water, and roadway capacity) concurrent with development. e. Adequate off-street parking. f. Appropriate access by emergency vehicles.				
LU 1.11 **Multiple-Use Development. [GP/CP]** New larger developments, including multifamily, commercial, retail, office, and industrial uses, shall be designed to incorporate features that enable a choice of various alternative modes of travel, such as transit, biking, and walking. Mixed-use development, where certain commercial and residential uses are provided in a single integrated development project, shall be allowed in appropriate areas, including, but not limited to, the Hollister corridor in Old Town.	✓			
Goal LU 2: Residential Land Uses - Provide appropriate land areas for the residential needs of existing and future city residents consistent with the existing character of the city's neighborhoods.				
LU 2.1 **Residential Land Use Categories. [GP/CP]** The residential land use categories, permitted uses, and recommended standards for density and building intensity are shown in Table 2-1. The recommended planned residential densities and building intensities in residential neighborhoods have been established to be consistent with the density, intensity, and scale of existing development in order to reinforce the character of well-established neighborhoods.	✓			
LU 2.2 **Residential Use Densities. [GP/CP]** All proposed residential projects shall be consistent with the recommended standards for density and building intensity set forth in this plan. The recommended densities described in the policies for the residential use categories and in Table 2-1 are maximum permitted densities but are not guaranteed. Density of development allowed on any site shall reflect site constraints, including: a. Environmentally sensitive habitat areas (ESHA). Areas prone to flooding and geologic, slope instability, or	✓			

Table B: General Plan Policies Related To Proposed Zoning Ordinance				
✓ Policy Addressed in Zoning Ordinance				
	Development Code Components			
General Plan Element and Policy	*District Standards*	*Specific Area Designation*	*Citywide Regulations*	*Review Process*
other natural hazards. b. Areas with stormwater drainage problems. c. Presence of other significant hazards or hazardous materials. d. Protection of significant public and private views. e. Exposure to exterior noise levels that exceed a Community Noise Exposure Level (CNEL) of 60 dBA (see related NE 1.2). f. Areas with archaeological or cultural resources. g. 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. h. Prevailing densities of adjacent developed residential areas.				
LU 2.3 Residential Development Standards. [GP/CP] The following standards or criteria shall be applicable to residential development proposals: a. The privacy of existing residential uses in the immediate area shall be protected in the design of new or expanded structures. b. Solar access of residential uses shall be protected in the design of new or expanded structures. Proposals for construction of new or expanded homes shall be required to have a size, bulk, scale, and height that are compatible with the character of the immediate existing neighborhood.	✓			
LU 2.4 Single-Family Residential Use Category (R-SF). [GP/CP] The intent of this use category is to identify and protect appropriately located land areas for family living in low-density residential environments. Existing developed areas with this designation were generally subdivided at four units per acre or less and are characterized by a suburban atmosphere. This designation may be applied to provide a transition from the more intensely developed areas of the city to rural open spaces. The designation is also appropriate for areas that are subject to hazards or environmental constraints that limit the suitability of such areas for higher intensity uses. This designation is intended to provide for development of one single-family residence per lot at densities ranging from one or fewer to five units per acre. Assuming an average household size of 2.0 to 3.0 persons, this use category will allow population densities between 2.0 and 15.0 persons per acre.	✓			
LU 2.5 Planned Residential (R-P). [GP/CP] The intent of the Planned Residential designation is to allow flexibility and encourage innovation and diversity in design of residential developments. This is accomplished by allowing a wide range	✓			✓

Table B: General Plan Policies Related To Proposed Zoning Ordinance				
✓ Policy Addressed in Zoning Ordinance				
	Development Code Components			
General Plan Element and Policy	*District Standards*	*Specific Area Designation*	*Citywide Regulations*	*Review Process*
of densities and housing types while requiring provision of a substantial amount of open space and other common amenities within new developments. Clustering of residential units is encouraged where appropriate to provide efficient use of space while preserving natural, cultural, and scenic resources of a site. Planned residential areas may also function as a transition between business uses and single-family residential neighborhoods. This designation permits single-family detached and attached dwellings, duplexes, apartments in multiunit structures, and accessory uses customarily associated with residences. This designation is intended to provide for development of residential units at densities ranging from 5.01 units per acre to 13.0 units per acre, with densities for individual parcels as shown on the map in Figure 2-1. Assuming an average household size of 2.0 to 3.0 persons, this use category will allow population densities between 10 persons per acre and 39 persons per acre.				
LU 2.6 **Medium-Density Residential (R-MD). [GP/CP]** This use category permits multifamily housing and accessory uses customarily associated with residences. Development may also include attached and detached single-family dwellings and duplex structures. Medium-density areas may also function as a transition between business uses and single-family residential neighborhoods. This designation is intended to provide for development of residential units at densities of up to 20.0 units per acre. In order to achieve efficient use of a limited supply of land designated in this use category, the minimum density permitted shall be 15.0 units per acre, except where site-specific constraints are determined to limit development to fewer units. Central Hollister Housing Opportunity Sites as identified in Housing Element Subpolicy HE 11.6 shall provide for development of residential units at densities ranging from a minimum of 20 to a maximum of 25 units per acre in support of the achievement of affordable housing goals. Assuming an average household size of 2.0 to 3.0 persons, the range of population densities allowed in this use category is between 26.0 persons per acre and 60.0 persons per acre. (See related Policy LU 8 and Subpolicy HE 11.6)	✓			
LU 2.7 **High-Density Residential (R-HD). [GP]** This category permits multifamily housing units and accessory uses customarily associated with residences. Such areas may also function as a transition between higher intensity business uses and medium-density multifamily housing and single-family residential neighborhoods. Housing for special needs populations may be approved at higher than the base density in this designation provided that the City finds that the impacts on traffic, public facilities and services, biological resources, air and water quality, visual resources, or other	✓			

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General Plan Element and Policy	*District Standards*	*Specific Area Designation*	*Citywide Regulations*	*Review Process*
environmental resources would not be greater than the impacts associated with development at the base density. This designation is intended to provide for development of residential units at densities ranging from 20.01 units per acre to 30.0 units per acre. In order to achieve efficient use of a limited supply of land designated in this use category, the minimum density permitted shall be 15.0 units per acre, except where site-specific constraints are determined to limit development to fewer units. Assuming an average household size of 2.0 to 3.0 persons, this use category allows population densities between 40 persons per acre and 90 persons per acre.				
LU 2.8 **Mobile Home Park (R-MHP). [GP/CP]** This category shall permit planned mobile home parks where sites for placement of individual mobile home units may be unsubdivided and held in a common ownership or subdivided and sold as separate lots to individual mobile home unit owners. The intent is that mobile home park sites be planned as a whole, with an adequate internal vehicular and pedestrian circulation system, adequate common and individual parking, common open space and recreation facilities, and other common amenities. Mobile homes usually provide a more-affordable housing alternative, and this designation is intended to preserve and protect existing mobile home parks in the city. The Mobile Home Park designation is intended to provide for development of residential units at densities ranging up to a maximum of 15.0 units per acre. Assuming an average household size of 2.0 to 3.0 persons, this use category allows population densities between 30.0 persons per acre and 45.0 persons per acre.	✓			
Goal LU 3: Provide lands in locations that are suitable, functional, attractive, and convenient for an appropriate mix and scale of residential- and business-serving commercial uses, including business and professional offices, retail trade, business services, and residential mixed uses.				
LU 3.1 **Commercial Land Use Categories. [GP/CP]** Table 2-2 shows the permitted uses and recommended standards for building intensity in each of the commercial land use designations. The commercial use categories are intended to provide appropriate locations for business uses that serve neighborhoods, the community, the region, and the traveling public while seeking to minimize traffic congestion, visual, and other impacts on surrounding residential areas. The intent of each use category is further described in the following sections.	✓			
LU 3.2 **Regional Commercial (C-R). [GP]** This category is intended to provide for a wide range of retail commercial uses, including, but not limited to, larger scale commercial uses that serve the community, the region, and the traveling public. These uses are typically land-extensive. The Regional	✓			

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Commercial use designation provides for commercial uses that require large sites or attract large volumes of activity, such as "large box" retail uses, restaurants, high-volume retail businesses, and professional, personal, and financial services. In order to limit regional traffic impacts, lands designated in this category shall be limited to existing locations of "large-box" uses as of 2005, shown on the Land Use Plan map in Figure 2-1, and no additional areas shall be designated.				
LU 3.3 **Community Commercial (C-C). [GP]** The Community Commercial category is intended to allow relatively small commercial centers that provide convenience goods and services to serve the everyday needs of the surrounding residential neighborhoods while protecting the residential character of the area. Uses that may attract significant traffic volumes from outside the Goleta Valley are discouraged. Mixed-use, including residential, development at densities up to 12 units per acre may be permitted subject to approval of a conditional use permit in appropriate locations provided that it is compatible with adjacent uses, does not break up the continuity of commercial use at the sidewalk level, or is not within the airport approach zone as designated in the Safety Element. All community commercial development shall be designed to facilitate and promote pedestrian circulation in and to the area, as well as to link these areas to other activity centers. Noise levels and hours of operation may be regulated to avoid any potential conflict with adjacent residential uses. The size of any mixed-use developments shall be consistent with street and utility capacities. The Fairview Shopping Center and Calle Real Center are included in this designation.	✓			
LU 3.4 **Old Town Commercial (C-OT). [GP]** This designation is intended to permit a wide range of local- and community-serving retail and office uses. A major purpose is to enhance the physical and economic environment for existing businesses and uses of the Old Town commercial district, the historic center for the Goleta Valley situated along Hollister Avenue between Fairview Avenue and State Route 217 (SR-217). The following criteria and standards shall apply to lands designated Old Town Commercial: a. Management of this area shall emphasize improving and reinforcing the character of the area as a pedestrian-oriented retail business area with a mix of businesses and services. b. "Large box" uses shall not be permitted within this use designation. c. Visitor-serving commercial uses, including transient lodging, may be permitted by conditional use permit. d. Existing heavy commercial uses (including printing and	✓			

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General Plan Element and Policy	*District Standards*	*Specific Area Designation*	*Citywide Regulations*	*Review Process*
auto services and repair) are permitted uses although significant expansion of these activities shall be allowed only by conditional use permit if the expansion is compatible with adjacent uses. e. Allowed uses include retail uses; professional and business office uses; public uses, including governmental administration activities; restaurants; entertainment; cultural activities; personal, financial, and small business services; and various other public and quasi-public uses. See Table 2-2 for a complete listing of permitted uses. f. Any new development in the Old Town Commercial category shall include buildings, pedestrian plazas, design amenities, and facilities that are consistent with the Goleta Old Town Heritage District architecture and design guidelines. g. Continuity of retail and office uses is required at the street or sidewalk level. Residential and office uses may be allowed on the second floor of a structure or behind the portion of a building adjacent to the street, subject to approval of a conditional use permit. h. Residential uses may be approved only in conjunction with a permitted principal nonresidential use on the same site. i. New uses or design features (such as drive-through windows, excessive light and glare) that are incompatible with residential uses or pedestrian-oriented retail activities are prohibited.				
LU 3.5 **Intersection or Highway Commercial (C-I). [GP]** This use category is intended to provide for a limited variety of commercial uses of low to moderate intensity located at major roadway intersections. Customers are anticipated to drive to these establishments. Uses are limited to various commercial and retail services oriented to the traveling public, including, but not limited to, gas stations, convenience markets, highway-oriented restaurants, and similar uses.	✓			
LU 3.6 **Visitor Commercial (C-V). [GP/CP]** This use category is intended to provide for a variety of commercial uses of low to moderate intensity often at or near scenic locations that may serve as destinations for visitors. Customers are anticipated to drive or be transported to these establishments by vehicles. Development in Visitor Commercial areas shall be designed in a manner that will limit encroachment into residential or resource areas. When located near the beach or other natural areas, public access to resource areas shall be required. Transient lodging units such as hotels that are operated as hotel condominiums, time-shares, or under a fractional ownership model shall be permitted uses, regulated through measures including but not limited to owner-occupancy limitations, to	✓			

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General Plan Element and Policy	*District Standards*	*Specific Area Designation*	*Citywide Regulations*	*Review Process*
assure these accommodations are available without limitation to the general public and protect the City's transient occupancy tax base.				
LU 3.7 **General Commercial (C-G). [GP]** The purpose of this category is to provide appropriate sites to accommodate a diverse set of commercial uses that do not need highly visible locations, such as wholesale trade and service commercial, or that may involve activities that reduce compatibility with other uses. Appropriate sites are in locations that may have limited suitability for other more retail-oriented uses. General commercial uses may serve as a buffer between industrial activities or major transportation corridors and residential areas. The following criteria and standards apply to lands within this designation: a. The permitted uses in this classification have similar characteristics to some industrial uses, and mixed-use developments that include residential uses, except for assisted living residential uses, are not allowed. b. While General Commercial uses do not usually generate high volumes of traffic, sites within this designation should be accessible from major arterials in order to minimize the need for traffic to pass through residential areas on local streets. c. Uses that require access by heavy vehicles shall be permitted only in locations where the street can support such heavy vehicle traffic and such uses would be compatible with adjacent uses. d. Heavy commercial uses that may cause noise, air emissions, hazardous materials, or excessive light and glare shall require approval of a conditional use permit.	✓			
Goal LU 4: Provide lands in areas suitable for businesses that create diverse types of employment opportunities and related economic activities where impacts of these uses on the surrounding residential neighborhoods can be minimized and where traffic impacts can be adequately managed.				
LU 4.2 **Business Park (I-BP). [GP/CP]** This use designation is intended to identify lands for attractive, well-designed business parks that provide employment opportunities to the community and surrounding area. The intensity, design, and landscaping of development should be consistent with the character of existing development currently located in these areas. Uses in the Business Park designation may include a wide variety of research and development, light industrial, and office uses, as well as small-scale commercial uses that serve the needs of business park employees. In addition, lands designated with a Hotel Overlay may include transient lodging that emphasizes extended stays, as set forth in LU 1.12. Activities in business park areas shall be conducted primarily indoors, and outdoor storage, processing, manufacturing, and vehicle repair are prohibited. Performance standards for Business Park uses shall ensure	✓			

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General Plan Element and Policy	*District Standards*	*Specific Area Designation*	*Citywide Regulations*	*Review Process*
that: a. The scale and design of these uses are compatible with each other and with the existing character of the park and surrounding neighborhoods. b. Lighting from these uses will not interfere or conflict with adjacent nonindustrial properties. c. Signage will be controlled. d. Curb cuts will be minimized and sharing of access encouraged. e. Adequate and safe motorized and nonmotorized access to the site is provided, and transportation and circulation impacts, especially on residential areas, will be mitigated. f. Quality landscaping, including outdoor seating areas, will be provided to enhance the visual appeal of the area.				
LU 4.3 Office and Institutional (I-OI). [GP] This designation is intended to provide areas for existing and future office-based uses. Uses allowed include moderate-density business and professional offices, medical and medical-related uses, hospitals, research and development, services oriented primarily to employees (such as day care centers, restaurants, personal and professional services), and public and quasi-public uses. In addition, lands designated with a Hotel Overlay may include transient lodging and related uses. Mixed-use developments with residential uses on the same site may be permitted at appropriate locations where the residential uses are compatible with adjacent uses and do not break up the continuity of office and institutional uses. The Office and Institutional use category includes lands intended to support the needs of the Goleta Valley Cottage Hospital and related medical services. These lands, which are in the vicinity of Hollister Avenue and Patterson Avenue, are designated within a Hospital Overlay on the land use plan map (Figure 2-1). The following shall apply solely to lands within the Hospital Overlay: a. The recommended structure height set forth in Table 2-3 is increased from 35 feet to 55 feet for hospital buildings and to 45 feet for medical office buildings, provided however that no building shall exceed 3 stories in height. The heights of hospital and medical office buildings shall be the minimum height necessary to comply with applicable state hospital construction standards and/or technical requirements. b. The maximum recommended lot coverage ratio set forth in Table 2-3 is increased from 0.4 to 0.6 for hospitals and to 0.5 for medical office buildings.	✓			

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LU 4.4 **Service Industrial (I-S). [GP/CP]** This designation is applied to properties within the airport flight path where airport operations limit the range and density of activities that may be allowed. Densities shall not exceed 25 persons per acre to conform to the Airport Land Use Plan and airport operations, as well as to maintain acceptable levels of service on roadways serving these areas. Uses may occur in a less-managed environment than in the Business Park category. Allowed uses include warehouses, storage, outdoor storage (including storage of vehicles and recreational vehicles), automotive sales and rentals, manufacturing, heavy commercial uses, and similar uses that may be compatible with airport operations. The processing or storage of flammable or hazardous materials shall be strictly controlled. Near the airport, heights of structures and landscaping shall be limited so as not to interfere with the airspace in the airport approach zone and clear zone..	✓			
LU 4.5 **General Industrial (I-G). [GP/CP]** This designation is intended to provide land areas for a wide range of manufacturing uses, including those with potential noxious impacts, and for similar heavy commercial uses. Uses in these areas may occur in a less managed environment than in the Business Park designation. The processing or storage of hazardous materials shall be strictly controlled and subject to necessary permits in accordance with state and federal law. Uses appropriate in this land use designation include but are not limited to general manufacturing, assembly and fabrication, heavy commercial uses, high-technology manufacturing, research and development, wineries, breweries, building and construction services, and public facilities.	✓			
LU 4.6 **South Kellogg Industrial Area. [GP]** The following requirement shall apply to the South Kellogg Industrial Area, which consists of about 14 parcels generally located between Highway 101 and Armitos Avenue (including APNs 071-041-029; 071-041-030; 071-041-031; 071-041-032; 071-041-033; 071-041-038; 071-041-039; 071-041-040; 071-041-041; 071-043-002; 071-090-074; 071-090-082; 071-090-083; and 071-090-047): a. Inventory of Existing Businesses. The number of businesses and types of uses existing as of 2006 in the subject area is uncertain, as is whether all uses and development have been properly authorized by permits. In association with the owners of these parcels, the City shall require a precise inventory that includes the following information for each separate business activity: (1) the name of the business and its owner; (2) its location on the site; (3) a description of the type of use; and (4) existing site improvements.		✓		

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b. Determination of Permit Status. The City shall review permit records and make a determination as to uses and/or development that have been duly authorized by the appropriate type of permits. c. Cessation of Unpermitted Uses. Uses determined to not have proper permit authorization and which are not allowed by the zoning code shall be terminated. d. Permit Applications. Existing uses and development determined to not have proper permit authorization but which are allowed by the zoning code shall be required to submit the appropriate applications to the City. e. Mitigation of Adverse Impacts on the Adjacent Residential Area. Approvals of any permits shall include conditions that require mitigation of adverse effects on the adjacent residential area. f. Time Frame. The City shall review the status of compliance after 3 years. If substantial progress has not been demonstrated, the City may initiate more intense code enforcement efforts and/or a General Plan amendment process to consider redesignation of the subject area to "Planned Residential – 8 units/acre" or other appropriate land use category.				
Goal LU 5: Provide land areas for governmental administration and operations, schools, fire stations, and other public and institutional uses within the city.				
LU 5.2 Public and Quasi-Public Use (P-QP). [GP] This designation is intended to identify existing and planned land areas for public facilities, such as, but not limited to, community centers, governmental administration, governmental operations, libraries, and public schools. The designation also allows quasi-public uses, such as private schools, religious institutions, lodges, social clubs, day care centers, and similar uses. Land within the rights-of-way for US-101 and SR-217 are also designated within this use category. Public and quasi-public uses are also permitted in various other land use categories in order to provide maximum flexibility in determining locations for future public facilities. The Public and Quasi-Public use category does not include public and private parks, recreation, or open space, which are accommodated in a separate use category.	✓			
Goal LU 6: Provide land areas for public parks, recreation, and open space land uses and private recreational lands within the city and recognize the importance of their contribution to the overall quality of life in Goleta.				
LU 6.2 Open Space/Passive Recreation. [GP/CP] This use category is intended to identify and reserve areas with significant environmental values or resources, wildlife habitats, significant views, and other open space values. It may be used to designate both private and public open space areas.	✓			

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The category includes areas reserved for natural drainage courses that may be managed as part of the City's stormwater management program. The following criteria and standards shall apply to lands within this designation: a. Open space lands are intended to maintain the land in a natural condition in order to protect and conserve sensitive habitats. b. Resource management activities, including, but not limited to, habitat restorations, are permitted. c. Minimal improvements to accommodate passive public use, such as trails, nature education, beach access, and public viewing areas, are permitted. d. Except for existing facilities, active recreational uses involving structures or improvements to the land shall not be permitted. e. Limited parking and public access improvements may be allowed provided that any adverse impacts on the associated resources are either avoided or mitigated.				
LU 6.3 Open Space/Active Recreation. [GP/CP] This designation is intended to identify existing or planned areas for public parks and active recreational activities and facilities, such as playgrounds, picnic areas, tennis courts, ballparks, and sports fields. This use category is also intended to apply to significant private outdoor recreational facilities, such as golf courses and privately owned parks. Individual recreational areas may include a mix of passive and active recreational features or improvements. Appropriate caretaker facilities and residences may also be allowed if consistent with the character of the planned uses. The designation may also include storm drainage facilities.	✓			
Goal CD 7: Preserve existing agricultural lands and reserve vacant lands suitable for agriculture to maintain the option of future agricultural uses, including local production of food commodities.				
LU 7.4 Permitted Uses. [GP] The Agriculture designation allows for a wide range of agricultural uses, including, but not limited to, grazing, raising of livestock and poultry, orchards, vineyards, growing of food and fiber crops, nurseries, and other forms of horticulture. Structures customary and incidental to agricultural activities are permitted, including one primary dwelling unit; farmworker housing, limited to workers employed on-site; barns; storage sheds; fences; and similar improvements. Except for these structures and appropriate utility and access improvements, activities or structures that impair the productivity of soils shall not be allowed. Retail sale of produce and products produced on the site, products produced by wineries and other small-scale processing facilities, and agricultural products grown off-site are allowed subject to approval of a conditional use permit.	✓			

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General Plan Element and Policy	*District Standards*	*Specific Area Designation*	*Citywide Regulations*	*Review Process*
Goal LU 8: 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.				
LU 8.1 **Applicability. [GP]** Twenty-four vacant parcels of land totaling 68.25 acres, situated largely within North Willow Springs and the Raytheon Specific Plan area, are designated for future medium-density residential development. This area lies between Hollister Avenue and the Union Pacific railroad tracks, extending from east of Los Carneros Way to Storke Road. These vacant lands, a portion of which is interspersed with existing Business Park development, collectively include a large portion of the residential development capacity defined by this plan.		✓		
LU 8.2 **Purpose. [GP]** The intent for this area is to enable new residential development on the existing vacant parcels along with provision of incidental and subordinate small-scale commercial uses that will serve the needs of existing employees and future residents in the immediate area. The nonresidential development should be clustered at a single site or a small number of individual sites west of Los Carneros Way. A related intent is to enable transit-oriented development along the city's primary transportation corridor so as to efficiently utilize existing infrastructure, reduce future increases in automobile travel, and support use of alternative, less-polluting modes of travel.		✓		
LU 8.3 **Permitted Uses. [GP]** The land area addressed by this policy shall be subject to a new Central Hollister Residential Overlay Zone, or district, that defines the scope, extent and character of neighborhood-serving nonresidential uses and development that may be permitted.		✓		
LU 8.4 **Affordable Housing Development. [GP]** The land area addressed by this policy, which was redesignated from nonresidential to residential use through adoption of this plan, is intended to accommodate a substantial portion of the future production of affordable housing units within the city. These sites shall be subject to an Affordable Housing Overlay Zone.		✓		
LU 8.6 **Performance Standards. [GP]** Performance standards applicable to development within this area shall ensure that: a. The scale and design of uses are compatible with each other and reinforce the character and functions of other uses in the area and surrounding areas. b. The timing of new development will ensure a balance of housing and commercial uses. c. Lighting, noise, odors, and air pollutant emissions from commercial and Business Park uses will not interfere or conflict with residential uses. d. Signage will be controlled and limited to maintain an		✓	✓	

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attractive living environment. e. Curb cuts for driveway access to individual properties will be minimized and sharing of access encouraged. f. Efficient and attractive pedestrian and bicycle connectivity will be provided between uses. g. Pedestrian-oriented outdoor spaces will be provided at strategic locations in the development. h. Adequate and safe motorized and nonmotorized access to each site is provided.				
Goal LU 9: Coastal-Developemnt and –Related Uses– Designate lands in appropriate locations near or on the shoreline for uses that are dependent upon coastal locations and cannot readily be provided at inland sites.				
LU 9.1 Site #1 – Coastal Resort Parcels (Visitor Commercial). [GP/CP] The Land Use Plan map designates the lands that comprise the Bacara Resort as Visitor Commercial. This site is the only shoreline land in the City that is designated in this category or that is suitable for this type of use. The requirements applicable to this property are as follows: a. The site shall continue to be used for transient lodging, such as a hotel, and various facilities and services accessory to transient lodging, such as restaurants, retail shops, conferences and meetings, hotel-related events, recreational services, and other services that are dependent upon a coastal location, while ensuring the conservation and protection of coastal resources. b. Residential use shall be prohibited. c. All transient lodging units such as hotels that are operated as hotel condominiums, time-shares, or under a fractional ownership model shall be limited to occupancy for no more than 30 consecutive days at any one time and shall be available for overnight stays by the general public. d. Transient lodging units such as hotels that are operated as hotel condominiums, time-shares, or under a fractional ownership model shall be a permitted use regulated by mechanisms such as owner-occupancy limits, to ensure that these accommodations are available to the general public. e. Approval of any proposal for transient lodging units such as hotels that are operated as hotel condominiums, time-shares, or under a fractional ownership model shall limit occupancy by owners of individual units to 30 or fewer consecutive days for any single stay and no more than 90 total days in any calendar year. All transient lodging units in above-mentioned forms of ownership shall be made available for transient occupancy use by the general public through the hotel reservation system at times when	✓			

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General Plan Element and Policy	*District Standards*	*Specific Area Designation*	*Citywide Regulations*	*Review Process*
units are not occupied. f. Any expansion or alteration of existing development shall be required to maintain or expand the extent of existing coastal access facilities, including parking and vertical access to the beach. "Maintain or expand" is clarified to include flexibility, if at least one of the following is met: 1. To provide better protection of coastal resources; 2. To maximize public access; and/or 3. If natural processes impede existing access. g. Any expansion or alteration of existing development shall be required to protect environmentally sensitive habitats and archaeological resources, including provision of the buffers set forth in the Conservation Element.				
LU 9.2 Site #2 – Coastal Recreation. [GP/CP] This parcel, occupied as of 2005 by the Venoco EOF, is designated in the Open Space/Active Recreation use category. The requirements applicable to this site are as follows (see Figure 2-2): a. The Recreation designation shall continue the nonconforming status of the existing use. The use was nonconforming at the time of incorporation of the City of Goleta. Its nonconforming status dates to the early 1990s when the property's zoning was changed by the County of Santa Barbara to the Recreation District as part of a plan to consolidate onshore oil and gas processing at the Las Flores Canyon site in the unincorporated area west of Goleta. b. The intent is that in the long-term use of the property for oil and gas processing shall be terminated. The processing of hazardous materials and the risks associated with air emissions make this location, which is adjacent to Bacara Resort and Sandpiper Golf Course and near Ellwood School and the residential neighborhoods of Santa Barbara Shores and Winchester Commons, unsuitable for oil and gas processing in the long term. c. Until such time as the oil and gas processing use is terminated, any modifications or alternations of the existing facilities shall be in accordance with the provisions of LU 10.1 and shall be designed to improve air quality, reduce environmental impacts and hazards, and improve safety for nearby lodging, recreational, and residential uses. d. Upon termination of the oil and gas processing use, the priority use for the site shall be coastal-dependent and coastal-related recreational uses that are conducted primarily outdoors or limited to small-scale structures.	✓			

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General Plan Element and Policy	*District Standards*	*Specific Area Designation*	*Citywide Regulations*	*Review Process*
Adequate on-site parking shall be provided to serve all recreational uses (see related Policy OS 2).				
LU 9.3 Site #3 – Coastal Recreation Parcels. [GP/CP] These parcels, which were occupied by the Sandpiper Golf Course as of 2005, are designated in the Open Space/Active Recreation use category. The requirements applicable to this site are as follows (see Figure 2-2): a. The Sandpiper site shall continue to be used for golf course and other related outdoor recreation purposes. b. The golf course shall be maintained as a public course and shall not be converted to a members-only course. c. Any future project that requires a discretionary approval by the City shall be subject to a condition that requires preference to be given to local residents in terms of fees and tee times during appropriate time periods each week. d. The size and design of any new buildings and structures, or expansions and alterations of existing buildings, shall be controlled so as to preserve the character of the property as open land and minimize impacts on views of the ocean and Channel Islands from Hollister Avenue and views of the Santa Ynez Mountains from within the property and from beach and water areas. e. Any new development or alternation of the existing facilities and golf course shall be required to maintain or expand the extent of existing coastal access facilities, including parking and vertical access to the beach. Lateral bluff-top access may also be considered and should connect with the bluff-top trail on Santa Barbara Shores Park, with a transition down the bluff to the SL 421 access road. The intent is to secure access easements, or offers to dedicate, that will provide for lateral access during all seasons and tide conditions. Conceptual locations for future coastal accessways are shown on Figure 3-1 in the Open Space Element (see also OS 1.7). f. Any commercial uses, including restaurants, shall be open to the general public. g. Views from Hollister Avenue to the ocean and islands shall be preserved. Perimeter walls and landscaping that would obstruct or impair coastal views shall not be permitted. h. Any rerouting or alteration of the golf course shall be designed in a manner that protects and enhances environmental resources, including adjacent monarch butterfly habitat areas, Devereux Creek, and other drainages, and that protects safety on the beach.	✓			

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	Development Code Components			
General Plan Element and Policy	*District Standards*	*Specific Area Designation*	*Citywide Regulations*	*Review Process*
(See related Policies OS 1 and OS 2.).				
LU 9.4 Site #4 – Santa Barbara Shores Park and Sperling Preserve Parcels (Open Space/Passive Recreation). [GP/CP] This group of parcels, with a total of about 229 acres, is owned by the City. These lands are subject to deed restrictions that require the use of the property to be restricted in perpetuity to passive recreational activities and habitat protection. The criteria applicable to these parcels are as follows (see Figure 2-2): a. All future actions shall be consistent with the primary purposes of (1) preserving and enhancing the properties' sensitive habitats, including habitats for monarch butterflies, various raptors, and western snowy plovers, as well as vernal pools, riparian areas, native grasslands, coastal scrub, and other sensitive aquatic and terrestrial habitats and (2) preserving or improving the past level of access and use by the public. b. Any development of structures shall be limited to a public restroom facility to be located at the public parking lot at Hollister Avenue. c. An extensive coastal access trail system shall be maintained, as shown in Figure 3-2 of the Open Space Element. The trails shall include segments of the California Coastal Trail and the Juan Bautista de Anza Historic Trail. d. Any trail improvements shall be designed to maintain the natural, low-impact appearance of the existing informal trails; surfacing materials shall be limited to compacted fines or native soil materials without binders. The widths of trails shall be the minimum necessary to accommodate the planned types of users. e. A public coastal access parking lot, not to exceed 45 parking spaces, shall be maintained at Santa Barbara Shores Park, with vehicular access from Hollister Avenue. f. Any ornamental landscaping shall be limited to native species that will maintain the natural appearance of the area and that will not impair or obstruct scenic views from Hollister Avenue to the coastal bluffs, Pacific Ocean, and Channel Islands and preserve views from within the property to the Santa Ynez Mountains. (See related Policy OS 5 and Figures 3-3 and 3-4.)	✓			
Goal LU 10: Energy-Related On-and Off-Shore Uses – Promote the discontinuation of onshore processing and transport facilities for oil and gas, the removal of unused or abandoned facilities, and the restoration of areas affected by existing or former oil and gas facilities within the city				
LU 10.1 Oil and Gas Processing Facilities (Venoco Ellwood Onshore Oil and Gas Processing Facility). [GP/CP] As of 2005, the city had one existing oil and gas processing	✓			

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	Development Code Components			
General Plan Element and Policy	*District Standards*	*Specific Area Designation*	*Citywide Regulations*	*Review Process*
facility situated within its boundaries, the Venoco-owned EOF, which is a nonconforming use. The EOF and other oil and gas processing facilities generate emissions of air pollutants, pose safety hazards to nearby areas, create visual impacts, and create risks to marine and land resources associated with spills, leaks, or pipeline ruptures. The following standards shall apply to oil and gas processing facilities: a. The City supports County policies regarding consolidation of oil and gas processing in the South Coast Consolidation Planning Area at Las Flores Canyon in the unincorporated area west of Goleta. No new oil and gas processing facilities shall be permitted within Goleta. b. The Venoco EOF site is an inappropriate location for processing of oil and gas because of the public safety and environmental hazards associated with this type of use and its close proximity to residential neighborhoods, Ellwood School, Bacara Resort, and environmentally sensitive habitat areas. The site is designated in the Open Space/Active Recreation use category on the Land Use Plan map and shall continue to be a nonconforming use. c. The EOF shall continue to be subject to the rights and limitations applicable to nonconforming uses under California law. No modifications or alterations of the facility or other actions shall be authorized that would result in the expansion of the permitted throughput capacity of the EOF. The existing maximum permitted capacity shall not be exceeded, except for very minor increases that may be incidental to actions designed to improve safety or reduce environmental impacts. d. Until the EOF use is terminated, the priority shall be to insure that the facility strictly meets or exceeds all applicable environmental and safety standards.				
LU 10.2 **Decommissioning of the Venoco Ellwood Onshore Oil and Gas Processing Facility. [GP/CP]** The following requirements shall apply to the cessation of operations and decommissioning of the facility: a. Within 12 months of cessation of operations, the existing owner/operator shall submit an Abandonment Plan application for City review and approval. The Abandonment Plan shall include a detailed description of all decommissioning work and site restoration, including, but not limited to, remediation of soil and groundwater contamination if required by the City or County Fire Department. Removal of all oil and gas facilities and debris from the site shall be required, except where such removal would result in greater	✓			✓

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	Development Code Components			
General Plan Element and Policy	*District Standards*	*Specific Area Designation*	*Citywide Regulations*	*Review Process*
adverse impacts than abandonment in place. Disposition of all materials shall be at a properly licensed disposal site and in compliance with any applicable requirements. The estimated cost of the decommissioning work shall be deposited to an escrow account no later than the time the Abandonment Plan is submitted to the City. b. An Abandonment Plan shall also be required as part of any request for expansion of production levels for oil or gas. This Abandonment Plan shall be subject to a requirement for the owner/operator to provide a sinking fund or other financial instrument or surety that would pay for the full costs of decommissioning, including any required soil or groundwater remediation. c. The owner/operator shall commence the decommissioning activities within 2 years of the cessation of operations and shall complete removal of all oil and gas facilities within 2 years following the start of the decommissioning project. d. Decommissioning shall include restoration of the EOF site to a natural condition or to a condition that is suitable for the uses and development that are allowed within the Open Space/Active Recreation use category designated for the property. Restoration shall include recontouring the site, if appropriate, and revegetation with suitable native plant material. The restoration plan shall be prepared by the owner/operator and shall be subject to review and approval by the City.				
LU 10.3 **Oil and Gas Transport and Storage Facilities. [GP/CP]** Existing active oil and gas pipelines and storage facilities as of 2005 are associated with transporting oil and gas from Platform Holly and shoreline wells at S.L. 421 to the EOF and to Line 96, which transports oil from the EOF to the Ellwood Marine Terminal (EMT). Inactive and abandoned pipelines may exist at various locations within the city, particularly near the shoreline. The following shall apply to oil and gas transport and storage facilities within the city: a. New oil and gas pipelines and storage facilities, except for transmission and distribution facilities of a Public Utility Commission (PUC) regulated utility, shall not be approved within the city unless there is no feasible or less environmentally damaging alternative location for a proposed pipeline. Existing facilities shall be maintained and operated in a manner that assures safety, minimizes or avoids risks of leakage or rupture, and that avoids impacts to visual and recreation and scenic resources, including beaches. Alterations or replacement of existing pipelines or segments of			✓	

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	Development Code Components			
General Plan Element and Policy	*District Standards*	*Specific Area Designation*	*Citywide Regulations*	*Review Process*
pipelines shall be limited to the minimum necessary to ensure safety or prevent environmental damage. b. In the event that extended field development from Platform Holly is approved, the City supports the processing of oil and gas production at the South Coast Consolidation Planning Area at Las Flores Canyon. Any increase in throughput above currently permitted levels shall require a General Plan amendment and rezone of the EOF site to a use category and zoning district that allow oil and gas processing. c. Unused, inactive, or abandoned pipelines as of 2005, including the remnants of the Arco pipeline, shall be required to be decommissioned. An Abandonment Plan application shall be required to be submitted for City review and approval. Where such pipelines exist on property that is proposed for development or redevelopment, the Abandonment Plan application shall be submitted concurrent with the application for development of the property but shall be processed separately. d. Existing pipelines that were actively used as of 2005 shall be decommissioned as part of and concurrent with the decommissioning of the related oil and gas facilities, such as the EOF, EMT, the S.L. 421 shoreline wells and piers, and Platform Holly. e. When onshore and offshore oil and gas pipelines are decommissioned, regardless of whether the pipeline was active or unused as of 2005, the pipeline and all related debris shall be removed. Exceptions may be granted for segments of onshore pipelines that are within city street rights-of-way or that traverse environmentally sensitive habitat areas, provided that the applicable pipeline segments are properly cleaned and treated prior to abandonment in place. Areas of ground disturbance shall be restored to pre-project conditions, including revegetation of the affected area. Where segments of pipelines that traverse environmentally sensitive habitats, including, but not limited to, wetlands, streams, or coastal dunes and beaches, are decommissioned and/or removed, all affected habitat areas shall be restored consistent with the character of the habitat. f. The existing owner/operator of a pipeline to be decommissioned shall be responsible for all costs related to the decommissioning. When a responsible owner/operator of an inactive or abandoned pipeline cannot be found, any successor in interest shall be the responsible party, including the owner of the real property on which the pipeline is situated				

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LU 10.4 **State Lands Commission Lease 421. [GP/CP]** Two idle wells, one for oil production and one for wastewater injection, and related piers exist as of 2005 in state tidelands at the Pacific shoreline below the Sandpiper Golf Course property. These are the last two remaining shoreline oil wells in the state. Production has been idled since 1994 when the former owner/operator stopped operations following a pipeline rupture and oil spill. The location of the wells within the tidal zone results in a risk of discharge of oil into the seawater in the event of failure of the wells or their components. S.L. 421 is served by several onshore facilities, including pipelines and an access road protected by a riprap seawall at the base of the bluff. The current owner, Venoco, has an interest in recommissioning production at the idled oil well. The following policy applies to S.L. 421 and the related onshore facilities: a. The City's intent is that oil production not be recommenced at S.L. 421 because of the environmental hazards posed by the resumption of oil production and processing over coastal waters and the impacts to visual resources and recreation at the beach. Unless it is determined that there is a vested right to resume production at S.L. 421, the City supports termination of the lease by the State Lands Commission (SLC) and/or a quitclaim of the lease by the owner/operator. b. If resumption of production is considered for approval, on-pier processing of the oil at a site within the tidal zone should not be approved unless it is demonstrated that there is no feasible and less environmentally damaging alternative to processing on the pier. The development of new processing facilities over the sea would result in an increased and unacceptable level of risk of environmental damage. c. Decommissioning and proper abandonment of S.L. 421 facilities, including the piers and riprap seawall, shall be required concurrent with decommissioning of the EOF or immediately upon termination of S.L. 421. An Abandonment Plan application shall be submitted by the owner/operator within 12 months following an action to terminate the lease. The owner/operator shall commence the decommissioning activities within 2 years of the action to terminate the lease. All work to remove S.L. 421 facilities shall be completed within 3 years after starting the decommissioning project. d. Decommissioning work shall include restoration of the site to its natural preproject conditions. Restoration plans shall be subject to review and approval by the City..		✓		

Table B: General Plan Policies Related To Proposed Zoning Ordinance

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	General Plan Element and Policy	Development Code Components			
		District Standards	*Specific Area Designation*	*Citywide Regulations*	*Review Process*
LU 10.5	**Ellwood Marine Terminal. [GP]** The onshore portion of the existing EMT is located just outside the city boundary on lands leased by Venoco from the University of California, Santa Barbara. The current lease expires in January 2016. The portion seaward of the mean high tide line is subject to a lease from the State Lands Commission and includes an undersea pipeline that extends to a mooring area for barges. The onshore component of the EMT is situated adjacent to the City-owned Ellwood Mesa Open Space Preserve. Oil is transported to the EMT from the EOF via the Line 96 pipeline. a. The City supports the termination of the lease between UCSB and Venoco at, or prior to, the present expiration date in January of 2016. b. Upon cessation of use, the EMT should be properly decommissioned, including removal of the onshore and offshore portions of the facility, except where such removal would result in greater adverse impacts than abandonment in place, and the site should be restored to a natural condition with appropriate revegetation. **c.** The City supports the cessation of transport of oil by barge or tanker. In the event of new production at Platform Holly from extended-reach drilling of new wells, the City supports the transport of the new oil and gas production by pipeline to the Las Flores Canyon area for processing.		✓	✓	
LU 10.6	**Oil and Gas Production Areas. [GP]** As of 2005, all oil and gas transported by or processed at facilities within the city was produced from wells in offshore lease areas. These include leases within state waters administered by SLC, specifically State Leases 421, 3120, and 3242. Leases beyond the 3-mile boundary of the state within the waters of the outer continental shelf (OCS) are administered by the U.S. Minerals Management Service (MMS). a. The City shall oppose any new leases in the western Santa Barbara Channel for offshore oil and gas production within state waters and within the waters of the outer continental shelf. b. The City shall oppose the construction of any new oil and gas production or processing facilities in the waters offshore of Goleta. c. Upon cessation of production at Platform Holly, the City supports the timely quitclaim of all associated leases, permanent discontinuation of all oil and gas production, and inclusion of all former lease areas into the California Coastal Sanctuary offshore of Goleta and the County of Santa Barbara. d. If oil and gas production from new offshore leases or facilities occurs, the new production shall not be		✓		

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General Plan Element and Policy	*District Standards*	*Specific Area Designation*	*Citywide Regulations*	*Review Process*
processed at the EOF. Any such production should be transported by pipeline to the nearest consolidated processing facility as defined by the County of Santa Barbara's South Coast Consolidation Planning Area policies.				
Goal LU 11 Growth Management – Manage the timing of future growth based on maintenance of service levels and quality of life.				
LU 11.1 **Pacing of Growth. [GP]** The City shall ensure that the timing of new development is consistent with resource and service constraints, including, but not limited to, transportation infrastructure, parks, water supply, sewer system capacity, and energy availability. (See also LU Guiding Principle and Goal #9; LU 1.13; TE 1.2; TE 13; TE 14; PF Guiding Principles and Goals #6, 7 and 9; PF 4; PF 7.1; PF 7.2; HE 3).				✓
Goal CD 12: Land Use In Goleta's Environs – Identify possibly areas for future service delivery and boundary expansion by the City. Influence the amount and character of land use change and development in nearby areas of the Goleta Valley that are not within the city but that may result in impacts inside the city and provide guidance with respect to mitigation of those impacts.				
TRANSPORTATION ELEMENT				
Goal TE 1: Integrated Multi-Modal Transportation System				
TE 1.6 **Development Review. [GP/CP]** As a condition of approval of new non-residential projects, the City may require developers to provide improvements that will reduce the use of single-occupancy vehicles. These improvements may include, but are not limited to, the following: a. Preferential parking spaces for carpools. b. Bicycle storage, parking spaces, and shower facilities for employees. c. Bus turnouts and shelters at bus stops. d. Other improvements as may be appropriate to the site.				✓
Goal TE 2: Transportation Demand Management – Attempt to influence individual travel behavior, particularly at larger-scale employers, to lower future increases in peak-hour commute trips and other trips by persons in single-occupant vehicles.				
TE 2.2 **Land Use Strategies to Reduce Automobile Travel Demand. [GP]** The City supports the following land use strategies, as provided in the Land Use and Housing Elements, which may enable greater reliance by commuters, shoppers, and others, on alternative modes of travel: a. Live-work development, wherein residential units in some areas may be designed to include work spaces for the residents. b. Mixed-use development on individual sites, whereby residential and non-residential uses are permitted in an integrated development project on a single site. c. Mixed-use development within particular subareas of	✓		✓	

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the city, whereby varying uses on separate parcels are located in close proximity to one another so as to enable walking and bicycling between residences, workplaces, and shopping areas. These sub-areas include, but are not limited to: Old Town, the Hollister Corridor, and the Calle Real-Fairview Avenue areas. d. The provision of onsite commercial services for employees in new non-residential development, such as but not limited to cafeterias, childcare, financial services, convenience retail services, concierge services, and others as appropriate. e. The provision of onsite or nearby employee housing within business parks, office and institutional uses, and other employment concentrations as appropriate, to encourage walking to work.				
TE 2.4 **Employer-Based or Project-Based Transportation Management Plans. [GP]** When appropriate, the City may as a condition of approval require proposed larger-sized non-residential developments with 100 or more employees to prepare and adopt a Transportation Management Plan (TMP) and to maintain a designated Transportation Manager. The TMP shall establish quantified objectives for trip reduction and shall identify the specific measures that will be employed to accomplish trip reduction, including but not limited to the measures identified in TE 2.1. The Transportation Manager shall work with Santa Barbara County Association of Governments' (SBCAG) Traffic Solutions … and the City in developing, implementing, and monitoring the TDM measures and shall provide an annual report to the City on the status and effectiveness of the measures.			✓	✓
TE 2.5 **City of Goleta TDM Program. [GP]** The City shall establish a program that will provide measures or incentives to encourage reduction in vehicle trips, including commute trips, by its employees. These measures may include but are not limited to the actions identified in TE 2.1.			✓	
Goal TE 7: Public Transit (Bus Transportation) – Support the efforts by MTD and other transit providers to sustain and expand thebus transit system to serve the needs of local and regional commuters, the transit-dependted population, and other users in a convenient, reliable, and efficient manner. Increase bus ridership levels in order to reduce peak-period automobile trips on area roadways.				
TE 7.12 **Transit Amenities in New Development. [GP/CP]** The City shall require new or substantially renovated development to incorporate appropriate measures to facilitate transit use, such as integrating bus stop design with the design of the development. Bus turnouts, comfortable and attractive all-weather shelters, lighting, benches, secure bicycle parking, and other appropriate amenities shall be incorporated into development, when appropriate, along Hollister Avenue and along other bus routes within the city.			✓	✓

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General Plan Element and Policy	*District Standards*	*Specific Area Designation*	*Citywide Regulations*	*Review Process*
Existing facilities that are inadequate or deteriorated shall be improved or upgraded where appropriate and feasible.				
Goal TE 8: Rail Transportation – Accommodate commuter-oriented rail passenger service along the UPRR corridor that would serve employment centers in Goleta and UCSB, in the event that the region determines to pursue this option to accommodate long-distance work trips between Venture County and Goleta.				
TE 8.4 Linkage of Land Use With Potential Commuter Rail. [GP] The land-use plan map designates land areas along and near the railroad corridor in the mid-Hollister area for business park and medium-density multi-family residential development. It is the intent that these higher-intensity uses support and not prevent potential passenger rail service as well as support existing and potential expanded bus commute services along the Hollister Corridor.		✓		
Goal TE 9: Parking – Ensure that an adequate amount of parking is provided to accommodate the needs of existing, new, and expanded development, with convenient accessibility and attention to good design. Assure that on- and off-street parking is responsive to the varying and unique needs of individual commercial areas and residential neighborhoods.				
TE 9.1 Off-Street Parking. [GP/CP] The primary source of parking supply for new development of all types of uses within the city shall be off-street parking spaces that are provided on site within the development.			✓	
TE 9.2 Adequacy of Parking Supply in Proposed Development. [GP/CP] The City shall require all proposed new development and changes/intensifications in use of existing nonresidential structures to provide a sufficient number of off-street parking spaces to accommodate the parking demand generated by the proposed use(s), and to avoid spillover of parking onto neighboring properties and streets.			✓	✓
TE 9.3 Parking in Residential Neighborhoods. [GP/CP] Any proposed new or expanded use in residential areas shall provide adequate onsite parking to support the use. Adequate parking shall be provided to minimize the need for parking in public rights-of-way and to avoid spillover of parking onto adjacent uses and into other areas. The existing supply of on-street parking spaces shall be preserved to the maximum extent feasible. Off-street parking for proposed new single-family dwellings in all residential use categories shall be provided in enclosed garages. Driveway aprons in single-family residential neighborhoods shall have sufficient widths and depths to allow parking of two standard-sized vehicles in front of the garage.			✓	✓
TE 9.4 Parking within Commercial and Industrial Areas. [GP/CP] The following standards shall apply to parking within nonresidential areas: a. An adequate number and appropriate type of parking spaces shall be provided on site for new development			✓	✓

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General Plan Element and Policy	Development Code Components			
	District Standards	*Specific Area Designation*	*Citywide Regulations*	*Review Process*
or changes of use in commercial, business park, and other industrial areas. b. Supplemental satellite parking facilities are encouraged for large employers to prevent spillover parking into neighboring areas. c. In determining the adequacy of proposed parking for new or substantially modified development, the City may consider proximity to transit facilities and the provisions of a TMP where it is demonstrated that the plan's measures will sufficiently reduce the demand for onsite parking. d. Conditions of approval for large nonresidential projects may include a requirement to prepare a TMP that includes monitoring of parking lot utilization and measures that will be implemented if the event that the supply of onsite parking spaces is inadequate. e. Provision of large amounts of excess parking is discouraged, except that surplus landscaped areas may be identified and reserved for future expansion of parking areas if warranted by future conditions. f. Compact parking spaces and 90-degree parking stalls are discouraged in parking lots serving high-turnover uses, such as (but not limited to) retail commercial centers.				
TE 9.5 Parking Lot Design. [GP] Design standards applicable to retail, commercial, business parks, and parking lots are set forth in the Visual and Historic Resources Element Subpolicies VH 4.5, 4.7, and 4.11. In addition, the following standards and criteria shall apply to parking lots of three or more spaces: a. Parking lot design shall provide that all individual spaces are clearly delineated and have easy ingress and egress by vehicles. b. Proposals that include compact parking spaces shall be subject to discretionary approval by the City, and the number of compact parking spaces shall not exceed 20 percent of the total; parking spaces for oversized vehicles shall be included when appropriate. c. Access driveways and aisles shall have adequate geometrics, and the layout shall be clear, functional, and well organized. d. Pedestrian walkways between the parking area and the street, main entrance, and transit stops should be protected by landscaped or other buffers to the extent feasible. e. The visual impact of large expanses of parking lots shall be reduced by appropriate response to the design standards set forth in the Visual and Historic			✓	

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General Plan Element and Policy	Development Code Components			
	District Standards	*Specific Area Designation*	*Citywide Regulations*	*Review Process*
Resources Element's Policy VH 4.				
TE 9.6 **Old Town Parking. [GP]** The following criteria and standards shall apply to parking in the Goleta Old Town area: a. … b. Where practical and feasible, on-street parking shall be used to create a buffer between pedestrians and vehicle traffic, reduce the speed of traffic, and provide for needed short-term parking. c. The City may consider establishing a program whereby new development could be allowed to pay a fee in lieu of providing all or a portion of the required onsite parking. Such fee receipts… shall be used exclusively to acquire land and/or construct or improve one or more off-street parking facilities. d. Any proposed parking structures shall be compatible with the surrounding area in terms of size, bulk, scale, and design. Commercial space shall be incorporated in the structure along the street and sidewalk frontage.		✓		
TE 9.7 **Shared (Joint Use) Parking. [GP/CP]** The City's new Zoning Code shall include provisions to allow consideration and approval of proposals for shared parking for multiple uses on a single site and/or adjacent sites where some proposed uses have peak demand in the daytime while the peak demand for other uses is in the nighttime hours. The intent shall be to promote efficient use of parking areas and to reduce the amount of paved or impervious surfaces.			✓	
Goal TE 10: Pedestrian Circulation – Encourage increased walking for recreational and other purposes by developing an interconnected, safe, convenient, and visually attractive pedestrian circulation system.				
TE 10.3 **Design Criteria for Pedestrian Facilities. [GP]** The City shall establish guidelines for pedestrian walkways, including but not limited to widths and other geometrics, street corners, types of materials, street crossings, and other features as appropriate. Such standards may be included in the Master Plan for Pedestrian Circulation.			✓	
TE 10.4 **Pedestrian Facilities in New Development. [GP]** Proposals for new development or substantial alterations of existing development shall be required to include pedestrian linkages and standard frontage improvements. These improvements may include construction of sidewalks and other pedestrian paths, provision of benches, public art, informational signage, appropriate landscaping, and lighting. In planning new subdivisions or large-scale development, pedestrian connections should be provided through subdivisions and cul-de-sacs to interconnect with adjacent areas. Dedications of public access easements shall be required where appropriate.			✓	✓
Goal TE 11: Bikeways Plan – Encourage increased bicycle use for commuting and recreational purposes by				

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developing an interconnected circulation system for bicycles that is safe, convenient, and within a visually attractice environment.				
TE 11.4 **Facilities in New Development. [GP]** Bicycle facilities such as lockers, secure enclosed parking, and lighting shall be incorporated into the design of all new development to encourage bicycle travel and facilitate and encourage bicycle commuting. Showers and changing rooms should be incorporated into the design of all new development where feasible. Transportation improvements necessitated by new development should provide onsite connections to existing and proposed bikeways.			✓	✓
OPEN SPACE ELEMENT				
Goal OS 1: Lateral Shoreline Access – Provide for the creation of continuous public lateral beach and bluff-top access along the entire Goleta shoreline and increase and enhance opportunities for enjoyment of beach, shoreline, and bluff-top areas, consistent with the natural shoreline character, private property rights, and public safety.				
OS 1.3 **Preservation of Existing Coastal Access and Recreation. [GP/CP]** Goleta's limited Pacific shoreline of approximately two miles provides a treasured and scarce recreational resource for residents of the city, region, and state. Existing public beaches, shoreline, parklands, trails, and coastal access facilities shall be protected and preserved and shall be expanded or enhanced where feasible (see related Policies LU 9 and OS 4).		✓		✓
OS 1.4 **Mitigation of Impacts to Lateral Coastal Access. [GP/CP]** New development, including expansions and/or alterations of existing development, shall be sited and designed to avoid impacts to public access and recreation along the beach and shoreline. If there is no feasible alternative that can eliminate all access impacts, then the alternative that would result in the least significant adverse impact shall be required. Impacts shall be mitigated through the dedication of an access and/or trail easement where the project site encompasses an existing or planned coastal accessway, as shown on the map in Figure 3-1.		✓	✓	✓
OS 1.6 **Dedication of Lateral Beach Accessways. [GP/CP]** Lateral beach access along the entire length of Goleta's shoreline shall be required. Access easements shall be a required condition for approval of coastal development permits for projects within the city, provided there is a clear nexus to project impacts and the required condition is roughly proportional to the extent of the impacts. The following criteria and standards shall apply to lateral accessways: a. The access easement, or offer to dedicate, shall apply to the beach area extending from the mean high tide line landward to the base of the ocean bluffs. Where there is no ocean bluff, the area shall extend to the		✓	✓	✓

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General Plan Element and Policy	*District Standards*	*Specific Area Designation*	*Citywide Regulations*	*Review Process*
nearest nonbeach natural feature, but generally shall not be less than 25 feet in width. b. It shall be the intent of the City to accept all dedications or offers to dedicate for lateral beach access for areas located within the city boundaries. If the City is unable to accept the dedication of particular access easements, it shall have authority to designate another public entity or a private nonprofit organization such as a land trust to accept the easement, provided the entity is willing to operate and maintain the easement. c. Mitigation measures that require dedication of public access and recreational opportunities shall be implemented prior to or concurrent with construction of the proposed development or initiation of the proposed use in instances where there is no physical development.				
OS 1.7 **Lateral Bluff-Top Accessways. [GP/CP]** Lateral bluff-top access easements, or offers to dedicate easements, may be required as a condition of approval of coastal development permits for projects located on shoreline parcels, provided there is a clear nexus to project impacts and the required condition is roughly proportional to the extent of the impacts. The intent shall be to provide a trail along the entire shoreline of the city that is usable during all seasons and tide conditions, extending from the eastern boundary of the City-owned Sperling Preserve westward through the Bacara Resort site to the City's western boundary. Some segments of the trail, such as part of the alignment on the Sandpiper Golf Course property, may be located below the bluff but above the beach on an access road to State Lease 421.				✓
OS 1.8 **Prescriptive Access Rights. [GP/CP]** Public prescriptive rights may exist in certain areas along the beach and shoreline within Goleta. Development shall not interfere with the public's right of access to the sea where such right has been acquired through historic use or legislative authorization. Where there is substantial evidence that such rights exist, these rights shall be protected through public acquisition measures or through conditions imposed on approvals of permits for new development.			✓	
OS 1.9 **Siting and Design of Lateral Accessways. [GP/CP]** Public accessways and trails shall be an allowed use in environmentally sensitive habitat areas (ESHAs). The following criteria and standards shall apply to the siting and design of lateral accessways: a. Sensitive habitat areas shall be avoided to the extent practicable in circumstances where there are feasible alternative alignments of lateral accessways.	✓		✓	

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General Plan Element and Policy	*District Standards*	*Specific Area Designation*	*Citywide Regulations*	*Review Process*
b. Except as expressly provided for the Anza Trail (in Policy OS 4), all lateral accessways shall be designed to use native beach or soil materials and have no more than the minimum width needed to accommodate the intended type(s) of users. c. Lateral beach accessways shall be maintained in a natural condition free of structures and other constructed facilities and shall be limited to native sand supply. d. Lateral beach accessways shall be sited, designed, managed to avoid and/or protect marine mammal hauling grounds, seabird and shorebird nesting and roosting sites, sensitive rocky points and intertidal areas, and coastal dunes. e. New public beach facilities shall be limited to only those structures that provide or enhance public access and recreation activities. No structures shall be permitted on sandy beach areas. f. All lateral shoreline access and recreation improvements shall be designed to minimize any adverse impacts to visual resources and shall be compatible with maintenance of a natural appearance. g. Signs shall be designed to minimize impacts to scenic coastal resources and shall be limited to trail markers and regulatory and interpretative signs. Commercial signs are prohibited.				
OS 1.10 **Management of Public Lateral Access Areas. [GP/CP]** The following criteria and standards shall apply to use and management of lateral shoreline access areas: a. Private commercial uses of public beach areas shall be limited to coastal-dependent recreational uses, including but not limited to surfing schools, ocean kayaking, and similar uses. All commercial uses of beach areas and other lateral accessways shall be subject to approval of a permit by the City. The number, size, duration, and other characteristics of commercial uses of beach areas may be limited in order to preserve opportunities for use and enjoyment of the beach area by the general public. For-profit commercial uses at the City-owned Santa Barbara Shores Park and Sperling Preserve (the Ellwood-Devereux Open Space and Habitat Management Plan [OSHMP] area) are prohibited (see related Policy OS 5). b. Temporary special events shall minimize impacts to public access and recreation along the shoreline. Coastal Development Permits shall be required for any temporary event that proposes to use a sandy beach area and involves a charge for admission or participation.			✓	

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c. Where sensitive habitat resources are present, limited or controlled methods of access and/or mitigation designed to eliminate or reduce impacts to ESHAs shall be implemented. d. The hours during which coastal access areas are available for public use shall be the maximum feasible while maintaining compatibility with nearby neighborhoods and land uses. The hours for public use shall be set forth in each individual coastal development permit. Unless specific hours are described within a permit, the access shall be deemed to be 24 hours per day and 7 days per week. e. In order to maximize public use and enjoyment, user fees for access to lateral beach and shoreline areas shall be prohibited. Activities and/or uses that would deter or obstruct public lateral access shall be prohibited. f. Overnight camping and use of motorized vehicles, except for public safety vehicles and vehicles associated with construction of access improvements and maintenance and restoration or enhancement activities, shall be prohibited in lateral shoreline access areas.				
Goal OS 2: Vertical Access to the Shoreline – Provide for expanded and enhanced public vertical access to Goleta's shoreline by preserving existing accessways and establishing new vertical access opportunities at key locations so as to increase opportunities for public enjoyment of beach, bluff-top, and other soreline areas, consistent with the natural shoreline character, private property rights, and public safety.				
OS 2.2 Planned Vertical Accessways. [GP/CP] Existing and planned vertical accessways to the beach and bluff-top within Goleta are shown on Figure 3-1. Vertical beach and shoreline public access shall be a permitted use in the Visitor-serving Commercial, Recreation, and Open Space land use categories, which are the land-use plan map categories applicable to lands situated along Goleta's shoreline.			✓	
OS 2.4 Mitigation of Impacts to Vertical Coastal Access. [GP/CP] New development, including expansions and/or alterations of existing development, shall be sited and designed to avoid impacts to public vertical accessways to the shoreline unless a comparable, feasible alternative is provided. If there is no feasible alternative that can eliminate all access impacts, then the alternative that would result in the least significant adverse impact shall be required. Impacts shall be mitigated through the dedication of an access and/or trail easement in the general location where the project site encompasses an existing or planned coastal accessway, as shown generally on the map in Figure 3-1.			✓	✓
OS 2.5 Dedication of Vertical Accessways. [GP/CP] Dedication of vertical access easements, or offers to dedicate, shall be a required condition of approval of coastal development permits for projects on shoreline sites within			✓	✓

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General Plan Element and Policy	*District Standards*	*Specific Area Designation*	*Citywide Regulations*	*Review Process*
the city, provided there is a clear nexus to the project impacts and the required condition is roughly proportional to the extent of the impacts. The following criteria and standards shall apply to vertical accessways: a. The access easement, or offer to dedicate, shall apply to an area that includes the entire public accessway that extends from the public road or parking area to the shoreline. b. The width of the access easement should not be less than 25 feet and shall be centered on a pathway of at least 5 feet in width. c. It shall be the intent of the City to accept all dedications or offers to dedicate for vertical beach access for areas located within the city boundaries. If the City is unable to accept the dedication of particular access easements, it shall have authority to designate another public entity or a private nonprofit organization, such as a land trust, to accept the easement, provided the entity is willing to operate and maintain the easement. d. Mitigation measures that require dedication of public access and recreational opportunities shall be implemented prior to or concurrent with construction of the proposed development or initiation of the proposed use in instances where there is no physical development. e. The opening of access easements that are dedicated as a condition of approval of coastal development permits shall occur only after the City, or other public or nonprofit entity designated by the City, has accepted the offer of dedication and agreed to open, operate, and maintain the accessway. f. New offers to dedicate access easements shall include an interim deed restriction that: (1) states the terms and conditions of the permit do not authorize any interference with prescriptive rights prior to acceptance of the offer and (2) prohibits any development or obstruction in the easement area prior to acceptance of the offer.				
OS 2.6 Prescriptive Vertical Access Rights. [GP/CP] Public prescriptive vertical access rights to the shoreline may exist in certain areas within Goleta. Development or uses shall not interfere with the public's right of access to the sea where such right has been acquired through historic use or legislative authorization. Where there is substantial evidence that such rights exist, these rights shall be protected through public acquisition measures or through conditions imposed on approvals of permits for new development.			✓	

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General Plan Element and Policy	*District Standards*	*Specific Area Designation*	*Citywide Regulations*	*Review Process*
OS 2.7 Siting and Design of Vertical Accessways. [GP/CP] Public vertical accessways and trails shall be an allowed use in ESHAs. The following criteria and standards shall apply to the siting and design of all vertical accessways: a. Sensitive habitat areas shall be avoided to the extent practicable in circumstances where there are feasible alternative alignments of vertical accessways. b. Public access paths shall maintain a natural appearance and shall not be paved with impervious materials, except for segments that are intended to provide handicapped access or short segments to beach overlook points. c. No structures shall be permitted on bluff faces except for vertical beach accessways. d. Access to the beach shall be provided by natural trails or ramps down the face of the bluff rather than by concrete or wooden stairways. Railroad ties or a similar material may be used to provide stability to the access route and to reduce bluff erosion. e. Where vertical access to the beach area is not feasible or appropriate, vertical accessways may terminate at a beach overlook or vista point.			✓	
OS 2.8 Management of Vertical Accessways. [GP/CP] The following standards shall apply to management of vertical accessways: a. Where sensitive habitat resources are present, limited or controlled methods of access and/or mitigation designed to eliminate or reduce impacts to ESHAs shall be required. b. The hours during which vertical coastal access areas are available for public use shall be the maximum feasible while maintaining compatibility with nearby neighborhoods and land uses. The hours for public use shall be set forth in each individual coastal development permit. Unless specific hours are described within a permit, the access shall be deemed to be 24 hours per day, 7 days per week. c. In order to maximize public use and enjoyment, user fees for access to vertical beach and shoreline areas shall be prohibited. Activities and/or uses that would deter or obstruct public vertical access shall be prohibited. d. Private for-profit commercial use of vertical accessways shall be prohibited. e. Camping or other use of vertical accessways for overnight accommodations shall be prohibited. f. Motorized vehicles shall be prohibited on vertical accessways.			✓	

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General Plan Element and Policy	*District Standards*	*Specific Area Designation*	*Citywide Regulations*	*Review Process*
Goal OS 3: Coastal Access Routes, Parking, and Signage – Provide an adequate supply of public coastal access parking in lots or areas that are appropriately distributed along Goleta's shoreline with convenient and linkages to regional transportation routes.				
OS 3.2 Coastal Access Parking. [GP/CP] Adequate public parking shall be provided and maintained to serve coastal access and recreation uses to the extent feasible. The following criteria and standards shall apply: a. Existing and planned public coastal access parking areas are shown on Figure 3-1. b. Existing public parking areas serving coastal recreation users shall not be displaced unless a comparable replacement parking area is provided. c. New development shall be required to provide offstreet parking sufficient to serve the proposed uses in order to minimize impacts to public onstreet parking available for coastal access and recreation. d. New or expanded nonresidential development that may individually or cumulatively impact public shoreline access and recreation shall include parking areas that are designed to serve beach access during weekends as well the proposed uses on weekdays. In addition, vehicular access to the shoreline with a drop-off point for marine recreation equipment shall be required in appropriate locations, as shown on the map in Figure 3-1.			✓	
Goal OS 4: Trails and Bikeways – Designate, preserve, and expand a public trail system that will provide recreation opportunities for multiple types of users in diverse and attractive environmental settings and that will connect various parks and neighborhoods with the regional trail network and to Los Padres National Forest.				
OS 4.7 Acquisition/Dedication of Trails. [GP] The City shall create a system of interconnecting, useable public trails within designated trail corridors through a combination of mechanisms such as required dedications of easements, public purchase, land exchange, private donation and other voluntary means. Trail easement dedications shall be required as a condition of approval for development on property that contains a mapped trail corridor when the dedication will mitigate adverse impacts created by the project on public access and/or recreation. Development and the trail alignment shall be sited and designed to provide maximum privacy and safety for both residents and trail users. The corridors for proposed trail segments shown on Figure 3-2 are conceptual, and precise alignments shall be determined at the time of development approval.			✓	✓
Goal OS 7: Adoption of Open Space Plan Map – Designate, preserve, and protect significant open space resources including agricultural, ecological, recreational, and scenic lands in Goleta and surrounding areas for current and future generations.				

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OS 7.3 Open Space for Preservation of Natural Resources. [GP] Goleta's natural resource lands include sandy beaches and dunes; rocky intertidal areas; coastal lagoons; coastal bluffs; eucalyptus groves and monarch butterfly aggregation sites; native grasslands; streams and associated riparian areas; wetlands, lakes, and ponds; and habitats for various protected plant and animal species. Figure 3-5 designates all ESHAs as protected open space. The following standards shall apply to these areas: a. The designated natural resource areas shall be managed by the City in accord with the policies described in the Conservation Element. b. The City may require dedication of open space easements as a condition of approval of development on sites that have open space resources as shown in Figure 3-5. c. The City encourages the donation of easements or fee-simple interests in open space lands to the City or other appropriate nonprofit entity, such as a land trust.	✓	✓		
OS 7.4 Open Space for Managed Production of Resources. [GP] Goleta's managed resource lands include lands actively used for agricultural production, vacant lands that were historically used and zoned for agriculture and that have soils suitable for agricultural production, watersheds appropriate for recharge of groundwater basins, and coastal streams and marshes important for the management of recreational and commercial fisheries. Figure 3-5 designates land areas that are to be preserved as open space for managed production of resources. The following standards shall apply to these areas: a. Lands designated for agricultural use by the Land Use Element include areas devoted to agricultural production as of 2005 and those lands that were zoned for agriculture at the time of incorporation of the City in February 2002. These lands, shown on the Land Use Plan map in Figure 2-1, shall be protected as open space to preserve the potential for future agricultural production. Although some of these lands were not actively used for agriculture, their historical use for agricultural activities and soil characteristics make them suitable for agricultural production in the long term. b. Agricultural lands shall be managed in accord with Land Use Element Policy LU 7 and with Conservation Element Policy CE 11. Conversion of lands designated for agriculture to urban or other nonagricultural uses shall not be permitted. c. Streams and their associated watershed lands shall be managed in accord with Conservation Element Policy CE 10.	✓	✓		

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General Plan Element and Policy	*District Standards*	*Specific Area Designation*	*Citywide Regulations*	*Review Process*
d. Open space easements or deed restrictions may be acquired by dedication, where feasible, or by donation or purchase.				
OS 7.5 Open Space for Outdoor Recreation. [GP] Lands designated in Figure 3-5 for outdoor recreation include Goleta's diverse City-owned parks and open space areas, as well as private lands that are devoted to active recreation. Private lands, such as Girsh Park and the Sandpiper Golf Course, may be available to the general public or may be for the exclusive use and enjoyment of residents or customers of particular development projects. The following shall apply to lands designated for outdoor recreation: a. City-owned parks and recreation areas shall be managed in accord with the provisions of Policy OS 7. b. Lake Los Carneros Natural and Historic Preserve shall be managed primarily as a passive preserve, with low-intensity activities allowed near the Stow House, the historic farm buildings, and the historic Goleta Train Depot and South Coast Railroad Museum. c. Private lands for outdoor recreation, including but not limited to Girsh Park and Sandpiper Golf Course, shall be protected and preserved for the valuable contribution that they make to the supply of recreation services available to residents of Goleta and adjacent areas. d. The City should maximize the use of the existing park, recreation, and open space resources within the City by connecting them with an integrated system of trails and sidewalks. e. General locations for proposed or planned future park sites are shown in Figure 3-2.	✓			
OS 7.6 Open Space for Protection of Public Health and Safety. [GP] Although lands that provide open space for public health and safety are not specifically designated on Figure 3-5, the following land areas that are subject to hazardous conditions shall be considered to be designated open space as if fully depicted on the map: a. Lands situated along streams identified on the latest edition of the Flood Insurance Rate Maps (FIRM) published by the Federal Emergency Management Agency (FEMA), or any successor agency, as falling within the area of inundation caused by a 100-year flood event. b. Lands along the Pacific shoreline and at the mouths of streams identified on the FIRM maps as subject to 100-year event coastal flooding hazards, including areas potentially inundated by high velocity wave action. c. Lands subject to wildland fire hazards or lands needed	✓			

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as a buffer between urban development and wildland fire hazard areas. d. Lands within 50 feet on each side of active earthquake fault zones. e. Land areas with slopes in excess of 25 percent. f. Lands subject to the safety hazards identified in items a through e above shall be managed in accord with the applicable policies and standards of the Safety Element of this plan.				
OS 7.8 Provision of Open Space in New Development. [GP] A minimum open space area shall be required in new development situated in certain land use categories, as set forth in the applicable policies of the Land Use Element. These private open space areas shall be in addition to any public park and open space land that may be required to be dedicated pursuant to the Quimby Act or other state or local statutes. Although private open space areas may be reserved to protect resources or avoid development in areas subject to hazards, such reservations shall include lands usable for outdoor recreation activities, where feasible.			✓	
CONSERVATION ELEMENT				
Goal CE 1: Environmentally Sensitive Habitat Area Designations and Policy – Identify, preserve, and protect the city's natural heritage by preventing disturbance of ESHAs.				
CE 1.9 Standards Applicable to Development Projects. [GP/CP] The following standards shall apply to consideration of developments within or adjacent to ESHAs: a. Site designs shall preserve wildlife corridors or habitat networks. Corridors shall be of sufficient width to protect habitat and dispersal zones for small mammals, amphibians, reptiles, and birds. b. Land divisions for parcels within or adjacent to an ESHA shall only be 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. c. Site plans and landscaping shall be designed to protect ESHAs. Landscaping, screening, or vegetated buffers shall retain, salvage, and/or reestablish vegetation that supports wildlife habitat whenever feasible. Development within or adjacent to wildlife habitat networks shall incorporate design techniques that protect, support, and enhance wildlife habitat values. Planting of nonnative, invasive species shall not be allowed in ESHAs and buffer areas adjacent to ESHAs. d. All new development shall be sited and designed so as to minimize grading, alteration of natural landforms and		✓	✓	✓

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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. e. Light and glare from new development shall be controlled and directed away from wildlife habitats. Exterior night lighting shall be minimized, restricted to low intensity fixtures, shielded, and directed away from ESHAs. f. All new development should minimize potentially significant noise impacts on special-status species in adjacent ESHAs. g. All new development shall be sited and designed to minimize the need for fuel modification, or weed abatement, for fire safety in order to preserve native and/or nonnative supporting habitats. Development shall use fire-resistant materials and incorporate alternative measures, such as firewalls and landscaping techniques, that will reduce or avoid fuel modification activities. h. The timing of grading and construction activities shall be controlled to minimize potential disruption of wildlife during critical time periods such as nesting or breeding seasons. i. Grading, earthmoving, and vegetation clearance adjacent to an ESHA shall be prohibited during the rainy season, generally from November 1 to March 31, except as follows: 1) where erosion control measures such as sediment basins, silt fencing, sandbagging, or installation of geofabrics have been incorporated into the project and approved in advance by the City; 2) where necessary to protect or enhance the ESHA itself; or 3) where necessary to remediate hazardous flooding or geologic conditions that endanger public health and safety. j. In areas that are not adjacent to ESHAs, where grading may be allowed during the rainy season, erosion control measures such as sediment basins, silt fencing, sandbagging, and installation of geofabrics shall be implemented prior to and concurrent with all grading operations.				
Goal CE 3: Protection of Wetlands – Preserve, protect, and enhance the functions and values of Goleta's wetlands.				
CE 3.4 Protection of Wetlands in the Coastal Zone. [CP] The biological productivity and the quality of wetlands shall be protected and, where feasible, restored in accordance with the federal and state regulations and policies that apply to wetlands within the Coastal Zone. Only uses permitted		✓	✓	

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by the regulating agencies shall be allowed within wetlands. The filling, diking, or dredging of open coastal waters, wetlands, estuaries, and lakes is prohibited unless it can be demonstrated that: a. There is no feasible, environmentally less damaging alternative to wetland fill. b. The extent of the fill is the least amount necessary to allow development of the permitted use. c. Mitigation measures have been provided to minimize adverse environmental effects. d. The purposes of the fill are limited to: incidental public services, such as burying cables or pipes; restoration of wetlands; and nature study, education, or similar resource-dependent activities. A wetland buffer of a sufficient size to ensure the biological integrity and preservation of the wetland shall be required. Generally the required buffer shall be 100 feet, but in no case shall wetland buffers be less than 50 feet. The buffer size should take into consideration the type and size of the development, the sensitivity of the wetland resources to detrimental edge effects of the development to the resources, natural features such as topography, the functions and values of the wetland, and the need for upland transitional habitat. A 100-foot minimum buffer area shall not be reduced when it serves the functions and values of slowing and absorbing flood waters for flood and erosion control, sediment filtration, water purification, and ground water recharge. The buffer area shall serve as transitional habitat with native vegetation and shall provide physical barriers to human intrusion.				
CE 3.5 Protection of Wetlands Outside the Coastal Zone. [GP] The biological productivity and the quality of inland wetlands shall be protected and, where feasible, restored. The filling of wetlands outside the Coastal Zone is prohibited unless it can be demonstrated that: a. The wetland area is small, isolated, not part of a larger hydrologic system, and generally lacks productive or functional habitat value. b. The extent of the fill is the least amount necessary to allow reasonable development of a use allowed by the Land Use Element. c. Mitigation measures will be provided to minimize adverse environmental effects, including restoration or enhancement of habitat values of wetlands at another location on the site or at another appropriate offsite location within the City. A wetland buffer of a sufficient size to ensure the biological integrity and preservation of the wetland shall be required. A wetland buffer shall be no less than 50 feet. The buffer		✓	✓	

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size should take into consideration the type and size of the development, the sensitivity of the wetland resources to detrimental edge effects of the development to the resources, natural features such as topography, the functions and values of the wetland and the need for upland transitional habitat. The buffer area shall serve as transitional habitat with native vegetation and shall provide physical barriers to human intrusion.				
CE 3.6 **Mitigation of Wetland Fill. [GP/CP]** Where any dike or fill development is permitted in wetlands in accordance with the Coastal Act and the policies of this plan, at a minimum mitigation measures shall include creation or substantial restoration of wetlands of a similar type. Adverse impacts shall be mitigated at a ratio of 3:1 unless the project proponent provides evidence that the creation or restoration of a lesser area of wetlands will fully mitigate the adverse impacts of the fill. However, in no event shall the mitigation ratio be less than 2:1. All mitigation measures are subject to the requirements of CE 1.7.				✓
Goal CE 5: Protection of Other Terrestrial Habitat Areas – Preserve, protect, and enhance unique, rare, or fragile native flora and plant communities.				
CE 5.2 **Protection of Native Grasslands. [GP/CP]** In addition to the provisions of Policy CE 1, the following standards shall apply: a. For purposes of this policy, existing native grasslands are defined as an area where native grassland species comprise 10 percent or more of the total relative plant cover. Native grasslands that are dominated by perennial bunch grasses tend to be patchy. Where a high density of separate small patches occurs in an area, the whole area shall be delineated as native grasslands. b. To the maximum extent feasible, development shall avoid impacts to native grasslands that would destroy, isolate, interrupt, or cause a break in continuous habitat that would (1) disrupt associated animal movement patterns and seed dispersal, or (2) increase vulnerability to weed invasions. c. Removal or disturbance to a patch of native grasses less than 0.25 acre that is clearly isolated and is not part of a significant native grassland or an integral component of a larger ecosystem may be allowed. Removal or disturbance to restoration areas shall not be allowed. d. Impacts to protected native grasslands shall be minimized by providing at least a 10-foot buffer that is restored with native species around the perimeter of the delineated native grassland area. e. Removal of nonnative and invasive exotic species shall		✓	✓	

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be allowed; revegetation shall be with plants or seeds collected within the same watershed whenever feasible.				
Goal CE 7: Protection of Beach and Shoreline Habitats – To preserve and protect the biological integrity of Goleta's beaches, dunes, coastal bluffs and other shoreline resources.				
CE 7.7 Recreation Facilities on Beach Areas. [GP/CP] When permitted, new public access and recreational facilities or structures on beaches shall be designed and located to minimize impacts to ESHAs and marine resources.	✓			
CE 7.8 Protection of Seabird Nest Areas. [GP/CP] To protect seabird nesting areas, no pedestrian access shall be provided on bluff faces except along existing and planned formal trails or stairways shown in this plan. New structures shall be prohibited on bluff faces except for stairs, ramps, or trails to provide for public beach access.		✓		
Goal CE 8: Protection of Special-Status Species – Preserve and protect habitats for threatened, endangered, or other special-status species of plans and animals in order to maintain biodiversity.				
CE 8.2 Protection of Habitat Areas. [GP/CP] All development shall be located, designed, constructed, and managed to avoid disturbance of adverse impacts to special-status species and their habitats, including spawning, nesting, rearing, roosting, foraging, and other elements of the required habitats.	✓		✓	
Goal CE 9: Protection of Native Woodlands – Maintain and protect native trees and woodlands as a valuable resource needed to support wildlife and provide visual amenities.				
CE 9.2 Tree Protection Plan. [GP/CP] Applications for new development on sites containing protected native trees shall include a report by a certified arborist or other qualified expert. The report shall include an inventory of native trees and a Tree Protection Plan.			✓	
CE 9.4 Tree Protection Standards. [GP/CP] The following impacts to native trees and woodlands should be avoided in the design of projects: 1) removal of native trees; 2) fragmentation of habitat; 3) removal of understory; 4) disruption of the canopy, and 5) alteration of drainage patterns. Structures, including roads and driveways, should be sited to prevent any encroachment into the protection zone of any protected tree and to provide an adequate buffer outside of the protection zone of individual native trees in order to allow for future growth. Tree protection standards shall be detailed in the Tree Protection Ordinance called for in CE-IA-4.			✓	
CE 9.5 Mitigation of Impacts to Native Trees. [GP/CP] Where the removal of mature native trees cannot be avoided through the implementation of project alternatives or where development encroaches into the protected zone and could threaten the continued viability of the tree(s), mitigation measures shall include, at a minimum, the planting				✓

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of replacement trees on site, if suitable area exists on the subject site, or offsite if suitable onsite area is unavailable, consistent with the Tree Protection Ordinance (see also CE-IA-4). The Tree Protection Ordinance shall establish the mitigation ratios for replacement trees for every tree removed. Where onsite mitigation is not feasible, offsite mitigation shall be provided by planting of replacement trees at a site within the same watershed. If the tree removal occurs at a site within the Coastal Zone, any offsite mitigation area shall also be located within the Coastal Zone. Minimum sizes for various species of replacement trees shall be established in the Tree Protection Ordinance. Mitigation sites shall be monitored for a period of 5 years. The City may require replanting of trees that do not survive.				
Goal CE 10: Watershed Management and Water Quality – Prevent the degradation of the quality of groundwater basins and surface waters in and adjacent to Goleta.				
CE 10.1 **New Development and Water Quality. [GP/CP]** New development shall not result in the degradation of the water quality of groundwater basins or surface waters; surface waters include the ocean, lagoons, creeks, ponds, and wetlands. Urban runoff pollutants shall not be discharged or deposited such that they adversely affect these resources.			✓	
CE 10.2 **Siting and Design of New Development. [GP/CP]** New development shall be sited and designed to protect water quality and minimize impacts to coastal waters by incorporating measures designed to ensure the following: a. Protection of areas that provide important water quality benefits, areas necessary to maintain riparian and aquatic biota, and areas susceptible to erosion and sediment loss. b. Limiting increases in areas covered by impervious surfaces. c. Limiting the area where land disturbances occur, such as clearing of vegetation, cut-and-fill, and grading, to reduce erosion and sediment loss. d. Limiting disturbance of natural drainage features and vegetation.			✓	✓
CE 10.3 **Incorporation of Best Management Practices for Stormwater Management. [GP/CP]** New development shall be designed to minimize impacts to water quality from increased runoff volumes and discharges of pollutants from nonpoint sources to the maximum extent feasible, consistent with the City's Storm Water Management Plan or a subsequent Storm Water Management Plan approved by the City and the Central Coast Regional Water Quality Control Board. Post construction structural BMPs shall be designed to treat, infiltrate, or filter stormwater runoff in			✓	✓

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General Plan Element and Policy	*District Standards*	*Specific Area Designation*	*Citywide Regulations*	*Review Process*
accordance with applicable standards as required by law. Examples of BMPs include, but are not limited to, the following: a. Retention and detention basins. b. Vegetated swales. c. Infiltration galleries or injection wells. d. Use of permeable paving materials. e. Mechanical devices such as oil-water separators and filters. f. Revegetation of graded or disturbed areas. g. Other measures as identified in the City's adopted Storm Water Management Plan and other City-approved regulations.				
CE 10.5 **Beachfront and Blufftop Development. [GP/CP]** Development adjacent to the beach or blufftop shall incorporate BMPs designed to prevent or minimize polluted runoff to the beach and ocean waters.		✓	✓	
CE 10.6 **Stormwater Management Requirements. [GP/CP]** The following requirements shall apply to specific types of development: a. Commercial and multiple-family development shall use BMPs to control polluted runoff from structures, parking, and loading areas. b. Restaurants shall incorporate BMPs designed to minimize runoff of oil and grease, solvents, phosphates, and suspended solids to the storm drain system. c. Gasoline stations, car washes, and automobile repair facilities shall incorporate BMPs designed to minimize runoff of oil and grease, solvents, car battery acid, engine coolants, and gasoline to the stormwater system. d. Outdoor materials storage areas shall be designed to incorporate BMPs to prevent stormwater contamination from stored materials. e. Trash storage areas shall be designed using BMPs to prevent stormwater contamination by loose trash and debris.			✓	
CE 10.7 **Drainage and Stormwater Management Plans. [GP/CP]** New development shall protect the absorption, purifying, and retentive functions of natural systems that exist on the site. Drainage Plans shall be designed to complement and use existing drainage patterns and systems, where feasible, conveying drainage from the site in a nonerosive manner. Disturbed or degraded natural drainage systems shall be restored where feasible, except where there are geologic or public safety concerns. Proposals for new development shall include the following:			✓	✓

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a. A Construction-Phase Erosion Control and Stormwater Management Plan that specifies the BMPs that will be implemented to minimize erosion and sedimentation; provide adequate sanitary and waste disposal facilities; and prevent contamination of runoff by construction practices, materials, and chemicals. b. A Post-Development-Phase Drainage and Stormwater Management Plan that specifies the BMPs—including site design methods, source controls, and treatment controls—that will be implemented to minimize polluted runoff after construction. This plan shall include monitoring and maintenance plans for the BMP measures.				
CE 10.8 **Maintenance of Stormwater Management Facilities. [GP/CP]** New development shall be required to provide ongoing maintenance of BMP measures where maintenance is necessary for their effective operation. The permittee and/or owner, including successors in interest, shall be responsible for all structural treatment controls and devices as follows: a. All structural BMPs shall be inspected, cleaned, and repaired when necessary prior to September 30th of each year. b. Additional inspections, repairs, and maintenance should be performed after storms as needed throughout the rainy season, with any major repairs completed prior to the beginning of the next rainy season. c. Public streets and parking lots shall be swept as needed and financially feasible to remove debris and contaminated residue. d. The homeowners association, or other private owner, shall be responsible for sweeping of private streets and parking lots			✓	✓
Goal CE 11: Preservation of Agricultural Lands – Promote and retain Goleta's agricultural heritage by conserving existing agricultural resources for future generations and supporting agricultural production by minimizing activities and uses that may conflict with agricultural use of the land.				
CE 11.2 **Conversion of Agricultural Lands. [GP/CP]** Conversion of agricultural lands as designated on the Land Use Plan Map (Figure 2-1) to other uses shall not be allowed. Lands designated for agriculture within the urban boundary shall be preserved for agricultural use.	✓			✓
CE 11.3 **Compatibility of New Development With Agriculture. [GP/CP]** Development adjacent to lands designated for agriculture shall be designed and located so as to avoid or minimize potential conflicts with agricultural activities. Right-to-farm covenants and disclosure notices will be required for any development located adjacent to agricultural land.	✓			

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CE 11.4 **Buffers Adjacent to Agricultural Parcels. [GP/CP]** New development adjacent to property designated for agricultural uses shall include buffers and other measures such as landscape screening to minimize potential conflicts with agricultural activities. The widths of the buffers shall be determined based on site-specific findings at the time of approval of the development.	✓			
CE 11.8 **Mitigation of Impacts of New Development on Agriculture. [GP/CP]** The review of discretionary land use development proposals near the designated agricultural lands shall include an analysis of the direct and indirect effects of the proposal on conducting agricultural practices. The City shall apply appropriate conditions on the proposal to mitigate any potential impacts. If such impacts cannot be mitigated, the proposal may be denied.				✓
Goal CE 12: Protection of Air Quality – Maintain and promote a safe and healthy environment by protecting air quality and minimizing pollutant emissions from new development and from transportation sources.				
CE 12.1 **Land Use Compatibility. [GP]** The designation of land uses on the Land Use Plan Map (Figure 2-1)and the review of new development shall ensure that siting of any new sensitive receptors provides for adequate buffers from existing sources of emissions of air pollutants or odors. *Sensitive receptors* are a facility or land use that includes members of the population sensitive to the effects of air pollutants. Sensitive receptors may include children, the elderly, and people with illnesses. If a development that is a sensitive receptor is proposed within 500 feet of U.S. Highway 101 (US-101), an analysis of mobile source emissions and associated health risks shall be required. Such developments shall be required to provide an adequate setback from the highway and, if necessary, identify design mitigation measures to reduce health risks to acceptable levels.				✓
CE 12.2 **Control of Air Emissions from New Development. [GP]** The following shall apply to reduction of air emissions from new development: a. Any development proposal that has the potential to increase emissions of air pollutants shall be referred to the Santa Barbara County Air Pollution Control District for comments and recommended conditions prior to final action by the City. b. All new commercial and industrial sources shall be required to use the best-available air pollution control technology. Emissions control equipment shall be properly maintained to ensure efficient and effective operation. c. Wood-burning fireplace installations in new residential development shall be limited to low-emitting state- and			✓	

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U.S. Environmental Protection Agency (EPA)-certified fireplace inserts and_woodstoves, pellet stoves, or natural gas fireplaces. In locations near monarch butterfly ESHAs, fireplaces shall be limited to natural gas. d. Adequate buffers between new sources and sensitive receptors shall be required. e. Any permit required by the Santa Barbara County Air Pollution Control District shall be obtained prior to issuance of final development clearance by the City.				
Goal CE 13: Energy Conservation – Promote energy efficiency				
CE 13.3 **Use of Renewable Energy Sources. [GP]** For new projects, the City encourages the incorporation of renewable energy sources. Consideration shall be given to incorporation of renewable energy sources that do not have adverse effects on the environment or on any adjacent residential uses. The following considerations shall apply: a. Solar access shall be protected in accordance with the state Solar Rights Act (AB 2473). South wall and rooftop access should be achievable in low-density residential areas, while rooftop access should be possible in other areas. b. New development shall not impair the performance of existing solar energy systems. Compensatory or mitigation measures may be considered in instances where there is no reasonable alternative. c. Alternative energy sources are encouraged, provided that the technology does not contribute to noise, visual, air quality, or other potential impacts on nearby uses and neighborhoods.			✓	
Goal CE 14: Preservation and Enhancement of Urban Forest – Protect, preserve, and enhance Goleta's urban forest for its aesthetic, visual, and environmental benefits to the community.				
Goal CE 15: Water Conservation and Materials Recycling – Conserve scarce water supply resources and encourage reduction in the generation of waste materials at the source and recycling of waste materials.				
CE 15.3 **Water Conservation for New Development. [GP]** In order to minimize water use, all new development shall use low water use plumbing fixtures, water-conserving landscaping, low flow irrigation, and reclaimed water for exterior landscaping, where appropriate.			✓	
SAFETY ELEMENT				
Goal SE 1: Safety in General – Avoid siting of development or land use activities in hazardous areas, and where this is infeasible, require appropriate mitigation to lessen or minimize exposure to hazards.				
SE 1.2 **Guidelines for Siting Highly Sensitive Uses and Critical Facilities. [GP/CP]** In accord with the Land Use Element, the City shall discourage essential services buildings and other highly sensitive uses in areas subject to		✓		

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General Plan Element and Policy	*District Standards*	*Specific Area Designation*	*Citywide Regulations*	*Review Process*
safety hazards. Highly sensitive uses are defined as those that meet one more of the following criteria: a. Land uses whose onsite population cannot be readily evacuated or otherwise adequately protected from serious harm through methods such as sheltering in-place. This includes, but is not limited to, schools, hospitals, clinics, nursing homes, multiple-family housing exclusively for the elderly or disabled, high-density residential, stadiums, arenas, and other uses with large public-assembly facilities. b. Land uses that serve critical "lifeline" functions such as water supplies, fire response, and police response if exposed to a significant risk that will curtail their lifeline functions for a critical period of time.				
SE 1.3 **Site-Specific Hazards Studies. [GP/CP]** Applications for new development shall consider exposure of the new development to coastal and other hazards. Where appropriate, an application for new development shall include a geologic/soils/geotechnical study and any other studies that identify geologic hazards affecting the proposed project site and any necessary mitigation measures. The study report shall contain a statement certifying that the project site is suitable for the proposed development and that the development will be safe from geologic hazards. The report shall be prepared and signed by a licensed certified engineering geologist or geotechnical engineer and shall be subject to review and acceptance by the City.				✓
Goal SE 2: Bluff Erosion and Retreat – Ensure safe siting of bluff-top buildings and other development and avoid the need for shoreline erosion-contorl structures.				
SE 2.1 **Coastal Bluff Setbacks for Buildings. [GP/CP]** All new permanent buildings shall be set back at least 130 feet from the top of the bluff. The 130-foot setback consists of the sum of a) 100 times a conservative average rate of bluff retreat of 1.0 feet per year, and b) a 30-foot additional safety buffer. A lesser setback may be considered provided that a site-specific geological or geotechnical engineering study demonstrates that the average annual bluff retreat rate is less than 1.0 feet per year and that the proposed setback meets the 100-year bluff-retreat rate, plus 30 feet, standard. Repair and maintenance of existing bluff structures that encroach into the required setback are allowed. Minor additions (less than 10 percent of the existing building's floor area) to existing bluff-top structures within the bluff setback may be allowed, provided that the addition does not encroach further into the setback than the existing structure.	✓	✓		
SE 2.2 **Coastal Bluff Setbacks for Other Structures. [GP/CP]** Structures other than buildings may be permitted within the 130-foot bluff setback area, but in no case shall	✓	✓		

Table B: General Plan Policies Related To Proposed Zoning Ordinance

✓ Policy Addressed in Zoning Ordinance

General Plan Element and Policy		Development Code Components			
		District Standards	*Specific Area Designation*	*Citywide Regulations*	*Review Process*
	any new structure be located less than 30 feet from the top of the coastal bluff. All such structures should be moveable or replaceable such that coastal armoring or coastal bluff retaining walls are not permitted should these structures be threatened by bluff retreat. This setback prohibition does not apply to minor structures associated with passive recreational uses such as signs and benches.				
SE 2.3	**Prohibition of Shoreline Armoring for Bluff-Top Development. [GP/CP]** The installation of coastal armoring to protect bluff-top development constructed after the effective date of Public Resources Code Section 30235 shall be prohibited. Such prohibited armoring includes but is not limited to seawalls, revetments, and riprap. Should existing bluff-top buildings be threatened by coastal bluff retreat, threatened structures shall be relocated or removed.	✓	✓		
SE 2.4	**Building Setbacks along Non-Bluff Coastlines. [GP/CP]** Appropriate setbacks shall be required for shoreline segments that lack coastal bluffs. For all structures proposed within 500 feet of the mean high tide line in areas that lack coastal bluffs, a site-specific shoreline erosion rate and shoreline hazards study shall be required. Such a study must demonstrate that the proposed structure would not be expected to be subject to shoreline erosion or other hazards for the structure's lifetime or for 50 years, whichever is greater.	✓	✓		
SE 2.5	**Prohibition on Armoring for Non-Bluff Coastlines. [GP/CP]** The installation of coastal armoring along nonbluff segments of the coastline to protect shoreline development constructed after the effective date of Public Resources Code Section 30235 shall be prohibited. Such prohibited armoring includes but is not limited to seawalls, revetments, and riprap. Should shoreline structures constructed after adoption of these policies be threatened by coastal bluff retreat, threatened structures shall be relocated or removed.	✓	✓		
SE 2.6	**Prohibition of Structures on Bluff Faces. [GP/CP]** No permanent structures shall be permitted on a bluff face, except for engineered public beach accessways. Such structures shall be designed and constructed to prevent any further erosion of the bluff face and to be visually compatible with the surrounding area.	✓	✓		
SE 2.7	**Deed Restriction Regarding Coastal Hazards. [GP/CP]** As a condition of approval of development on a beach or shoreline that is subject to wave action, erosion, flooding, landslides, or other hazards, the property owner shall be required to execute and record a deed restriction that acknowledges and assumes responsibility associated with such risks; waives any future claims of damage or				✓

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	Development Code Components			
General Plan Element and Policy	*District Standards*	*Specific Area Designation*	*Citywide Regulations*	*Review Process*
liability against the City or other permitting agency; and agrees to indemnify and hold harmless the City against any and all liability, claims, damages, or expenses arising from any injury or damage due to such hazards.				
Goal SE 3: Beach Erosion and Shoreline Hazards – Minimize or eliminate the need for shoreline protection structures while siting development safely, maintaining shoreline sand supply, and providing safe lateral and vertical shoreline access.				
SE 3.1 **Permanent Structures. [GP/CP]** New permanent structures shall be prohibited seaward of the top of the coastal bluff. The exceptions to this prohibition include: 1) wooden stairs and other lightly constructed structures that provide public beach access, and 2) improvements necessary to provide access to the beach for emergency responders, if such access is appropriate and no other methods of access are feasible.	✓	✓		
SE 3.3 **Temporary Structures. [GP/CP]** Temporary structures seaward of the top of the coastal bluff shall be allowed subject to approval of an appropriate discretionary permit. The findings for approval of such a permit shall include the requirement that the temporary structure not substantially interfere with lateral or vertical beach access or adversely impact coastal processes. *Temporary structures* are defined as structures that will be retained no longer than 3 years. Standards for review of temporary structures and the appropriate permit process shall be included in the City's new zoning code.	✓			✓
Goal SE 4: Seismic and Seismically Induced Hazards – Minimize the potential for loss of life and property and economic and social disruption resulting from seismic events and seismically induced hazards.				
SE 4.4 **Setback from Faults. [GP/CP]** New development shall not be located closer than 50 feet to any active or potentially active fault line to reduce potential damage from surface rupture. Nonstructural development may be allowed in such areas, depending on how such nonstructural development would withstand or respond to fault rupture or other seismic damage.				✓
SE 4.12 **Safety Measures for Tsunami Hazard Areas. [GP/CP]** The following shall apply in tsunami hazard areas: a. New developments shall include design features or other measures that provide for safe harbor on site. b. Existing critical facilities within the tsunami hazard area should be reviewed by the City Building Official, or designee, in conjunction with the appropriate state agency, to ensure that adequate areas for safe harbor are available on site and/or that other measures or features exist to minimize risk of injuries and deaths in the event of a tsunami. c. The City, in cooperation with the County and/or State Offices of Emergency Services, encourages		✓		

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development of an emergency notification and evacuation plan in response to a tsunami warning. The City shall cooperate with these agencies to develop educational materials informing people of the causes of tsunamis, tsunami characteristics and warning signs (such as a locally felt earthquake or unusually recession of near-shore waters), and appropriate tsunami-response measures. These educational materials shall be made available to residents of and visitors to Goleta.				
Goal SE 5: Soil and Slope Stability Hazards – Promote safely sized, sited, and designed development in erosion-prone hazard areas. Reduce the potential loss of both public and private property in areas subject to steep slopes and erosion hazards.				
SE 5.3 Avoidance of Landslide Hazards for Critical Facilities. [GP/CP] The City shall prohibit the construction of critical facilities (hospitals, schools, communication centers, fire and police facilities, power plants, etc.) in areas of high landslide potential. The City shall discourage the construction of critical facilities in areas of moderate landslide potential. In cases where construction of such facilities cannot avoid moderate landslide hazard areas, the City shall require implementation of appropriate mitigation as recommended in site-specific geotechnical and soils studies.		✓		
SE 5.4 Avoidance of Soil-Related Hazards. [GP/CP] For the proposed development of any critical facilities in areas subject to soil-related hazards, as well as for noncritical facilities in areas subject to soil-related hazards, the City shall require site-specific geotechnical, soil, and/or structural engineering studies to assess the degree of hazard on the proposed site and recommend any appropriate site design modifications or considerations as well as any other mitigation measures. The City shall not approve development in areas subject to soil-related hazards, unless mitigation measures are identified and committed to that would reduce hazards to an acceptable level.				✓
Goal SE 6: Flood Hazards – Minimize damage to structures and the danger to life caused by stream flooding, dam failure, inundation, and other flooding hazards.				
SE 6.2 Areas Subject to Local Urban Flooding. [GP] In addition to flood hazard areas shown on the FIRM maps, the City may require applications for new or expanded development in areas with known persistent local urban flooding to include measures that lessen the urban flooding hazard and/or that mitigate its effects on the proposed development. This requirement shall apply to flooding on any street or roadway that provides access to the proposed development.				✓

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SE 6.4 **Avoidance of Flood Hazard Areas. [GP/CP]** The City shall discourage any new intensive development in any flood hazard area. Similarly, the City shall require appropriate flood mitigation for intensification of existing development in any flood-prone area. The City shall not approve development within areas designated as the 100-year floodplain that would obstruct flood flow (such as construction in the designated floodway), displace floodwaters onto other property, or be subject to flood damage. The City shall not allow development that will create or worsen drainage problems.		✓		
Goal SE 7: Urban and Wildland Fire Hazards – Reduce the threat to life, structures, and the environment caused by urban and wildland fires.				
SE 7.1 **Fire Prevention and Response Measures for New Development. [GP/CP]** New development and redevelopment projects shall be designed and constructed in accordance with National Fire Protection Association standards to minimize fire hazards, with special attention given to fuel management and improved access in areas with higher fire risk, with access or water supply deficiencies, or beyond a 5-minute response time.			✓	
SE 7.6 **Standards for Rebuilding in High Fire Hazard Areas. [GP]** Any rebuilding in high fire hazard areas shall incorporate development standards and precautions that reduce the chance of structure losses from fire.		✓		
Goal SE 9: Airport-Related Hazards – Minimize the risk of potential hazards associated with aircraft operations at the Santa Barbara Airport.				
SE 9.1 **Clear Zone and Airport Approach Zone Regulations. [GP]** The City will maintain and enforce through appropriate zoning measures the Clear Zone and Airport Approach Zone regulations pursuant to the plans and policies of the Santa Barbara County ALUC. The City may also require, as a condition of approval of development applications, dedication of avigation easements for areas within the Airport Clear Zones and Airport Approach Zones (see Figure 5-3).	✓	✓		
SE 9.2 **Height Restrictions. [GP]** The City shall ensure that the heights of proposed buildings, other structures, and landscaping conform to airport operational requirements to minimize the risk of aircraft accidents. The City shall establish and maintain standards in its zoning ordinance for building and structure height restrictions for development in proximity to the Santa Barbara Municipal Airport. To ensure compliance with height restrictions, proposed development or uses that require ALUC review pursuant to the Airport Land Use Plan shall be referred to the ALUC for review.	✓	✓		

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	Development Code Components			
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SE 9.3 **Limitations on Development and Uses. [GP]** The City shall establish and maintain standards in its zoning ordinance for use restrictions for development near the Santa Barbara Municipal Airport. These standards should identify uses that may be compatible in each zone. Proposed development or uses that require ALUC review pursuant to the Airport Land Use Plan shall be referred to the ALUC for review.	✓	✓		
SE 9.5 **Limitations on Density. [GP]** The City shall establish and maintain standards in its zoning ordinance for density limitations for development near the Santa Barbara Municipal Airport. These standards should comply with the Santa Barbara County Airport Land Use Plan and should specify the density considered compatible in each zone. Proposed developments that require ALUC review pursuant to the Airport Land Use Plan shall be referred to the ALUC for review.	✓	✓		
SE 9.6 **Limitations on Residential Development. [GP]** The City shall not allow new residential development within the clear zones associated with the Santa Barbara Airport runways. The City shall limit residential development beyond the clear zone but within the 1-mile zone of the runway ends to new single-family construction on existing recorded lots, and rebuilding and alteration projects that do not increase onsite residential density.	✓	✓		
SE 9.8 **Limitations on Hazardous Facilities. [GP]** Development that includes new hazardous installations or materials such as, but not limited to, oil or gas storage and explosive or highly flammable materials within the clear zone and the approach zone, as generally depicted in Figure 5-3, shall be referred to the ALUC for review.				✓
Goal SE 10: Hazardous Materials and Facilities – Minimize injuries, illnesses, loss of life and property, and economic and social disruption due to potential upsets associated with the storage, use, handling, and transport of hazardous materials, and ensure proper oversight of hazardous waste sites within the city.				
SE 10.4 **Prohibition on New Facilities Posing Unacceptable Risks. [GP]** The City shall not allow new hazardous facilities or expanded hazardous facilities that would expose existing residential or commercial development to unacceptable risk. New or expanded hazardous facilities in proximity to existing residential and commercial development shall incorporate appropriate mitigation measures to minimize potential risks and exposure.			✓	
SE 10.5 **Restriction on Residential Development near Hazardous Facilities. [GP]** The City shall consider the exposure of new development to risk of hazardous materials accidents and exposure as a part of its project and environmental review processes and require any appropriate mitigation measures. The City shall not allow any new residential development near hazardous facilities if				✓

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these residences would be exposed to unacceptable and unmitigable risk.				
VISUAL AND HISTORIC RESOURCES ELEMENT				
Goal VH 1: Scenic Views – Identify, protect, and enhance Goleta's scenic resources and protect views or vistas of these resources from public and private areas.				
VH 1.3 Protection of Ocean and Island Views. [GP/CP] Ocean and island views from public viewing areas shall be protected. View protection associated with development should be accomplished first through site selection and then by use of design alternatives that enhance rather than obstruct or degrade such views. To minimize impacts to these scenic resources and ensure visual compatibility, the following development practices shall be used, where appropriate: a. Limitations on the height and size of structures. b. Limitations on the height and use of reflective materials for exterior walls (including retaining walls) and fences. c. Clustering of building sites and structures. d. Shared vehicular access to minimize curb cuts. e. Downcast, fully shielded, full cut off lighting of the minimum intensity needed for the purpose. f. Use of landscaping for screening purposes and/or minimizing view blockage as applicable. g. Selection of colors and materials that harmonize with the surrounding landscape.	✓		✓	✓
VH 1.4 Protection of Mountain and Foothill Views. [GP/CP] Views of mountains and foothills from public areas shall be protected. View protection associated with development that may affect views of mountains or foothills should be accomplished first through site selection and then by use of design alternatives that enhance, rather than obstruct or degrade, such views. To minimize structural intrusion into the skyline, the following development practices shall be used where appropriate: a. Limitations on the height and size of structures. b. Limitations on the height of exterior walls (including retaining walls) and fences. c. Stepping of buildings so that the heights of building elements are lower near the street and increase with distance from the public viewing area. Increased setbacks along major roadways to preserve views and create an attractive visual corridor. d. Downcast, fully shielded, full cut off lighting of the minimum intensity needed for the purpose. e. Limitations on removal of native vegetation. f. Use of landscaping for screening purposes and/or	✓		✓	✓

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minimizing view blockage as applicable. g. Revegetation of disturbed areas. h. Limitations on the use of reflective materials and colors for roofs, walls (including retaining walls), and fences. i. Selection of colors and materials that harmonize with the surrounding landscape. j. Clustering of building sites and structures.				
VH 1.5 Protection of Open Space Views. [GP/CP] Views of open space, including agricultural lands, from public areas shall be protected. View protection associated with development should be accomplished first through site selection and then by use of design alternatives that enhance rather than obstruct or degrade such views. To minimize impacts to these scenic resources, the following development practices shall be used, where appropriate: a. Limitations on the height and size of structures. b. Clustering of building sites and structures. c. Shared vehicular access to minimize curb cuts. d. Downcast, fully shielded, full cut off lighting of the minimum intensity needed for the purpose. e. Use of landscaping for screening purposes and/or minimizing view blockage as applicable. f. Selection of colors and materials that harmonize with the surrounding landscape.	✓	✓		✓
VH 1.6 Preservation of Natural Landforms. [GP/CP] Natural landforms shall be protected. Protection associated with development should be accomplished first through site selection to protect natural landforms and then by use of alternatives that enhance and incorporate natural landforms in the design. To minimize alteration of natural landforms and ensure that development is subordinate to surrounding natural features such as mature trees, native vegetation, drainage courses, prominent slopes, and bluffs, the following development practices shall be used, where appropriate: a. Limit grading for all development including structures, access roads, and driveways. Minimize the length of access roads and driveways and follow the natural contour of the land. b. Blend graded slopes with the natural topography. c. On slopes, step buildings to conform to site topography. d. Minimize use of retaining walls. e. Minimize vegetation clearance for fuel management. f. Cluster building sites and structures. g. Share vehicular access to minimize curb cuts.	✓	✓		✓

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VH 1.7 Scenic Easements. [GP/CP] The City shall encourage the dedication of scenic easements to protect important views. Such easements shall be required where appropriate and legally feasible.			✓	
VH 1.8 Private Views. [GP] Project development and architecture shall be considerate of private views.			✓	
Goal VH 2: Local Scenic Corridors – Protect and enhance the visual character and public views within and from Goleta's scenic corridors and locations from which scenic vistas can be enjoyed.				
VH 2.3 Development Projects Along Scenic Corridors. [GP] Development adjacent to scenic corridors should not degrade or obstruct views of scenic areas. To ensure visual compatibility with the scenic qualities, the following practices shall be used, where appropriate: a. Incorporate natural features in design. b. Use landscaping for screening purposes and/or for minimizing view blockage as applicable. c. Minimize vegetation removal. d. Limit the height and size of structures. e. Cluster building sites and structures. f. Limit grading for development including structures, access roads, and driveways. Minimize the length of access roads and driveways and follow the natural contour of the land. g. Preserve historical structures or sites. h. Plant and preserve trees. i. Minimize use of signage. j. Provide site-specific visual assessments, including use of story poles. k. Provide a similar level of architectural detail on all elevations visible from scenic corridors. l. Place existing overhead utilities and all new utilities underground. m. Establish setbacks along major roadways to help protect views and create an attractive scenic corridor. On flat sites, step the heights of buildings so that the height of building elements is lower close to the street and increases with distance from the street.		✓		
Goal VH 3: Community Character – Protect and enhance Goleta's visual character.				
VH 3.1 Community Design Character. [GP] The visual character of Goleta is derived from the natural landscape and the built environment. The city's agricultural heritage, open spaces, views of natural features, established low-density residential neighborhoods, and small-scale development with few visually prominent buildings contribute to this character. Residential, commercial, and industrial development should acknowledge and respect the			○	

Table B: General Plan Policies Related To Proposed Zoning Ordinance				
✓ Policy Addressed in Zoning Ordinance				
	Development Code Components			
General Plan Element and Policy	*District Standards*	*Specific Area Designation*	*Citywide Regulations*	*Review Process*
desired aspects of Goleta's visual character and make a positive contribution to the city through exemplary design.				
VH 3.2 Neighborhood Identity. [GP] The unique qualities and character of each neighborhood shall be preserved and strengthened. Neighborhood context and scale shall be maintained. New development shall be compatible with existing architectural styles of adjacent development, except where poor quality design exists.			○	✓
VH 3.3 Site Design. [GP] The city's visual character shall be enhanced through appropriate site design. Site plans shall provide for buildings, structures, and uses that are subordinate to the natural topography, existing vegetation, and drainage courses; adequate landscaping; adequate vehicular circulation and parking; adequate pedestrian circulation; and provision and/or maintenance of solar access.				✓
VH 3.4 Building Design. [GP] The city's visual character shall be enhanced through development of structures that are appropriate in scale and orientation and that use high quality, durable materials. Structures shall incorporate architectural styles, landscaping, and amenities that are compatible with and complement surrounding development.				✓
VH 3.5 Pedestrian-Oriented Design. [GP] The city's visual character shall be enhanced through provision of aesthetically pleasing pedestrian connections within and between neighborhoods, recreational facilities, shopping, workplaces, and other modes of transportation, including bicycles and transit.	✓			
VH 3.6 Public Spaces. [GP] The city's visual character shall be enhanced by creating well-defined community outdoor gathering places that incorporate focal points such as parks, fountains, public art, and/or landscape features. Small public open spaces should be provided in each neighborhood either through acquisition in existing neighborhoods or by design in new neighborhood developments in order to establish community focal points.	○			
VH 3.7 Signage. [GP] The city's visual character shall be enhanced through the use of restrained and tasteful signage that conveys an orderly and attractive appearance, complements project design, and enhances the city's image. Excessive signage should be minimized. A graphics image should be developed to consistently identify public amenities citywide, such as signage on public buildings, streets and rights-of-way, public parks, and city entry points.			✓	
Goal VH 4: Design Review – Preserve, protect, and enhance Goleta's character through high quality design.				
VH 4.2 Old Town. [GP] Old Town is a unique asset and the historic center of Goleta. Accordingly, all design shall		✓		✓

Table B: General Plan Policies Related To Proposed Zoning Ordinance				
✓ Policy Addressed in Zoning Ordinance				
	Development Code Components			
General Plan Element and Policy	*District Standards*	*Specific Area Designation*	*Citywide Regulations*	*Review Process*
maintain and enhance the historic character and be consistent with the Goleta Heritage District Architecture and Design Guidelines, where applicable. Superior materials and architectural detailing shall be used. Development shall continue to reflect Goleta's small-scale character, promote individual identity, and avoid uniformity or a false historic look. The Design Review Board shall evaluate applicable proposals for new development within the Heritage District to achieve variation in heights of structures along the Hollister corridor to avoid a "canyonization" effect. The pedestrian experience shall be supported and enhanced by provision of street trees; landscaped passageways; human-scale entries; and amenities such as benches, bicycle racks, trash containers, and public art. Transitional areas between residential neighborhoods and adjacent commercial and industrial areas shall be established and maintained by use of increased setbacks and heavy landscaping. (See also LU 1.3.)				
VH 4.3 Single-Family Residential Areas. [GP] The following standards shall be applicable to single-family residential development (see related LU 2.3): a. The distinct architectural character of Goleta's existing neighborhoods shall be protected. b. Buildings and structures shall be designed to be compatible with adjacent development relative to size, bulk, and scale. c. New construction shall utilize consistent architectural detailing and high quality materials to promote cohesiveness and compatibility. Strong contrasts in size, bulk, scale, color, and roof forms shall be avoided. d. All building elevations should be well articulated and include architectural features to vary wall planes. e. Safe and aesthetically pleasing pedestrian access that is physically separated from vehicular access shall be provided in all new residential developments, whenever feasible. Transitional spaces, including landscape or hardscape elements, should be provided from the pedestrian access to the main entrance. Main entrances should not open directly onto driveways or streets. Safe bicycle access should be considered in all residential developments. f. Visual impacts of parking, including driveways, garages, and garage doors, should be minimized. Forward-facing garages should be designed so that the garage does not dominate the streetscape or overall residential design. g. To maximize safety, garages should not open directly onto public or private accessways. h. Private open space shall be provided in proportion to building size. i. Privacy of residents and adjacent neighbors shall be	✓			

Table B: General Plan Policies Related To Proposed Zoning Ordinance				
✓ Policy Addressed in Zoning Ordinance				
	Development Code Components			
General Plan Element and Policy	*District Standards*	*Specific Area Designation*	*Citywide Regulations*	*Review Process*
protected. Examples of measures that might provide protection include site selection and design that uses setbacks and considers placement of windows, decks, balconies, and noise producing equipment. The use of landscape screening to provide privacy should be secondary to appropriate structural design. j. New gated residential communities shall be prohibited. Connectivity to neighborhood commercial areas, schools, recreational areas, and other facilities shall be encouraged. Fencing and walls used to define private yards shall be designed to prevent isolation of structures from the street.				
VH 4.4 Multifamily Residential Areas. [GP] In addition to the items listed in VH 4.3, the following standards shall be applicable to multifamily residential development (see LU 1.9 and LU 2.3): a. Roof lines should be varied to create visual interest. b. Large building masses should be avoided, and where feasible, several smaller buildings are encouraged rather than one large structure. Multiple structures should be clustered to maximize open space. c. Multifamily residential developments shall include common open space that is appropriately located, is functional, and provides amenities for different age groups. d. Where multifamily developments are located next to less dense existing residential development, open space should provide a buffer along the perimeter. e. Individual units shall be distinguishable from each other. Long continuous wall planes and parking corridors shall be avoided. Three-dimensional façades are encouraged. f. Extensive landscaping is encouraged to soften building edges and provide a transition between adjacent properties. g. Storage areas for recycling and trash shall be covered and conveniently located for all residents and screened with landscaping or walls. h. Safe and aesthetically pleasing pedestrian access that is physically separated from vehicular access shall be provided in all new residential developments whenever feasible. Transitional spaces, including landscape or hardscape elements, should be provided from the pedestrian access to the main entrance. Main entrances should not open directly onto driveways or streets. Safe bicycle access should be considered in all residential developments.	✓			
VH 4.5 Retail Commercial Areas. [GP] The following standards shall be applicable to retail commercial	✓			

Table B: General Plan Policies Related To Proposed Zoning Ordinance				
✓ Policy Addressed in Zoning Ordinance				
	Development Code Components			
General Plan Element and Policy	*District Standards*	*Specific Area Designation*	*Citywide Regulations*	*Review Process*
development: a. Buildings and structures shall be designed to be compatible with adjacent development relative to size, bulk, and scale. b. Where appropriate, buildings should be sited at or near the front setback line to project a desirable architectural image contiguous to the street and to promote pedestrian access. c. Quality architectural design shall be maintained through the use of detailing and high quality, durable materials. Blank wall planes shall be avoided. d. Safe, convenient pedestrian and bicycle access shall be provided and encouraged via continuous sidewalks; bike lanes; and sufficient, secure, and protected bicycle parking. Landscaping should be used where possible to buffer pedestrians and cyclists from traffic. Where feasible, other pedestrian amenities such as outdoor seating shall be provided. e. Commercial displays, outdoor dining, and outdoor shopping cart storage shall not encroach into pedestrian accessways. f. Shopping cart returns should be conveniently located and screened. g. Public transit shall be encouraged through effective placement of stops for local and regional transit services. Existing stops shall be upgraded as appropriate. h. Landscaping, including canopy trees, shall be used extensively to unify the structural development, reinforce the pedestrian scale, minimize heat and glare from pavement, and break up expanses of parking. i. Shared vehicular access shall be considered to minimize the number of driveways and curb cuts. j. Where appropriate, parking lots should be located behind, beside, or beneath buildings to minimize visibility. Where buildings do not screen parking, landscaping, berms, or low walls shall be used to screen cars from adjacent roadways and other developments. k. Parking lots should provide adequate space for maneuverability and safety. Angled parking spaces are encouraged rather than 90-degree parking stalls to increase visibility for drivers and pedestrians. l. Loading areas and recycling and trash facilities shall be easily accessed and shall be screened from view with landscaping, fencing, or walls. Adjacent uses shall be considered when such areas are sited. m. Roof mounted equipment shall be screened and considered as part of the structure for height calculations.				

Table B: General Plan Policies Related To Proposed Zoning Ordinance				
✓ Policy Addressed in Zoning Ordinance				
	Development Code Components			
General Plan Element and Policy	*District Standards*	*Specific Area Designation*	*Citywide Regulations*	*Review Process*
VH 4.6 Industrial Areas. [GP] The following standards shall be applicable to industrial development (see related LU 4.2): a. All structures shall be designed to be compatible with adjacent development relative to size, bulk, and scale. b. Where residential or commercial uses exist adjacent to industrial properties, such areas shall be buffered from industrial uses by increased setbacks and heavily landscaped screens. c. Transfer of noise off-site shall be minimized by the use of screen walls, acoustical enclosures, or building placement. Noise generating activities shall be located as far as possible from nonindustrial uses. d. All outdoor storage or maintenance areas shall be screened. Landscaping may be used alone or in conjunction with fencing or walls. e. Loading areas and recycling and trash facilities shall be easily accessed and screened from view with landscaping and/or fencing or walls. Adjacent uses shall be considered when siting such areas. f. Roof-mounted equipment shall be screened and considered as part of the structure for height calculations. g. Architectural detailing shall be used to break up the box-like appearance of construction typically used for industrial buildings. h. Adequate lighting shall be provided for security and safety purposes but designed to prevent encroachment onto adjacent uses, wildlife habitats, or the night sky. i. Sufficient, secure, and protected bicycle parking shall be provided. j. Public transit shall be encouraged through effective placement of stops for local and regional transit services. Existing stops shall be upgraded as appropriate.	✓			
VH 4.7 Office Buildings, Business Parks, Institutional, and Public/Quasi-Public Uses. [GP] The following standards shall be applicable to office and business park development and institutional and public/quasi-public uses: a. Buildings and structures shall be designed to be compatible with adjacent development relative to size, bulk, and scale. b. Street elevations of buildings and structures should enhance the streetscape and should be pedestrian friendly. To create diversity and avoid monotonous façades, varied building setbacks should be provided and be proportionate to the scale of the building. c. Plazas, courtyards, and landscaped open space should be provided to create a campus-like setting and	✓			

Table B: General Plan Policies Related To Proposed Zoning Ordinance				
✓ Policy Addressed in Zoning Ordinance				
	Development Code Components			
General Plan Element and Policy	*District Standards*	*Specific Area Designation*	*Citywide Regulations*	*Review Process*
encourage pedestrian access. d. Parking lots should not be the dominant visual element and shall be located behind or beside buildings, where appropriate. Where buildings do not screen parking lots, landscaping, berms, and/or low walls shall be used to screen cars from adjacent roadways and other developments. e. Architectural elements such as arcades are encouraged to identify the main entrance and reinforce the pedestrian scale. f. Bicycle access shall be provided and encouraged via bike lanes. Sufficient, secure, and protected bicycle parking shall be provided. g. Public transit shall be encouraged through effective placement of stops for local and regional transit services. Existing stops shall be upgraded as appropriate. h. Loading areas and recycling and trash facilities shall be easily accessed and screened from view with landscaping and/or fencing or walls. Adjacent uses shall be considered when such areas are sited. i. Roof mounted equipment shall be screened and considered as part of the structure for height calculations.				
VH 4.8 Telecommunications Facilities. [GP] Telecommunications facilities shall be subject to the following standards: a. Facilities shall be sited and designed to minimize visibility. b. Facilities shall ensure and maintain the architectural integrity of buildings and structures. c. Internalized, ground-mounted, and/or underground equipment is encouraged. Roof-mounted equipment is discouraged, and when allowed, shall be adequately screened. Any such equipment shall be located away from, or screened from, street views. d. Any roof-mounted equipment shall be considered part of the building or structure for purposes of height calculations. e. Colors and materials that blend with existing development, the skyline, and/or natural features shall be used. f. Landscaping shall be used for screening purposes where possible and to enhance compatibility with the architectural character of existing structures. g. Location of wireless communications facilities within or adjacent to residential uses is			✓	

Table B: General Plan Policies Related To Proposed Zoning Ordinance

✓ Policy Addressed in Zoning Ordinance

General Plan Element and Policy	Development Code Components			
	District Standards	*Specific Area Designation*	*Citywide Regulations*	*Review Process*
discouraged. h. The use of faux trees to camouflage or create stealth designs for antennas is discouraged.				
VH 4.9 **Landscape Design. [GP]** Landscaping shall be considered and designed as an integral part of development, not relegated to remaining portions of a site following placement of buildings, parking, or vehicular access. Landscaping shall conform to the following standards: a. Landscaping that conforms to the natural topography and protects existing specimen trees is encouraged. b. Any specimen trees removed shall be replaced with a similar size tree or with a tree deemed appropriate by the City. c. Landscaping shall emphasize the use of native and drought-tolerant vegetation and should include a range and density of plantings including trees, shrubs, groundcover, and vines of various heights and species. d. The use of invasive plants shall be prohibited.			✓	
VH 4.11 **Parking Lots. [GP]** Parking lots shall be adequately designed and landscaped. The following standards shall apply (see related Policy TE 9): a. Adequate parking requirements shall be established for all zone districts and conditionally permitted uses. b. Adequate parking space dimensions and aisle widths shall be established. c. Angled parking spaces are encouraged in order to maximize visibility for drivers and pedestrians. Retail parking lot design that includes 90-degree parking spaces is discouraged. d. Pedestrian circulation shall be adequate, clearly delineated, and integrated with internal vehicle circulation to allow for safe and convenient pedestrian links from parking areas to building entrances. Planting strips should be used between traffic zones and sidewalks wherever possible. e. Retail parking lots shall provide for adequate shopping cart storage that is adequately screened. f. Parking lot landscaping shall provide for adequate visual relief, screening, and shade. Adequate tree density shall be established and shall include approximately one tree for every four parking spaces. Deciduous trees in parking lots are discouraged due to the visual effects of loss of canopy. g. Parking lot lighting shall be considered relative to the selection and location of parking lot trees and their height at maturity. h. Shared parking arrangements are encouraged where			✓	

Table B: General Plan Policies Related To Proposed Zoning Ordinance				
✓ Policy Addressed in Zoning Ordinance				
	Development Code Components			
General Plan Element and Policy	*District Standards*	*Specific Area Designation*	*Citywide Regulations*	*Review Process*
neighboring uses have different peak use periods. i. Permeable parking surfaces and grass-incorporated paving systems are encouraged to reduce stormwater runoff. Water quality protection measures such as storm drain filters should be used to minimize pollutants that would result in impacts to downstream water bodies or habitat.				
VH 4.12 **Lighting. [GP]** Outdoor lighting fixtures shall be designed, located, aimed downward or toward structures (if properly shielded), retrofitted if feasible, and maintained in order to prevent over-lighting, energy waste, glare, light trespass, and sky glow. The following standards shall apply: a. Outdoor lighting shall be the minimum number of fixtures and intensity needed for the intended purpose. Fixtures shall be fully shielded and have full cut off lights to minimize visibility from public viewing areas and prevent light pollution into residential areas or other sensitive uses such as wildlife habitats or migration routes. b. Direct upward light emission shall be avoided to protect views of the night sky. c. Light fixtures used in new development shall be appropriate to the architectural style and scale and compatible with the surrounding area.			✓	
VH 4.13 **Signage. [GP]** Signs shall maintain and enhance the city's appearance through design, character, location, number, type, quality of materials, size, height, and illumination. The following standards shall apply: a. Signs shall minimize possible adverse effects on nearby public and private property, including streets, roads, and highways. b. Signs shall be integrated into the site and structural design, shall be compatible with their surroundings, and shall clearly inform pedestrians, bicyclists, and motorists of business names. c. Signs shall not detract from views or the architectural quality of buildings, structures, and/or the streetscape. Protrusion of signs and/or sign structures into the skyline should be minimized to avoid a cluttered appearance. d. Signs shall be of appropriate and high quality style, color, materials, size, height, and illumination. e. Lighting is considered an integral part of sign design and shall be controlled to prevent glare and spillage onto adjacent areas. f. Internally illuminated cabinet or can signs shall be prohibited. g. Billboards and other off-premises advertising signs shall			✓	

Table B: General Plan Policies Related To Proposed Zoning Ordinance				
✓ Policy Addressed in Zoning Ordinance				
	Development Code Components			
General Plan Element and Policy	*District Standards*	*Specific Area Designation*	*Citywide Regulations*	*Review Process*
be prohibited.				
VH 4.14 **Utilities. [GP]** New development projects shall be required to place new utility lines underground. Existing overhead utility lines should be placed underground when feasible. Undergrounding of utility hardware is encouraged. Any aboveground utility hardware, such as water meters, electrical transformers, or backflow devices, shall not inhibit line of sight or encroach into public walkways and, where feasible, should be screened from public view by methods including, but not limited to, appropriate paint color, landscaping, and/or walls.			✓	
VH 4.15 **Site-Specific Visual Assessments. [GP]** The use of story poles, physical or software-based models, photo-realistic visual simulations, perspectives, photographs, or other tools shall be required, when appropriate, to evaluate the visual effects of proposed development and demonstrate visual compatibility and impacts on scenic views.				✓
VH 4.16 **Green Building. [GP]** The City encourages the incorporation of green building practices in design. Such practices may include the use of recycled materials, drought-tolerant and native plants, energy efficient features, water conservation, allowance for solar access, and permeable surfaces.			✓	
Goal VH 5: Historic Resources – Identify, protect, and encourage preservation of significant architectural, historic, and prehistoric sites, structures, and properties that comprise Goleta's heritage.				
VH 5.4 **Preservation of Historic Resources. [GP]** Historic resources and the heritage they represent shall be protected, preserved, and enhanced to the fullest extent feasible. The City shall recognize, preserve and rehabilitate publicly owned historic resources and provide incentive programs to encourage the designation, protection, and preservation of privately owned historic resources. Various incentives or benefits to the property owner shall be considered, such as direct financial assistance, reduced permitting fees to upgrade structures, flexibility with regard to allowed uses, compliance with the State Historic Building Code rather than the Uniform Building Code, façade conservation easements, identification of grant sources, provision of information regarding rehabilitation loan financing, and tax advantages.		✓		
VH 5.5 **Alterations to Historic Resources. [GP]** Any proposed alterations to historic resources shall be subject to a Phase 1 and/or Phase 2 historical study. Any alterations deemed acceptable that may affect the historical integrity of a historic site or structure shall respect the character of the building and its setting and maintain architectural consistency with the original site or structure. Such proposals may require an evaluation from a cultural		✓		

Table B: General Plan Policies Related To Proposed Zoning Ordinance				
✓ Policy Addressed in Zoning Ordinance				
	Development Code Components			
General Plan Element and Policy	*District Standards*	*Specific Area Designation*	*Citywide Regulations*	*Review Process*
resources professional or landmarks commission and/or design review prior to approval. To encourage rehabilitation, maintenance, and sensitivity in additions and remodels, the City shall support adaptive reuse of historic sites and structures and may consider allowing for flexibility when applying zoning regulations that retain or promote the historical significance.				
VH 5.7 **New Construction. [GP]** Development approved in proximity to an identified historic resource shall respect and be aesthetically compatible with the structures or sites in terms of scale, materials, and character**.**				✓
VH 5.10 **Historic Districts. [GP]** The City may identify areas appropriate for the formation of Historic Districts as a means of preserving those areas that exemplify particular architectural styles and possess attributes that create a unique neighborhood character. The architectural significance of the structures and associated landscapes shall be protected by requiring any proposed alterations or adjacent development to be compatible with the heritage of the district. Demolition shall be discouraged.	✓			
PUBLIC FACILITIES ELEMENT				
Goal PF 9: Coordination of Facilities with Future Development – Ensure that land use decisions are based on the planned capacity of capital facilities and that such facilities are provided when they are needed to support new development.				
PF 9.1 **Integration of Land Use and Public Facilities Planning. [GP/CP]** The Land Use Plan and actions on individual development applications shall be consistent with the existing or planned capacities of necessary supporting public facilities and the fiscal capacity of the City to finance new facilities. a. The City shall integrate its land use and public works planning activities with an ongoing program of long-range financial planning to ensure that the City's Land Use Plan is supported by quality public facilities. b. Individual land use decisions, including but not limited to General Plan amendments, shall be based on a finding that any proposed development can be supported by adequate public facilities.				✓
NOISE ELEMENT				
Goal NE 1: Noise and Land Use Compatibility Standards – Protect Goleta's residents, workers, and visitors from excessive noise by applying noise standards in land use decisions. Ensure compatibility of land uses with noise exposure levels, and neither introduce new development in areas with unacceptable noise levels nor allow new noise sources that would impact existing development.				
NE 1.1 **Land Use Compatibility Standards. [GP]** The City shall use the standards and criteria of Table 9-2 to establish compatibility of land use and noise exposure. The City shall require appropriate mitigation, if feasible, or prohibit			✓	

Table B: General Plan Policies Related To Proposed Zoning Ordinance				
✓ Policy Addressed in Zoning Ordinance				
	Development Code Components			
General Plan Element and Policy	*District Standards*	*Specific Area Designation*	*Citywide Regulations*	*Review Process*
development that would subject proposed or existing land uses to noise levels that exceed acceptable levels as indicated in this table. Proposals for new development that would cause standards to be exceeded shall only be approved if the project would provide a substantial benefit to the City (including but not limited to provision of affordable housing units or as part of a redevelopment project), and if adequate mitigation measures are employed to reduce interior noise levels to acceptable levels.				
Goal NE 7: Design Criteria to Attenuate Noise – Employ noise-reduction measures that reduce levels of noise-generated at the source. Use site design and noise insulation techniques that attenuate noise levels experienced at receiver sites to acceptable levels.				
NE 7.2 Site-Design Techniques. [GP] The City encourages the inclusion of site-design techniques for new construction that will minimize noise exposure impacts. These techniques shall include building placement, landscaped setbacks, and siting of more noise-tolerant components (parking, utility areas, and maintenance facilities) between noise sources and sensitive receptor areas.			✓	
NE 7.3 Architectural Techniques. [GP] The City shall encourage the use of architectural techniques to meet noise attenuation requirements. Such techniques include: a) using noise-tolerant rooms such as garages, kitchens, and bedrooms to shield noise-sensitive rooms such as bedrooms and family rooms and b) using building façade materials that help shield noise.			✓	
NE 7.6 Noise-Insulation Standards for Multi-Family Dwellings. [GP] In compliance with state law, the City shall require all multi-family residential developments that are proposed within the 60-dBA-CNEL noise contour to include appropriate noise-insulation measures.			✓	

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Appendix C: Existing Versus Proposed Zoning Ordinance Standards Comparison

This Appendix is contained in Volume II of the Draft SEIR. Please see the City of Goleta New Zoning Ordinance Draft Supplemental Environmental Impact Report Volume II: Existing Versus Proposed Zoning Ordinance Standards Comparison.

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Appendix D: Estimated Residential, Commercial, and Industrial Buildout

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Introduction

This appendix provides the information used to prepare the buildout analysis for the Supplemental EIR, which contains residential, commercial, and industrial buildout under the proposed zoning ordinance.

D.1 General Plan Land Use

Table D-1: General Plan Land Use	
Land Use Category	*Acreage*
Agriculture	351.05
Business Park	382.69
General Commercial	84.80
General Industry	125.39
High Density Multi-Family	73.84
Highway-related	8.84
Mobile Home Park	76.96
Moderate Density Multi-Family	179.38
Neighborhood (Community Commercial)	101.34
Office and Institutional	98.52
Old Town	32.32
Open Space / Passive Recreation	467.91
Planned (assumed High Density Residential conservatively)	281.15
Public / Quasi Public	571.58
Recreation	304.64
Regional (Regional Commercial)	56.63
Services (Service Industrial)	83.29
Single-Family	1,065.35
Visitor serving	94.51
Total	**4,440.21**

D.2 New Development

Opportunity Sites

- Opportunity Sites are assigned 3 different categories according to existing land use:
  - Agriculture (as designated as single-family in the General Plan)
  - Vacant (according to existing land use)

  - Underutilized (community commercial, which allows up to 12 du/acre)
- Maximum densities used each according to proposed residential development standards are shown below.
- New development was determined assuming the maximum buildout for each acreage provided

Table D-2.1: Opportunity Sites by General Plan Land Use

	Area	
Land Use Category	*Acres*	*Square Feet*
Agriculture	**14.45**	**629,651**
Single-Family	14.45	629,651
Underutilized	**256.47**	**111,717,122**
Business Park	41.16	1792779
Community	19.97	869714
General Commercial	32.18	1401956
General Industry	38.08	1658846
High Density Multi Family	1.40	61027
Intersection	4.60	200307
Medium Density Multi-Family	5.06	220552
Mobile Home Park	70.94	3090267
Office and Institutional	2.23	97218
Old Town	11.19	487272
Public/Quasi Public	0.40	17603
Regional Commercial	29.25	1274174
Vacant	**48.68**	**2120472**
Agriculture	2.28	99286
Business Park	0.83	36226
Community	4.64	202278
General Commercial	2.14	93291.88
High Density Multi Family	0.65	28370.91
Intersection	1.29	56320.05
Medium Density Multi-Family	16.10	701457.81
Moderate Density Multi-Family	8.90	387778.14
Office and Institutional	1.99	86789.39
Open Space/Passive Recreation	1.19	51702.57
Single-Family	7.49	326453.86
Visitor serving	1.16	50517.32
Grand Total	**319.60**	**13921835.02**

Table D-2.2: Residential Development Standards (Draft Zoning Ordinance, Table 17.05.030)		
District Type	*Code*	*Max Density (units/acre)*
Single Family	RS	5, 13*
Residential Medium Density	RM	20
Residential High Density	RH	30
Mobile Home Park	RHMP	15
*Additional density, up to 13 units per acres, may be allowed with Conditional Use Permit in a Planned Development District		

Table D-2.3: Mixed-Use Development Standards (Draft Zoning Ordinance, Table 17.06.030)		
District Type	*Code*	*Max Density (units/acre)*
Community Commercial	CC	12
Old Town	OT	20
General Commercial	CG	20

Table D-2.4: New Development by General Plan Land Use				
Land Use (Agriculture, Underutilited and Vacant)	*Acres*	*Max Densities (Dwelling Units/Acre)*	*Number of Dwelling Units*	*Type*
Agriculture	**2.28**	**20**	**45.59**	**SF**
Single Family	14.45	13	187.91	SF
Underutilized				
Community	19.97	12	239.591711	MF
General Commercial	32.18	20	643.692119	MF
High Density Multi Family	1.40	30	42.03	MF
Medium Density Multi-Family	5.06	20	101.26	MF
Old Town	11.19	20	223.724759	MF
Vacant				
Community	4.64	12	55.72	MF
General Commercial	2.14	20	42.83	MF
High Density Multi Family	0.65	30	19.54	MF
Medium Density Multi-Family	16.10	20	322.07	MF
Moderate Density Multi-Family	8.90	20	178.04	MF
Single-Family	7.49	13	97.43	SF

Table D-2.5: Total New Housing Development by Type	
Type	*Additional Dwelling Units to Buildout*
Single Family	330.93
Multi-Family	1868.51

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D.3 City of Goleta Cumulative Project List

Table D-3: City of Goleta Cumulative Project List – Major Projects (July 2014)

Project	Address	APN	Land Use	Acreage	Project Description	Status	Project Type	Single Family	Multifamily	Total New Residential Unit	Net Commercial Sq. Ft.	Net Industrial Sq. Ft.
Haskell's Landing (The Hideaway)	Hollister Avenue & Las Armas Road	079-210-049	Residential	14.23	101 residential units	Under construction	Projects Under Construction	47	54	101		
Goleta Valley Cottage Hospital	351 S. Patterson at Hollister Avenue	065-090-022 065-090-028	Commercial	18.38	Hospital 93,090 sf Existing; 152,658 sf Approved; 59,568 sf Net New	Under construction	Projects Under Construction				59568	
Cabrillo Business Park	6767 Hollister Avenue	Multiple APNS	Commercial	91.4	Business Park - New structures total 693,100 sf (R&D, self storage, service uses); 241,682 sf existing Pre-Development Plan; 934,800 sf total; *Under Pending Projects, see Investec Self-Storage Case No.14-009-DRB, -LM, -PCR	Under construction	Projects Under Construction				693100	
Westar	7000 Hollister Avenue (N/E corner of Glen Annie Road and Hollister)	073-030-020 073-030-021	Residential/ Commercial	23.55	266 residential units; Approx. 90,000 sf of commercial	Under construction	Projects Under Construction		266	266	90000	
FLIR Addition to Cabrillo Business Park	6769/6775 Hollister Avenue	073-610-001 073-610-002	Commercial	11.43	11,827 sf net new office building addition (demo 4,348 sf; new building is 16,175 sf)	Under construction	Projects Under Construction				11827	
Robinson LLA-related lots	Baker, Violet and Daffodil Lanes	077-141-053 077-141-070	Residential	0.23 0.26	13 units	Approved: 9 of 13 completed	Projects Under Construction		4	4		
Islamic Society of SB	N/E Corner of Los Carneros and Calle Real	077-160-035	Commercial	0.59	6,183 sf building with prayer room, meeting area and 1 caretaker unit	Approved	Approved Projects (Not Constructed)				6183	
Citrus Village	7388 Calle Real	077-490-043	Residential	1.02	10 residential units	Approved	Approved Projects (Not Constructed)		10	10		
Renco Encoders	26 Coromar Drive	073-150-013	Industrial	3.57	Existing M-RP Bldg (33,600 sf); Add 8,800 sf manuf space; Add 10,400 sf office	Approved	Approved Projects (Not Constructed)				10400	8800
Mariposa at Ellwood Shores	7760 Hollister Avenue	079-210-057	Commercial	2.95	62,481 sf assisted living (90 residents)	Approved	Approved Projects (Not Constructed)				62481	
Schwann Self Storage	10 S. Kellogg Avenue	071-090-082	Industrial	2.06	111,730 sf self-storage facility	Approved	Approved Projects (Not Constructed)					111730
GVCH Medical Office Building Reconstruction	5333 Hollister Avenue	065-090-023	Commercial	2.17	Medical Office Building Demo Existing 41,224 sf; 52,000 sf Approved; 10,776 sf Net New	Approved	Approved Projects (Not Constructed)				10776	

Table D-3: City of Goleta Cumulative Project List – Major Projects (July 2014)

Project	Address	APN	Land Use	Acreage	Project Description	Status	Project Type	Single Family	Multifamily	Total New Residential Unit	Net Commercial Sq. Ft.	Net Industrial Sq. Ft.
Rincon Palms Hotel	6868/6878 Hollister Avenue	073-140-004	Commercial	3.05	84,500 sf hotel; 138 rooms with meeting space	Approved	Approved Projects (Not Constructed)				84500	
Harvest Hill Ranch	880 Cambridge Drive	069-620-044	Residential	4.73	7 lot subdivision with net of 6 homes	Approved	Approved Projects (Not Constructed)	6		6		
Somera Medical Office Building	454 S. Patterson Avenue	065-090-013	Commercial	8	20,000 sf net new medical/dental office building	Approved	Approved Projects (Not Constructed)				20000	
Camino Real Marketplace Ice in Paradise	Santa Felicia Drive	073-440-022	Commercial	4.8	46,479 sf ice skating rink	Approved	Approved Projects (Not Constructed)				46479	
Taylor Parcel Map	590 N. Kellogg Avenue	069-100-003	Residential	1.6	3 new units	Pending (On Hold)	Pending Projects	3		3		
Shelby	7400 Cathedral Oaks Road	077-530-019	Residential	13.92	60 residential units	Pending	Pending Projects		60	60		
Sturgeon Building	S/E Corner of Los Carneros and Calle Real	077-160-040	Commercial	0.53	6,046 sf retail/medical office	Pending (On Hold)	Pending Projects				6046	
Kenwood Village	Calle Real w/o Calaveras Avenue	077-130-066 077-130-019 077-141-049	Residential	10	60 residential units	Pending	Pending Projects		60	60		
Marriott Residence Inn	6300 Hollister Avenue	073-050-020	Commercial	10.57	80,989 sf hotel (118 rooms)	Pending	Pending Projects				80989	
Cortona Apartments	6830 Cortona Drive	073-140-016	Residential	8.82	176 residential units	Pending	Pending Projects		176	176		
Villages at Los Carneros I and II	Adjacent to 71 South Los Carneros Road	073-330-024 073-330-026 073-330-027 073-330-028 073-330-029	Residential	43.14	Villages at Los Carneros I approved with 275 units on 16.11 acres; Proposed Villages at Los Carneros II to replace VLC-I approval with 465 units on 43.14 acres	Pending	Pending Projects	321	144	465		
Target Store	6466 & 3470 Hollister Avenue and 170 Los Carneros Way	073-070-034 073-070-035 073-330-030	Commercial	11.35	120,690 sf net new grocery market (demo 44,110 sf; new building is 164,800 sf)	Pending	Pending Projects				120690	
Saint George Mixed Use Project	5392 & 5400 Hollister Avenue	071-101-002 071-101-015	Residential and Commercial	0.95	New 3-story mixed-use residential building; 4 new residential buildings with 2 units each.	Pending	Pending Projects					
Fairview Gardens	598 North Fairview Avenue	069-090-052	Agriculture	11.65	Farm Labor Camp Revision; Special Events Permit; and Sale of Ag related products grown offsite	Pending	Pending Projects					

Table D-3: City of Goleta Cumulative Project List – Major Projects (July 2014)

Project	Address	APN	Land Use	Acreage	Project Description	Status	Project Type	Single Family	Multifamily	Total New Residential Unit	Net Commercial Sq. Ft.	Net Industrial Sq. Ft.
Taco Bell	7127 Hollister Avenue	073-440-012	Commercial	9.31 (parcel); 9.9 total shopping center	1,686 sf fast food restaurant with a drive-through facility	Pending	Pending Projects				1686	
Fuel Depot with Car Washes	370 Storke Road	073-100-008	Commercial	1	1,667 sf new drive-in carwash, selfserve car wash, gas fueling dispensers and manager's residence; Zizzo's Coffee building to remain	Pending	Pending Projects				1667	
CBP / Investec Self-Storage Facility	350 Coromar Drive and 6640 Discovery Drive	073-610-015 073-610-016	Commercial	6.02	111,100 sf self-storage facility (Note: Square footage is already included within the overall Cabrillo Business Park Scope)	Pending	Pending Projects					
Old Town Industrial Center	891 S. Kellogg Avenue	071-170-074 071-170-080 071-170-083	Industrial	14.76	186,770 sf new Light Industrial with outdoor storage and 5,100 sf office building	Pending	Pending Projects					186770
Old Town Village	South Kellogg Avenue	071-130-023	Commercial	12.31	Mixed Use of 175 townhomes with shopkeeper and livework units	Pending	Pending Projects		175	175		
North Willow Springs	North of Calle Koral and West of Los Carneros	073-060-031 073-060-032 073-060-033 073-060-034 073-060-035 073-060-036 073-060-037 073-060-038 073-060-039 073-060-040 073-060-041 073-060-042 073-060-043	Residential	16.2	228 residential apartments and 132 senior apartments	Pending	Pending Projects		360	360		
Haskell's Landing (The Hideaway)	Hollister Avenue & Las Armas Road	079-210-049	Residential	14.23	101 residential units	Under construction	Projects Under Construction					
Goleta Valley Cottage Hospital	351 S. Patterson at Hollister Avenue	065-090-022 065-090-028	Commercial	18.38	Hospital 93,090 sf Existing; 152,658 sf Approved; 59,568 sf Net New	Under construction	Projects Under Construction					

Table D-3: City of Goleta Cumulative Project List – Major Projects (July 2014)

Project	Address	APN	Land Use	Acreage	Project Description	Status	Project Type	Single Family	Multifamily	Total New Residential Unit	Net Commercial Sq. Ft.	Net Industrial Sq. Ft.
Cabrillo Business Park	6767 Hollister Avenue	Multiple APNS	Commercial	91.4	Business Park - New structures total 693,100 sf (R&D, self storage, service uses); 241,682 sf existing Pre-Development Plan; 934,800 sf total; *Under Pending Projects, see Investec Self-Storage Case No.14-009-DRB, -LM, -PCR	Under construction	Projects Under Construction					
Westar	7000 Hollister Avenue (N/E corner of Glen Annie Road and Hollister)	073-030-020 073-030-021	Residential/ Commercial	23.55	266 residential units; Approx. 90,000 sf of commercial	Under construction	Projects Under Construction					
							Total:	**377**	**1,309**	**1,686**	**1,306,392**	**307,300**

D.4 Population Forecast

Table D-4.1: City of Goleta 2014 Population and Housing Units

	Population					*Housing*						
County / City	*Total*	*Household*	*Group Quarters*	*Total*	*Single Detached*	*Single Attached*	*Two to Four*	*Five Plus*	*Mobile Homes*	*Occupied*	*Vacancy Rate*	*Persons per Household*
Goleta	30,202	30,001	201	11,508	5,412	963	1,048	3,464	621	10,937	5.0%	2.74

Source: Dept. of Finance. 2014. Population and Housing Estimates for Cities, Counties and the State, 2011-2014 Table 2: E-5 City/County Population and Housing Estimates, 1/1/2014

Table D-4.2: City of Goleta Population Forecast

2002 SBCAG Population Projections (2006 FEIR)

Jurisdiction	*2000*	*2005*	*2010*	*2015*	*2020*	*2025*	*2030*
City of Goleta	27,500	29,900	32,300	33,000	33,400	33,900	34,300
County Total	399,000	436,000	462,000	488,000	505,000	513,000	521,000

2008 SBCAG Population Projections (2009 SEIR)

Jurisdiction	*2005*	*2010*	*2015*	*2020*	*2025*	*2030*	*2035*	*2040*
City of Goleta	31,000	31,700	33,100	34,500	35,900	37,300	37,300	37,300
County Total	417,500	430,200	444,900	459,600	473,400	481,400	487,000	492,800

2012 SBCAG Population Projection

Jurisdiction	*2010*	*2020*	*2030**	*2035*	*2040*
Goleta City	29,824	29,954	32,593	33,912	34,588
County Total	423,800	445,900	495,000	507,500	520,000

*Linear interpolation of 2030 Goleta Population

Table D-4.3: Population Projection Comparison

	2030 Buildout Population
2002 Estimate	34,300
2008 Estimate	37,300
2012 Estimate	32,593

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D.5 Existing Commercial and Industrial (2014)

Table D-5: Estimated Commercial and Industrial Square Footage			
Commercial (Commercial Square Feet)	*Floor to Area Ratio(1)*	*General Plan Acreage*	*Square Feet*
Regional Commercial (CR)	0.18	56.63	444,040.53
Community Commercial (CC)	0.18	101.34	794,554.01
Old Town Commercial (OT)	0.18	32.32	253,411.51
Visitor Serving Commercial (VS)	0.18	94.51	741,051.81
Intersection Commercial (CI)	0.18	8.84	69,348.51
General Commercial (CG)	0.18	84.80	664,934.00
Office Districts			
Business Park (BP)	0.2	382.69	3,334,036.79
Office and Institutional (O)	0.2	98.52	858,280.36
Industrial			
Service Industrial (SI)	0.22	83.29	98,180.94
General Industrial (IG)	0.22	125.39	1,201,625.93
Public and Institutional			
Public/Quasi-Public (PI)	0.15	571.58	3,734,689.33
Totals			
Commercial Districts	-	-	2,967,340.36
Industrial & Office Districts	-	-	9,926,813.34
Note: 1. FARs are selected as representative of each district based on survey of existing commercial, office district, industrial, and public and institutional as of 2014.			

D.6 Commercial and Industrial Buildout

Table D-6: Estimated Commercial and Industrial Buildout under Zoning Ordinance			
Commercial (Commercial Square Feet)	*Floor to Area Ratio(1)*	*General Plan Acreage*	*Square Feet*
Regional Commercial (CR)	0.2	56.63	493,378.37
Community Commercial (CC)	0.2	101.34	882,837.79
Old Town Commercial (OT)	0.2	32.32	281,568.34
Visitor Serving Commercial (VS)	0.2	94.51	823,390.90
Intersection Commercial (CI)	0.2	8.84	77,053.90
General Commercial (CG)	0.2	84.80	738,815.55
Office Districts			
Business Park (BP)	0.21	382.69	3,500,738.63
Office and Institutional (O)	0.21	98.52	901,194.37
Industrial			
Service Industrial (SI)	0.25	83.29	907,023.79
General Industrial (IG)	0.25	125.39	1,365,484.01
Public and Institutional			
Public/Quasi-Public (PI)	0.17	571.58	4,232,647.90
Totals			
Commercial Districts	-	-	3,297,044.85
Industrial & Office Districts	-	-	10,907,088.71
Note: 1. FARs are selected as representative of each district based on expected commercial, office district, industrial, and public and institutional FARs.			

D.7 Total Buildout & Comparison

Table D-7.1: Estimated Maximum Residential Buildout to 2030					
	*Existing Conditions**	*Pipeline*	*New Development to Buildout*	*Total Maximum Buildout*	*Net Increase*
Single Family	5,412	377	331	6,120	708
Multi Family	6,096	1,309	1,869	9,274	3,178
Total	**11,508**	**1,686**	**2,199**	**15,393**	**-**

**Source: Department of Finance. 2014*

Table D-7.2: Difference between Pior Estimated Buildout and Residential Buildout under Zoning Ordinance			
	*Prior Estimated Buildout**	*Total Maximum Buildout*	*Difference*
Single Family	5,963	6,120	157
Multi Family	9,532	9,274	(258)
Total	15,495	15,394	(101)
*See Table 2-1: Estimated Maximum Housing Buildout, 2006 Goleta Land Use Plan FEIR			

Table D-7.3: Prior (2006) Estimated Commercial and Industrial Buildout			
Land Use	*Prior Estimated Existing Square Feet (2006)*	*Buildout Square Feet (2006 Estimate)*	*Change in Square Feet to Buildout (2006 to Buildout)*
Commercial	2,575,000	3,279,000	704,000
Industrial	9,544,000	10,921,000	1,377,000
Total	**12,119,000**	**14,200,000**	**2,081,000**

Table D-7.4: Prior (2014) Estimated Commercial and Industrial Buildout			
Land Use	*Prior Estimated Existing Square Feet (2014)*	*Buildout Square Feet (2014 Estimate)*	*Change in Square Feet to Buildout (2014 to Buildout)*
Commercial	2,967,340	3,297,045	329,704
Industrial	9,926,813	10,907,089	980,275
Total	**12,894,154**	**14,204,134**	**1,309,980**

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