

3.0 RELATED PROJECTS

Cumulative impacts are defined as two or more individual events that, when evaluated together, are significant or would compound other environmental impacts. Cumulative impacts are the changes in the environment that result from the incremental impact of the development of a proposed project and other nearby projects. For example, traffic impacts of two nearby projects may be inconsequential when analyzed separately, but could have a substantial impact when analyzed together.

CEQA Guidelines § 15130 requires a discussion of cumulative impacts. The discussion of related or cumulative projects may be drawn from either a “list of past, present, and probable future projects producing related or cumulative impacts” or a “summary of projections contained in an adopted general plan or related planning document or in a prior environmental document which has been adopted or certified, which described or evaluated regional or area wide conditions contributing to the cumulative impact.”

The cumulative analysis in this EIR considers a list of recently approved, under construction, currently planned, and pending projects in the area, shown in Table 3-1. This list dated February 23, 2015, and was the most up-to-date list available at the time of the release of the Notice of Preparation for this EIR (April 15, 2015). The City of Goleta has updated their list of projects since this date, including removing projects listed as “under construction that have been completed, updating the status of projects on the list, and adding three new projects:

- The Fairview Commercial Center project (16,216 sf of mixed use);
- The Fuel Depot project (reconstruction of a 2,396 sf convenience store/auto-service building); and
- The Westar Final Phase project (33 studio apartments).

None of these projects are located adjacent to or near the Heritage Ridge Residential Project site, and would not be reasonably expected to result in any cumulative impacts not already considered in this EIR, or other changes to any of the cumulative impact conclusions in this EIR. Therefore this list was determined to be appropriate for use at the time the technical analysis for this EIR was conducted. The location of these projects is shown in Figure 3-1. These related projects are considered in the cumulative analyses in Section 4.0, *Environmental Impact Analysis*.

**Table 3-1
 Cumulative Projects in the Goleta Area**

Project Name	Description	Location	Project Status
City of Goleta Projects			
Haskell’s Landing	42 single family residential (SFR) units, 59 multi-family residential (MFR) units)	Hollister Avenue & Las Armas Road	Under construction
Goleta Valley Cottage Hospital	Hospital: 93,090 square feet (SF) Existing; 152,658 SF Approved; 59,568 SF net new	351 S. Patterson at Hollister Avenue	Under construction
Cabrillo Business Park	Business Park - new structures total 693,100 SF (R&D, self-storage, service uses; 241,682 SF existing; 934,782 SF total)	6767 Hollister Avenue	Under construction



**Table 3-1
 Cumulative Projects in the Goleta Area**

Project Name	Description	Location	Project Status
Westar	266 apartment units; Approx. 86,000 SF of commercial retail	7000 Hollister Avenue (N/E corner of Glen Annie Road and Hollister)	Under construction
GVCH Medical Office Building Reconstruction	Medical Office Building: Demo Existing 41,224 SF; 52,000 SF Approved; 10,776 SF Net New	5333 Hollister Avenue	Under construction
Camino Real Marketplace Ice in Paradise	46,479 SF ice skating rink	Santa Felicia Drive	Under construction
Villages at Los Carneros	465 units on 43.14 Acres (56 SFR, 409 MFR)	Adjacent to 71 S. Los Carneros Road	Under construction
Discovery Self-Storage Facility at CBP	111,100 SF self-storage facility (note: square footage is already included within the overall Cabrillo Business Park Scope)	350 Coromar Drive and 6640 Discovery Drive	Under construction
Robinson LLA-related lots	13 SFR units	Baker, Violet, and Daffodil Lanes	Approved; 9 of 13 units completed
Islamic Society of SB	6,183 SF building with prayer room, meeting area and 1 SFR caretaker unit	N/E Corner of Los Carneros and Calle Real	Approved
Citrus Village	10 MFR units	7388 Calle Real	Approved
Renco Encoders	Existing M-RP building (33,600 SF); add 8,800 SF manuf. space; add 10,400 SF office	26 Coromar Drive	Approved
Mariposa at Ellwood Shores	62,481 SF assisted living (90 residents)	7760 Hollister Avenue	Approved
Schwann Self Storage	111,730 SF self-storage facility	10 S. Kellogg Avenue	Approved
Marriott Residence Inn	80,989 SF hotel (118 rooms)	6300 Hollister Avenue	Approved
Cortona Apartments	176 MFR units	6830 Cortona Drive	Approved
Rincon Palms Hotel	95,678 SF hotel; 138 rooms with meeting space	6868/6878 Hollister Avenue	Approved
Harvest Hill Ranch	7 lot subdivision with a net of 6 homes (SFR)	880 Cambridge Road	Approved
Somera Medical Office Building	20,000 SF net new medical/ dental office building	454 S. Patterson Avenue	Approved
Pacific Beverage at CBP	Includes a Lot Line Adjustment among 4 lots. On newly adjusted Lot 19, 2 new buildings will be constructed: a 93,780 SF office/warehouse building and a 3,200 SF truck maintenance/storage building	S/W Corner of Coromar Drive and Discovery Drive	Approved



**Table 3-1
 Cumulative Projects in the Goleta Area**

Project Name	Description	Location	Project Status
Old Town Industrial Center	186,770 SF new Light Industrial with outdoor storage and 5,100 SF office building	891 S. Kellogg Avenue	Approved
Taylor Parcel Map	3 SFR units	590 N. Kellogg Avenue	Pending (on hold)
Shelby Trust	60 SFR units	7400 Cathedral Oaks Road	Pending
Sturgeon Building	6,046 SF retail/medical office	SE Corner of Los Carneros and Calle Real	Pending (on hold)
Kenwood Village	60 residential units (13 SFR, 47 MFR)	Calle Real w/o Calaveras Avenue	Pending
Target Store	120,690 SF net new grocery market (demo 44,110 SF; new building is 164,800 SF)	6466 & 6470 Hollister Avenue & 170 Los Carneros Way	Pending
St. George Mixed Use Project	New 3-story mixed-use residential building; 4 new residential buildings with 2 units each (MFR).	5392 & 5400 Hollister Avenue	Pending
Fairview Gardens	Farm Labor Camp Revision; Special Events Permit; and Sale of Ag related products grown offsite	598 North Fairview Avenue	Pending
Taco Bell	1,686 SF fast food restaurant with a drive-through facility	7127 Hollister Avenue	Pending
Fuel Depot with Car Washes	1,667 SF new drive-in carwash, self-serve car wash, gas fueling dispensers and manager's residence; Zizzo's Coffee building to remain	370 Storke Road	Pending
Old Town Village	Mixed use of 175 townhomes with shopkeeper and livework units (MFR)	South Kellogg Avenue	Pending
City of Goleta Subtotal		<i>1,344 residential units 1,822,767 SF non-residential</i>	
Non-City of Goleta Projects in the Goleta Vicinity (Hwy 154 to Gaviota)			
Cavaletto / Noel Housing	106 MFR units, 26 SFR units	560 Merida Drive	Approved
Knoll Subdivision	12 SFR	533 N. Patterson Avenue	Approved
La Franella Cove Lot Split	4 SFR	780 N. Patterson Avenue	Approved
The Nest Isla Vista Mixed Use	14 hotel rooms, 19 studio units and retail space	910 Embarcadero Del Norte	In Process
Non-City of Goleta Subtotal		<i>167 residential units 20,913 SF non-residential</i>	

Source: City of Goleta Planning Staff, February 2015, used for technical studies.



Table 3-2 summarizes the total amount of development currently planned and pending within the Goleta area as listed in Table 3-1.

Table 3-2
Total Cumulative Development

Type of Development	Total
Residential	1,511 units
Commercial/Retail	1,842,960 SF





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Cumulative Projects in the Goleta Area

Figure 3-1
City of Goleta

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