

RESOLUTION NO. 15-49

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GOLETA, CALIFORNIA, ADOPTING AN ADDENDUM TO THE GOLETA GENERAL PLAN FINAL ENVIRONMENTAL IMPACT REPORT CERTIFIED ON OCTOBER 2, 2006 (SCH# 2005031151) AND AMENDING THE GENERAL PLAN/COASTAL LAND USE PLAN FIGURE 2-1, TO CHANGE THE LAND USE DESIGNATION FROM COMMERCIAL VISITOR-SERVING (C-VS) TO COMMERCIAL OLD TOWN (C-OT) ASSOCIATED WITH THE OLD TOWN VILLAGE MIXED-USE PROJECT; CASE NO. 14-026-GPA, APN 071-130-064 (FORMERLY 071-130-023).

The City Council of the City of Goleta does resolve as follows:

SECTION 1: Recitals. The City Council finds and declares that:

- A. On July 2, 2013, the City Council initiated a General Plan Amendment (GPA) to change the land use designation of the property located at APN 071-130-064 (the "Property") from Commercial Visitor Serving (C-VS) to Commercial Old Town (C-OT);
- B. On April 3, 2014, Peikert & RRM Design Group, representing City Ventures Homebuilding, Inc. (Applicant), submitted an application for a GPA (Project);
- C. Other parts of the Project, not considered in this resolution, include a Vesting Tentative Map and Development Plan for a development consisting of mixed residential and commercial uses including 113 traditional townhomes, 28 shop keeper townhomes, 34 live-work townhomes, a community center, a land use dedication for the City's planned extension of Ekwill Street and a vacant parcel to be dedicated to the City for storm water purposes;
- D. Subsequently, the City reviewed the Project's environmental impacts in accordance with the California Environmental Quality Act (Public Resources Code, §§ 21000, *et seq.*, "CEQA"), the regulations promulgated thereunder (14 California Code of Regulations §§ 15000, *et seq.*, the "CEQA Guidelines"), and the City's Environmental Review Guidelines ("Goleta Guidelines");

- E. The City determined that an Addendum to the GP/CLUP Environmental Impact Report (GP/CLUP EIR) was appropriate pursuant to CEQA Guidelines § 15164 as only minor technical changes or additions are necessary and none of the conditions described in CEQA Guidelines § 15162 calling for the preparation of a subsequent EIR have occurred;
- F. In May 2015, an Addendum to the GP/CLUP EIR was completed for the Project, as set forth in Exhibit 1 of this Resolution. The Addendum determined that the Project would not have impacts that exceed those impacts analyzed in the GP/CLUP EIR;
- G. On July 27, 2015, the Planning Commission conducted a duly noticed public hearing and considered the entire administrative record (as of that date), including staff reports, the proposed Final Addendum to the GP/CLUP EIR, and oral and written testimony from interested persons, all of whom were given an opportunity to be heard and recommended adoption of the Final Addendum EIR and approval of the GPA; and
- H. On August 18, 2015, the City Council conducted a duly noticed public hearing and considered the entire administrative record (as of that date), including staff reports, the proposed Final Addendum to the GP/CLUP EIR, and oral and written testimony from interested persons, all of whom were given an opportunity to be heard.
- I. On October 20, 2015, the City Council conducted a duly noticed public hearing and approved an Addendum to the General Plan EIR; a General Plan Amendment; a MND and MMRP; a Vesting Map a Development Plan with modifications; and a Zone Change for the project site.

SECTION 2: Environmental Assessment Findings. The City Council makes the following environmental findings pursuant to CEQA § 21081 and CEQA Guidelines §§ 15090 and 15091:

- A. The City completed an Addendum for the Project in accordance with applicable law including, without limitation, CEQA Guidelines §§ 15083 and §§ 15164(c);
- B. The Addendum was presented to the City Council, which reviewed the record of the proceedings and considered all information contained in the Addendum and the testimony and additional information presented at or before all public hearings in accordance with CEQA Guidelines §15090; and

- C. Pursuant to CEQA Guidelines §15090, the Addendum reflects the City's independent judgment and analysis. The City Council independently reviewed and analyzed the Addendum prepared for the Project. The Addendum is an accurate and complete statement of the potential environmental impacts of the project. The Addendum was prepared under the direction of the City of Goleta Planning and Environmental Review Director and reflects the City's independent judgement and analysis of the environmental impacts and comments received on the Addendum.

SECTION 3: *General Plan Amendment Findings.* Pursuant to Government Code § 65358, the City Council finds that the proposed GPA is in the public interest as follows:

- A. In 2011 the City commissioned a study to determine the highest and best use for the site. The study determines the best use would be multi-family rental residential development at market rates. The current C-V land use designation on the site does not permit residential use, whereas, the proposed C-OT land use designation would. Allowing development of mixed commercial and residential uses on this site would enhance the Old Town economy.
- B. Amending Figure 2-1 of the Land Use Element, Land Use Map, to change the land use designation of the Property from Commercial Visitor Serving (C-V) to Commercial Old Town (C-OT) is in the public interest as it would allow construction of the Old Town Village Mixed-Use Project. The change in the land use designation facilitates the creation of a mix of commercial/retail and live work space in combination with residential units, which are consistent with General Plan policies for the Old Town area of Goleta. These General Plan policies are intended to strengthen and enhance the economy and vitality of Old Town. Additionally, pursuant to the General Plan Housing Element Inclusionary Housing Requirements, affordable on-site housing would be provided and affordable housing in-lieu fees would be paid.

SECTION 4: *Actions.* The City Council hereby takes the following actions:

- A. Adopts the Final EIR Addendum, attached as Exhibit 1, incorporated herein by reference, based on the findings outlined in Section 2 above.
- B. Approves the General Plan Amendment attached as Exhibit 2, Case No. 14-026-GPA, based on the findings in Section 3 above.
- C. Directs the City Manager, or designee, to file a Notice of Determination in accordance with CEQA §§ 21152, 21167(f); CEQA Guidelines § 15094; and

any other applicable law after the second reading of the associated rezone Ordinance No. 15-07.

SECTION 5: *Reliance on Record.* Each and every one of the findings and determinations in this Resolution are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the project. The findings and determinations constitute the independent findings and determinations of the City Council in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 6: *Limitations.* The City Council analysis and evaluation of the project, including this Resolution, are based on the entire record, including the best information currently available. This includes competent and substantial evidence, both oral and written. It is inevitable that in evaluating a project that absolute and perfect knowledge of all possible aspects of the project will not exist. One of the major limitations on analysis of the project is the City Council's lack of knowledge of future events. In all instances, best efforts have been made to form accurate assumptions. Somewhat related to this are the limitations on the City's ability to solve what are in effect regional, state, and national problems and issues. The City must work within the political framework within which it exists and with the limitations inherent in that framework.

SECTION 7: *Summaries of Information.* All summaries of information in the findings, which precede this section, are based on the substantial evidence in the record. The absence of any particular fact from any such summary is not an indication that a particular finding is not based in part on that fact.

SECTION 8: This Resolution will remain effective until superseded by a subsequent Resolution.

SECTION 9: The City Clerk is directed to mail a copy of this Resolution to Peikert & RRM Design Group and City Ventures Homebuilding Inc. and to any other person requesting a copy.

SECTION 10 This Resolution will become effective immediately after adoption.

SECTION 11 The City Clerk shall certify to the passage and adoption of this resolution and enter it into the book of original resolutions.

PASSED, APPROVED AND ADOPTED this 20th day of October, 2015.




PAULA PEROTTE, MAYOR

ATTEST:

APPROVED AS TO FORM:



DEBORAH LOPEZ
CITY CLERK



TIM GILES
CITY ATTORNEY

STATE OF CALIFORNIA)
COUNTY OF SANTA BARBARA) ss.
CITY OF GOLETA)

I, DEBORAH LOPEZ, City Clerk of the City of Goleta, California, DO HEREBY CERTIFY that the foregoing Resolution No.15-49 was duly adopted by the City Council of the City of Goleta at a regular meeting held on the 20th day of October, 2015 by the following vote of the City Council:


AYES: MAYOR PRO TEMPORE FARR, COUNCILMEMBERS ACEVES
AND VALLEJO

NOES: MAYOR PEROTTE AND COUNCILMEMBER BENNETT

ABSENT: NONE

ABSTENTIONS: NONE

(SEAL)



DEBORAH LOPEZ
CITY CLERK

Old Town Village Mixed-Use Project

Addendum to the Goleta General Plan/Coastal Land Use Plan Final Environmental Impact Report

Prepared for:

City of Goleta
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Prepared with the assistance of:

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May 2015

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Old Town Village Mixed-Use Project

Addendum to the Goleta General Plan/Coastal Land Use Plan Environmental Impact Report

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1.0 INTRODUCTION

1.1 GENERAL PLAN OVERVIEW

This document was prepared pursuant to the California Environmental Quality Act (CEQA) (Public Resources Code §§ 21000, *et seq.*) and CEQA Guidelines (California Code of Regulations, Title 14, §§ 15000, *et seq.*). The City of Goleta (“City”) prepared this Addendum to the Final Environmental Impact Report (FEIR) for the General Plan/Coastal Land Use Plan (State Clearing House No. 2005031151), which was certified by the City Council in 2006 and which evaluated the potential environmental effects of the General Plan/Local Coastal Plan adopted at that time.

The General Plan/Coastal Land Use Plan (GP/CLUP) is the City’s primary planning document, intended to guide decisions regarding development in the City through goals, objectives and policies that address growth, housing, environmental protection, neighborhood compatibility, resource preservation, public facilities and services, transportation, and other key issues.

The GP/CLUP has been amended several times since 2006. All such amendments were accompanied by a CEQA analysis as reflected in various CEQA documents listed in **Table 1** and incorporated by reference into this Addendum; all of these are incorporated into the FEIR for purposes of this Addendum.

**Table 1
2006 General Plan/Coastal Land Use Plan
and Subsequent Environmental Impact Report Addenda and SEIRs**

GPA No.	Title	Type of Environmental Document	CC Resolution No.
07-200	Track 1 – Housing Element Update	Addendum	09-44
07-201	Track 2 – Minor Amendments	Addendum	08-30
09-033	Track 2.5 – Building Intensity Standards	Addendum	09-32/09-33
07-202	Track 3 – Substantive Amendments	Supplemental EIR & Addendum	09-59
03-050	Village at Los Carneros	EIR	EIR – 08-02 GPA – 08-06
07-102	Haskell's Landing	Addendum (EIR & Supplemental EIR by County)	Addendum – 09-26 GPA - 09-30 & -33
10-123	Housing Element Update	Addendum	Addendum – 10-56 GPA – 10-57
08-196	Montecito Bank and Trust Project	Addendum	Addendum – 11-09
08-128	Willow Springs Phase Two	Addendum & EIR	Addendum- 11-080 & -081
08-143	Westar Mixed Use Village	Addendum & EIR	Addendum 12-68 GPA – 12/62
10-043	Village at Los Carneros	Addendum	14-41



1.2 OLD TOWN VILLAGE MIXED-USE PROJECT

The City is currently processing an application for the Old Town Village Mixed-Use Project. Entitlements requested as part of that application include:

1. A General Plan Amendment (14-026-GPA) to change the General Plan and Land Use Element Figure 2-1, the Land Use Plan Map, from Visitor-Serving Commercial (C-VS) to Old Town Commercial (C-OT);
2. A Rezone (14-026-RZ) - from Resort/Visitor Servicing Commercial (C-VS) to Old Town Residential/General Commercial, consistent with the proposed General Plan Amendment;
3. A Vesting Tentative Map (14-026-VTM) for the creation of condominiums; and
4. A Development Plan (14-026-DP) approval for the construction of 113 residential townhomes, 28 mixed-use shopkeeper units, and 34 live-work townhomes.

An Initial Study-Mitigated Negative Declaration (MND) is being prepared for the project pursuant to CEQA. The proposed General Plan Amendment (GPA) (Item 1 above) is the subject of this Addendum as explained in detail in Section 2.0 (Project Description).

1.3 CEQA AUTHORITY FOR THE ADDENDUM ANALYSIS

According to CEQA Guidelines § 15164, an addendum to a previously certified FEIR or Negative Declaration is the appropriate environmental document in instances when “only minor technical changes or additions are necessary or none of the conditions described in [CEQA Guidelines] Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.” CEQA Guidelines § 15162 calls for the preparation of a subsequent negative declaration if the lead agency determines that:

- (1) Substantial changes are proposed in the project which will require major revisions of the previous negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the negative declaration was adopted, shows any of the following:
 - a. The project will have one or more significant effects not discussed in the previous negative declaration;
 - b. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or



- d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

This Addendum describes the currently proposed GPA for the Goleta Old Town Village Mixed-Use project and compares its impacts to those identified in the Goleta General Plan FEIR (GP/CLUP FEIR).

As discussed in detail below, the impacts associated with the GPA do not exceed those impacts identified in the GP/CLUP FEIR. As supported by the analysis below, the proposed GPA would have no new significant environmental effects beyond those identified in the GP/CLUP FEIR. Therefore, this Addendum is the appropriate environmental document under CEQA. As discussed below, mitigation measures identified in the GP/CLUP FEIR would apply to the current proposal.

1.4 SCOPE OF ADDENDUM

This Addendum to the GP/CLUP FEIR addresses new or modified environmental impacts that may be associated with implementation of the GPA described in detail in Section 2.0, Project Description.

The scope of analysis of this Addendum addressed each of the environmental resource areas that were previously analyzed in the GP/CLUP FEIR, inclusive of the following:

- *Aesthetics*
- *Agriculture*
- *Air Quality*
- *Biological Resources*
- *Cultural Resources*
- *Geology and Seismicity*
- *Greenhouse Gas Emissions*
- *Hazards and Hazardous Materials*
- *Hydrology and Water Quality*
- *Land Use and Planning*
- *Minerals*
- *Noise*
- *Population and Housing*
- *Public Services*
- *Recreation*
- *Traffic and Circulation*
- *Utilities and Service Systems*

1.5 ADOPTION AND AVAILABILITY OF ADDENDUM

This Addendum to the GP/CLUP FEIR will be considered by the Planning Commission and City Council. In accordance with CEQA Guidelines § 15164(c), an Addendum need not be circulated for public review but can be included in or attached to the FEIR. The decision-making body considers the Addendum with the FEIR before making a decision on the Project.

The Addendum will be available for general public reference at the following locations:

City of Goleta
Planning and Environmental Review Dept.
130 Cremona Drive, Suite B
Goleta, California 93117

Goleta Valley Public Library
500 North Fairview Avenue
Goleta, California 93117



2.0 PROJECT DESCRIPTION

2.1 INTRODUCTION

This Addendum addresses only those new or modified environmental impacts and/or mitigation measures that may be associated with the Project (the proposed GPA). The Addendum does not address the impacts associated with other approvals sought for the Old Town Village Mixed-Use Project, which is the subject of a separate Mitigated Negative Declaration (15-MND-001).

2.2 PROJECT SITE LOCATION

The project site (APN 071-130-23) is located immediately west of the intersection of Kellogg Way and S. Kellogg Avenue in the City. The site encompasses a total of 12.31 gross acres. Figure 1 shows the site's location within the region, while Figure 2 illustrates the location of the site within the City.

2.3 CURRENT PROPOSAL – GOLETA OLD TOWN VILLAGE MIXED-USE PROJECT

The proposed Old Town Village Mixed-Use Project (analyzed in 15-MND-001) would involve construction of a mixed-use neighborhood with 175 townhomes, comprised of traditional townhomes, shopkeeper townhomes, and flexible live-work townhomes as listed in Table 2.

**Table 2
Proposed Uses**

Use	Size	Units
Traditional townhomes	207,912 sf	113
Live-work flex units	62,084 sf	34
Shopkeeper units	58,884 sf	28
Community center	1,644 sf	-
Total	330,524 sf	175

sf = square feet

The traditional townhomes component of that project would consist of 90 four-bedroom units and 23 two-bedroom units for a total of 113 units. The townhomes have no commercial space. Each four-bedroom unit would either be 1,850 or 2,012 net square feet. Each two-bedroom unit would be 1,554 net square feet.

Each live-work flex unit would have 1,826 net square feet, including 192 square feet of ground-floor space that can be used as a commercial office or a den. Separate entrances are provided so if the ground level space is used an office, the residence and commercial space are separated.

Each shopkeeper unit would have 2,103 net square feet, including 275 square feet of ground-floor commercial office space. The shopkeeper units provide a commercial office on the ground floor that is separated from the residence above.



The Community Center would be a one-story facility is located in the center of the site along the main walk street. The Community Center would include a community room, a fitness center, a small kitchen, and restrooms.

2.4 CHANGES TO THE GP/CLUP

The proposed General Plan Amendment (14-026-GPA) is needed to implement the Old Town Village Mixed-Use Project. If approved, it would change the existing land use designation for the site from Visitor-Serving Commercial (C-VS) to Old Town Commercial (C-OT). Pursuant to Policy LU 3.4 in the Goleta GP/CLUP, the C-OT land use designation would allow for a wide range of local- and community-serving retail and office uses, as well as residential uses, in conjunction with an allowed nonresidential use. The C-OT land use is intended to enhance the physical and economic environment for existing businesses and uses of the Old Town commercial district.



FIGURE 1 – REGIONAL LOCATION



FIGURE 2 – PROJECT LOCATION



3.0 ENVIRONMENTAL ANALYSIS

3.1 INTRODUCTION

This Addendum to the GP/CLUP FEIR addresses the significance of any potential environmental effects and the need for any mitigation measures associated with the proposed GPA.

3.2 METHOD FOR DETERMINING SIGNIFICANCE

The criteria for determining the significance of environmental impacts in this Addendum are the same as those contained in the GP/CLUP FEIR. While the criteria for determining significant impacts are unique to each issue area, the analysis applies a uniform classification of the impacts based on the following definitions:

- A designation of ***no impact*** is given when no adverse changes in the environment are expected.
- A ***less-than-significant impact*** would cause no substantial adverse change in the environment.
- An impact that is ***less than significant with mitigation incorporated*** avoids substantial adverse impacts on the environment through mitigation.
- A ***significant and unavoidable*** impact would cause a substantial adverse effect on the environment, and no feasible mitigation measures would be available to reduce the impact to a less-than-significant level.

Based on the above criteria, the environmental impact analysis assesses each issue area to determine the significance level. The City categorizes project impacts as follows:

- ***Class I*** impacts are significant adverse impacts that cannot be feasibly mitigated, reduced, or avoided. During approval of the GP/CLUP, the City Council adopted a statement of overriding considerations, pursuant to CEQA Guidelines §15093, explaining why project benefits outweigh the disturbance caused by these significant environmental impact or impacts.
- ***Class II*** impacts are significant adverse impacts that can be feasibly reduced or avoided through the implementation of GP/CLUP policies, or by other recommended mitigation. During approval of the GP/CLUP, the City Council made findings pursuant to CEQA Guidelines § 15091 that impacts have been mitigated to the maximum extent feasible by implementing the recommended mitigation measures.
- ***Class III*** impacts are adverse impacts that are less than significant. During approval of the GP/CLUP, the City Council was not required to make CEQA findings regarding these impacts.
- ***Class IV*** impacts include changes to the environment as a result of GP/CLUP implementation that would be beneficial.

The GPA subject to this Addendum would:

Change the land use designation for site from Visitor-Serving Commercial (C-VS) to Old Town Commercial (C-OT). Pursuant to Policy LU 3.4 in the Goleta GP/CLUP, the C-OT land use designation would allow for a wide range of local- and community-serving retail and office uses, as well as residential uses in conjunction with an allowed nonresidential use.



3.3 REQUIREMENTS FOR CUMULATIVE IMPACT ANALYSIS

CEQA Guidelines §15130 requires a reasonable analysis of the cumulative impacts of a project. Cumulative impacts are defined as “two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts” (CEQA Guidelines §15355).

The City’s previous adoption of the GP/CLUP involved no immediate direct physical environmental impacts. Rather, the GP/CLUP projected future development within the City, and the FEIR analysis focused on “indirect” impacts associated with the adoption of the GP/CLUP.

Because these impacts would occur over time as part of individual residential and commercial/ industrial development projects, a project horizon year (2030) was established for purposes of analysis in the GP/CLUP FEIR. Since an Addendum involves the assessment of only minor technical changes in the conditions assumed to exist, no change in the FEIR-assessed cumulative impacts would occur and cumulative impact assessment is not a part of this Addendum.

3.4 CONSISTENCY WITH GOLETA’S GENERAL PLAN/COASTAL LAND USE PLAN

The proposed GPA is a minor revision to the GP/CLUP that is consistent with its fundamental goals. No changes to the Plan’s goals are proposed and the GPA is considered consistent with them.

3.4.1 Environmental Analysis

An environmental analysis was performed for the proposed GPA described in the Introduction and Project Description.

For an Addendum to be an adequate environmental document for a project pursuant to CEQA, the project must involve only a minor technical change or addition. From an environmental perspective, the Lead Agency must demonstrate the following with respect to that proposed change:

- That the project will not have one or more significant effects not discussed in the previous EIR;
- That the project would not create effects that result in an increase of the severity of significant effects already identified in the previous EIR;
- That all feasible mitigation measures are accepted and adopted; and
- That no additional mitigation measures are required to reduce one or more significant effect or, if these are required, that they are imposed as part of the environmental assessment.



3.4.2 Environmental Impacts of the Proposed Goleta Old Town Village Mixed-Use Project

This section addresses each of the environmental issues discussed in the GP/CLUP FEIR to determine whether or not the current proposal for the GPA for the Goleta Old Town Village Mixed-Use Project, has the potential to create new significant impacts or a substantial increase in the significance of a significant impact as compared to what was identified in the GP/CLUP FEIR, within the framework of CEQA Guidelines §§ 15162 and 15164.

Aesthetics

Scenic Vistas

The GP/CLUP FEIR identified potentially significant (Class II) impacts to scenic vistas and scenic resources under buildout of the GP/CLUP. Development of several vacant parcels including the site of this GPA could result in potentially significant impacts to views of the Santa Ynez Mountains and foothills and obstruct views of the creek and riparian corridors. However, the GP/CLUP FEIR identified and analyzed impacts on scenic vistas resulting from the development of this project site as a Visitor-Serving Commercial (C-VS) use. The proposed land use designation of Old Town Commercial (C-OT) would accommodate development of land use intensity similar or less than the existing land use designation of C-VS. Therefore, the proposed GPA would not create new significant impacts to scenic vistas beyond those identified in the GP/CLUP FEIR.

Scenic Resources

The GP/CLUP FEIR identified significant and unavoidable (Class I) impacts to scenic resources, including agricultural areas. The subject site of this GPA has a land use designation of C-VS and is currently being used for agriculture. Development of the project site under the C-VS designation was found to have potentially significant impacts to the scenic agricultural resources of the project site. As discussed under "Scenic Vistas," the proposed C-OT designation would accommodate development of similar or less land use intensity than the existing land use designation and, therefore, would not create new significant impacts to scenic resources beyond those identified in the GP/CLUP FEIR.

Visual Character

The GP/CLUP FEIR identified significant and unavoidable (Class I) impacts to visual character in the agricultural areas within the City. The GP/CLUP FEIR found implementation of the GP/CLUP would alter the visual character of agricultural parcels, through the conversion to urban uses. The proposed C-OT designation would accommodate land use intensity similar or less than the existing C-VS designation; therefore, the impact of this General Plan land use designation change to the site's visual character would be similar or less than that associated with the C-VS designation. The proposed GPA would not create new significant impacts to visual character beyond those identified in the GP/CLUP FEIR.

Light and Glare

The GP/CLUP FEIR identified less than significant impacts (Class III) from light and glare due to the development of vacant and underutilized land with the City. Future development of vacant and underutilized land within the City could increase light and glare visible from public view areas or from scenic corridors. A substantial increase in light and glare primarily in association with development of vacant land along Hollister and U.S. 101, such as where the project site is located, could result in potentially significant impacts to views from scenic corridors and public viewing



areas within the City. However, the GP/CLUP FEIR already identifies and analyzes impacts from the development of the project site from an agricultural use to an urban use and the proposed GPA would not increase the intensity of development; therefore, the proposed GPA would not create new significant impacts related to light and glare beyond those identified in the GP/CLUP FEIR.

Agricultural Resources

The GP/CLUP FEIR identified a significant and unavoidable impact (Class I) to agricultural resources under buildout of the GP/CLUP FEIR, due to the permanent conversion of 55.7 acres of agricultural land; 6.5 acres of Prime Farmland; and approximately 22 acres of Unique Farmland; as well as 6 acres of Class I soils and 37 acres of Class II soils. However, this cumulative impact was already identified as significant and unavoidable in the GP/CLUP FEIR, and the proposed GPA would not increase the amount of agricultural land to be converted to a non-agricultural use beyond that already identified in the GP/CLUP FEIR. Therefore, the proposed GPA would not create new significant impacts in this issue area beyond those identified in the GP/CLUP FEIR.

Air Quality

Air Quality Policy Consistency

The GP/CLUP FEIR identified less than significant impacts (Class III) related to consistency with air quality policies and plans under buildout of the GP/CLUP based on a projected 15,361 households at buildout. The proposed GPA would add residents to the City, which would contribute to regional cumulative air quality impacts from buildout under the Goleta GP/CLUP. Recently approved projects (such as Westar, Village at Los Carneros, Cortona Apartments, and The Hideaways) will result in approximately 1,000 fewer units than what would have resulted if the maximum allowed densities consistent with the GP/CLUP had been utilized. Therefore, the additional residential units that would be added by the proposed GPA would remain within the 15,361 household units estimated in the GP/CLUP and studied in the GP/CLUP FEIR. Impacts would be within those identified in the GP/CLUP FEIR and would remain less than significant.

Operational Impacts

The GP/CLUP FEIR identified less than significant impacts related to long-term operational contributions to air pollutant emissions as a result of GP/CLUP buildout. Project-specific emissions were not further addressed in the GP/CLUP FEIR. The GP/CLUP FEIR analyzed development of the site as an urban use with the C-VS designation. The proposed land use C-OT designation would accommodate development of land use intensity similar to or lesser than the existing C-VS designation. Therefore, the proposed GPA would not create new significant impacts related to regional operational emissions beyond those identified in the GP/CLUP FEIR.

Construction Impacts

The GP/CLUP FEIR identified the potentially significant impacts (Class II) related to construction emissions. Construction activity that would be accommodated over GP/CLUP buildout period would cause temporary air pollutant emissions. Criteria pollutants such as nitrogen oxides (NOX), carbon monoxide (CO), volatile organic compounds (VOC), sulfur oxides (SOX), and particulate matter up to 10 micrometers in size (PM10) would be emitted by operating construction equipment, while fugitive dust (PM10) would be emitted by activities that disturb the ground, such as grading and excavation, road construction, and building construction. Information regarding specific development projects, soil types, and the locations of receptors would be needed in order to quantify the level of impact associated with construction activity.



Because the GP/CLUP FEIR already anticipates development of an urban use on the project site, the proposed GPA would not create new significant impacts related to construction emissions beyond those identified in the GP/CLUP FEIR.

Sensitive Receptors

The GP/CLUP FEIR identified potentially significant impacts (Class II) to sensitive receptors as a result of construction activity. The impact of construction-related emissions upon sensitive receptors such as residences, schools, and hospitals depends upon the location of individual construction projects relative to sensitive receptors. The GP/CLUP FEIR anticipated development of an urban use on the site. Therefore, the proposed GPA from C-VS to C-OT would not create new significant impacts to sensitive receptors beyond those identified in the GP/CLUP FEIR.

Biological Resources

Special Status Wildlife Species and Habitats

The GP/CLUP FEIR identified potentially significant impacts (Class II) for short-term and long-term significant impacts to special status habitats and species. Development of vacant sites and construction and maintenance on sites could have the potential to temporarily remove or degrade special status habitats and to have temporary or permanent adverse impacts on special status species. Examples of temporary habitat impacts include, without limitation, brush clearing and scraping to provide temporary access roads, pathways, and storage areas; and clearing and trenching in connection with pipeline maintenance and repairs. Although temporary, such impacts are potentially significant when they affect regulated habitats (riparian and wetlands), habitats occupied by listed species, habitats with nesting birds, and special status habitats that occur only in small isolated patches (e.g., native grassland). Examples of temporary impacts to special status species include noise and lighting during construction and temporary displacement from suitable habitat due to disruption by adjacent activities. Long term impacts include the loss of habitat.

GP/CLUP FEIR anticipated development of an urban use on the project site and the currently proposed C-OT designation would not facilitate any land disturbance beyond that which could occur under the current C-VS designation; therefore, the proposed GPA from C-VS to C-OT would not create new significant impacts to special status wildlife species beyond those identified in the GP/CLUP FEIR.

Riparian Habitat and Sensitive Natural Communities

The GP/CLUP FEIR identified the potentially significant impacts (Class II) to riparian habitats and sensitive natural communities. Development of vacant sites, including the project site, could result in the break of an existing wildlife linkage or impairment of the linkage's function. Riparian corridors, which also provide movement corridors to upland habitats, are most at risk because of the tenuous nature of existing linkages and impacts from existing surrounding development.

The GP/CLUP FEIR anticipated development of an urban use on the project site and the currently proposed C-OT designation would not facilitate any land disturbance beyond that which could occur under the current C-VS designation; therefore, the proposed GPA from C-VS to C-OT would not create new significant impacts to riparian habitats or sensitive natural communities beyond those identified in the GP/CLUP FEIR.

Habitat Conservation Plans



The GP/CLUP FEIR identified the potentially significant impacts (Class II) related to conflicts with approved conservation programs. Development of vacant sites, including the project site, may entail proposed activities that are inconsistent with approved conservation programs and local conservation policies. The GP/CLUP FEIR anticipated development of an urban use on the project site and the currently proposed C-OT designation would not facilitate any land disturbance beyond that which could occur under the current C-VS designation; therefore, the proposed GPA from C-VS to C-OT would not create new significant impacts to approved conservation programs and local conservation policies beyond those identified in the GP/CLUP FEIR.

Non-special Status Habitats and Species

The GP/CLUP FEIR identified less than significant impacts (Class III) to non-special status habitats and species. While the development of vacant sites, including the project site, could remove and degrade non-special-status habitats and adversely affect non-special-status species, these activities were not found to substantially alter non-special status resources. The GP/CLUP FEIR anticipated development of an urban use on the project site and the currently proposed C-OT designation would not facilitate any land disturbance beyond that which could occur under the current C-VS designation; therefore, the proposed GPA from C-VS to C-OT would not create new significant impacts to non-special status habitats or species.

Cultural Resources

Cultural, Historical, or Paleontological Resources and Sites of Significance

The GP/CLUP FEIR identified potentially significant impacts (Class III) to resources or sites of cultural, historical or paleontological significance through buildout of the GP/CLUP. The proposed GPA would allow for development at a similar land use intensity as the existing designation of C-VS. The proposed GPA from C-VS to C-OT would not involve impacts beyond those identified in the GP/CLUP FEIR.

Geology and Seismicity

Surface Rupture, Ground Shaking, Seismically Induced Landsliding, or Liquefaction

The GP/CLUP FEIR identified potentially significant impacts (Class II) to seismic and geologic hazards. The City is in a seismically active region, and seismic activity could cause surface fault rupture, strong ground shaking, seismically induced landslides, and/or liquefaction. Surface fault rupture and strong ground shaking caused by local or regional earthquakes could result in severe damage to structures and utilities and pose a significant risk to public safety. Unless constructed to withstand the potential fault rupture and shaking caused by an earthquake, structures could collapse or be shifted off their foundations, roads could be damaged, and pipelines could fail. A seismic event could also trigger landsliding in unstable geologic or soil units or on steep (i.e., greater than 20 percent) slopes. Unstable units and steep slopes occur primarily in northern portion of the City. In addition, the extensive unconsolidated deposits in the City that overlie shallow groundwater could become unstable as a result of liquefaction caused by strong ground shaking.

The GP/CLUP FEIR already anticipates development of an urban use at the project site. Any urban use would be subject to groundshaking hazards and compliance with the most recent California Building Code, as adopted by the GMC, would ensure that the buildings are designed and engineered to withstand the expected ground acceleration that may occur at the site. Therefore, the currently proposed C-OT designation would not facilitate any new significant impacts related to surface rupture, ground shaking, seismically-induced landsliding, or liquefaction potential beyond that which could occur under the current C-VS designation;



therefore; the proposed GPA from C-VS to C-OT would not involve impacts beyond those identified in the GP/CLUP FEIR.

Soil Erosion and/or Loss of Topsoil

The GP/CLUP FEIR identified potentially significant impacts (Class II) for erosion and loss of topsoil. Development would cause groundbreaking and vegetation removal during construction. As a result, soil would be exposed to rain and wind, potentially causing accelerated erosion and deposition of sediment into nearby drainages and/or waterways. Erosion and sedimentation could result in a short-term increase in turbidity in these waterways, potentially causing water quality degradation. Federal and state jurisdictions require that an approved Storm Water Pollution Prevention Plan (SWPPP) be prepared. A SWPPP specifies Best Management Practices that will prevent all construction pollutants from contacting stormwater with the intent of keeping all products of erosion from moving off site into receiving waters. In addition, construction projects will need to adhere to the City's grading regulations. These regulations and State/Federal requirements set forth the procedures, standards, and enforcement that will be used to manage soil erosion and subsequent sedimentation in order to sustain the goal of clean water.

The GP/CLUP FEIR anticipated development of an urban use and the currently proposed C-OT designation would not facilitate any land disturbance beyond that which could occur under the current C-VS designation; therefore, the proposed GPA from C-VS to C-OT would not create new significant impacts related to soil erosion or loss of top soil beyond those identified in the GP/CLUP FEIR.

Soil Stability and Expansive Soils

The GP/CLUP FEIR identified potentially significant impacts (Class II) related to expansive or compressible soils. Expansive and/or compressible soils occur in the City, and development on these soils could lead to significant damage to structures and utilities. The location of development on expansive and/or compressible soils that could lead to risks to people or structures would be a potentially significant impact.

The GP/CLUP FEIR anticipated development of an urban use at the project site and the currently proposed C-OT designation would not facilitate any new significant impacts related to soil stability or expansive soils beyond that which could occur under the current C-VS designation. The proposed GPA from C-VS to C-OT would not involve impacts beyond those identified in the GP/CLUP FEIR.

Hazards and Hazardous Materials

Risk of Upset

The GP/CLUP FEIR identified potential for significant impacts (Class I) related to transport of hazardous materials. US-101, SR-217, Hollister Avenue, and the Union Pacific Railroad tracks all pass near high-density residential and commercial areas. The proposed project is adjacent to SR-217. However, the proposed GPA would not have a direct impact on the level of risk associated with the development a project in this location.

The GP/CLUP FEIR anticipated development of an urban use at the project site and the currently proposed C-OT designation would allow for residential development at the site would not involve the routine transport, use or disposal of hazardous substances, other than minor amounts typically used for maintenance and cleaning products. Additionally, the GPA would not facilitate any new significant impacts related to the risk of upset from the transport of materials on SR-217.



Therefore; the proposed GPA from C-VS to C-OT would not involve impacts beyond those identified in the GP/CLUP FEIR.

Impacts to Schools

The GP/CLUP FEIR identified less-than significant impacts (Class III) to schools through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment from residential or school properties. Operation of schools and residential areas would involve the use and storage of hazardous materials such as pesticides, herbicides, and other chemicals or solvents used in landscaping and building maintenance. Maintenance activities would similarly not require storage and/or handling of substantial quantities of hazardous materials.

The GP/CLUP FEIR anticipated development of an urban use at the project site and the currently proposed C-OT designation would not facilitate any new significant impacts related to risk of upset and impacts to schools beyond that already anticipated by the GP/CLUP FEIR.

Hazardous Materials Sites

The GP/CLUP FEIR identified potentially significant impacts (Class II) related to hazardous materials sites and the exposure of the public to hazardous waste associated with listed/contaminant sites. The City of Goleta contains numerous locations that are included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, could present significant hazards to the public or the environment. The GPA involves a land use designation change. The proposed GPA from C-VS to C-OT would not involve impacts beyond those identified in the GP/CLUP FEIR.

Airport Land Use Plan and Private Airstrips

The GP/CLUP FEIR identified potentially significant impacts (Class II) from airport-related hazards. Nearly the entire City is contained within the influence area of the Santa Barbara Municipal Airport. Within the influence area, the areas underneath the takeoff and landing paths are subject to the greatest risk from accidents involving flight operations.

The currently proposed C-OT designation would allow for residential development on the site. However, the project site lies to the east of the Santa Barbara Municipal Airport (SBMA), outside of the Clear Zone and Approach Zone for this facility (Goleta, Final GP/CLUP EIR, 2006). No private airstrips are located within the vicinity of the project site. Due to the site's distance from the SBMA, no impacts from exposure to airport-related hazards would occur. Additionally, the proposed land use designation of C-OT has a lower occupancy potential than the existing designation of C-VS. Therefore, the proposed GPA from C-VS to C-OT would not involve any significant impacts from airport-related hazards beyond those identified in the GP/CLUP FEIR.

Emergency Response Plans and Emergency Evacuation Plans

The GP/CLUP FEIR identified that plan implementation would not result in significant or unavoidable impacts (Class I) or potentially significant impacts (Class II) related to conflicts with emergency response or evacuation plans. The GP/CLUP FEIR anticipated development of an urban use at the project site and the currently proposed C-OT designation would not facilitate any new significant impacts related to conflicts with emergency response plans or emergency evacuation plans beyond those identified in the GP/CLUP FEIR.

Fire Hazards



The GP/CLUP FEIR identified potentially significant impacts (Class II) related to fire hazards. The City includes areas that are classified by the California Department of Forestry and Fire Protection (CDF) as wildland fire hazard areas. The undeveloped hills and canyons that border the City to the north can feature rough terrain, vegetation, and high velocity winds. This combination of existing natural conditions creates a challenge to firefighting crews and puts homes and property at risk.

The property that is the subject of this GPA is located well outside of the City's Wildland Fire Hazard Area; therefore, no impact from exposure to wildfire fires would occur. Therefore, the proposed GPA from C-VS to C-OT would not facilitate any new significant impacts related to fire hazards beyond those identified in the GP/CLUP FEIR.

Hydrology and Water Quality

Surface Water Quality

The GP/CLUP FEIR identified potentially significant impacts (Class II) related to surface water quality. Construction-related earth disturbing activities would occur during development and infrastructure projects associated with buildout of the GP/CLUP. These activities could cause soil erosion and sedimentation to local waterways. Construction and grading would also require heavy equipment with potential to leak hazardous materials that may include oil and gasoline. In addition, improper use of fuels, oils, and other construction-related hazardous materials, such as pipe sealant, may also pose a threat to surface or groundwater quality.

The GP/CLUP FEIR anticipated development of an urban use at the project site and the currently proposed C-OT designation would not facilitate any new significant impacts related to surface water quality beyond that which could occur under the current C-VS designation. Therefore the proposed GPA from C-VS to C-OT would not involve impacts beyond those identified in the GP/CLUP FEIR.

Groundwater Recharge

The GP/CLUP FEIR identified potentially significant impacts (Class II) related to groundwater recharge. New commercial, residential, and industrial developments could be constructed as a result of buildout under the GP/CLUP resulting in increased amounts of impervious surface. This would reduce the ability for stormwater to percolate and recharge the groundwater basin.

The GP/CLUP FEIR anticipated development of an urban use at the project site which would result in an increase in impervious surfaces at the site. The currently proposed C-OT designation would not facilitate any new significant impacts related groundwater recharge beyond that which could occur under the current C-VS designation. Therefore the proposed GPA from C-VS to C-OT would not involve impacts beyond those identified in the GP/CLUP FEIR.

Drainage Patterns and Stormwater Drainage Systems

The GP/CLUP FEIR identified potentially significant impacts (Class II) related to alterations to drainage patterns and stormwater drainage systems. New development, infrastructure, and public facilities resulting from buildout of the GP/CLUP have the potential to alter existing drainage patterns. While development is unlikely to be approved in locations that would directly impede or redirect flows (e.g., within active floodways), new development would result in new impervious surfaces, reducing the amount of precipitation that would infiltrate, and increasing the volume of stormwater runoff. This could result in an increase in drainage flows and cause peak flows to occur earlier, potentially causing flooding or erosion impacts downstream.



The GP/CLUP FEIR anticipated development of an urban use at the project site and the currently proposed C-OT designation would not facilitate any new significant impacts related to drainage patterns and stormwater drainage systems beyond that which could occur under the current C-VS designation. Therefore the proposed GPA from C-VS to C-OT would not involve impacts beyond those identified in the GP/CLUP FEIR.

Flooding

The GP/CLUP FEIR identified potentially significant impacts (Class II) related to 100 year floods. The GP/CLUP area consists of approximately 640 acres located within a FEMA-designated 100-year floodplain. While much of this area is located within open space or other areas that are at low risk of flood damage, the 100-year floodplain includes areas of existing or potential future residential, commercial, office, and industrial land uses. Some of the areas proposed for buildout associated with the GP/CLUP are located adjacent to creeks and the slough areas within the boundary of the 100-year floodplain. The property that is the subject of the GPA is located in an area mapped as a 100-year flood zone and the GP/CLUP FEIR anticipated development of an urban use at the project site.

The currently proposed C-OT designation would not facilitate any new significant impacts related flooding which could occur under the current C-VS designation. Further, recently completed creek improvements near the site reduce the potential flooding hazard. Therefore the proposed GPA from C-VS to C-OT would not result in impacts beyond those identified in the GP/CLUP FEIR.

Tsunamis, Seiches, or Mudflows

The GP/CLUP FEIR identified potentially significant impacts (Class II) related tsunamis, seiches, or mudflows. The City does not contain any large water bodies that could be subject to a seiche. However, portions of the City are situated in tsunami run-up areas. While implementation of the GP/CLUP would not result in an increase in the areas subject to tsunami hazard, new development or redevelopment within existing areas subject to such hazards could expose people or structures to risks from flooding caused by a tsunami. In addition, portions of the City are located adjacent to steep slopes that could be subject to mudslide. A mudslide could cause significant damage to structures and also cause injury or death to people living in those structures.

The currently proposed C-OT designation would allow for residential development on the site. However, there are no levees or dams from the project site to the top of its watershed. Based on new mapping information developed by California Emergency Management Agency, the project site is not located within the City's Potential Tsunami Run-Up area (CalEMA, 2009). Therefore, the proposed GPA from C-VS to C-OT would not create any significant impacts related to potential exposure to tsunami, seiche, or mudflow risks beyond those identified by the GP/CLUP FEIR.

Land Use and Planning

Division of an Established Community

The GP/CLUP FEIR identified less than significant impacts (Class III) related to physical division of an established community due to buildout of GP/CLUP land uses. Implementation of the proposed GP/CLUP would generally result in more efficient growth and development. Most of the new development associated with buildout is expected to occur on vacant sites along US-101, Hollister Avenue, and near SR-217.



The GP/CLUP FEIR anticipated development of an urban use at the project site and the currently proposed C-OT designation would not facilitate any new significant impacts related to physical division of an established community beyond those identified in the GP/CLUP FEIR.

Conflicts with Land Use Plans, Policies, or Regulations

The GP/CLUP FEIR identified potentially significant impacts (Class II) related to land use plans, policies, or regulations. Buildout of adopted GP/CLUP land uses have potential to conflict with the applicable environmental impact mitigation policies and/or regulations of the other agencies that maintain full or partial jurisdictions within the City planning area. The proposed elements of the GP/CLUP include goals, policies, implementation actions, and implementation programs that are designed to consider the requirements of the various jurisdictional agencies.

The GPA would change to the existing land use designation for the site from C-VS to C-OT. Pursuant to Policy LU 3.4 in the Goleta GP/CLUP the C-OT land use designation would allow for a wide range of local- and community-serving retail and office uses, as well as residential uses in conjunction with an allowed nonresidential use.

The project site is located outside of the SBMA's Clear Zone and Approach Zone. The proposed land use designation change would not result in land use compatibility conflicts with this airport and would not require review by the Airport Land Use Commission.

The GPA would also be consistent with goals and policies in the Land Use Element of the Goleta GP/CLUP Policy LU to provide for a mix of residential- and business-serving commercial uses, including residential mixed uses.

Therefore, the proposed GPA from C-VS to C-OT would not create any significant impacts related to conflicts with land use plans, policies, and regulations beyond those identified by the GP/CLUP FEIR.

Habitat Conservation Plans

The GP/CLUP FEIR identified potentially significant impacts (Class II) related to habitat conservation plans. There are no habitat or natural community conservation plans that apply to the site. Therefore, the proposed GPA would not create any significant impacts related to habitat conservation plans beyond those identified by the GP/CLUP FEIR.

Mineral Resources

The GP/CLUP FEIR identified no impacts related to mineral resources as there are no known significant mineral resources within the City. Therefore, the proposed GPA would not create any significant impacts related to mineral resources beyond those identified by the GP/CLUP FEIR.

Noise

Construction Noise

The GP/CLUP FEIR identified significant and unavoidable impacts (Class I) related to construction noise. Noise sensitive land uses are located throughout the City. Noise from grading and construction activity proposed within 1600 feet of sensitive receptors, including schools, residential development, commercial lodging facilities, hospitals or care facilities, would generally result in a significant impact.



GP/CLUP FEIR anticipated development of an urban use on the project site which has multiple sensitive land uses located within 1,600 feet including include a single-family residence (with an outdoor living area located approximately 50 feet east of the site) across Kellogg Way, mobile homes located 350 feet to the west, and the Rainbow School 500 feet to the north. Therefore, the proposed GPA from V-C to C-OT would not create any significant impacts related to construction noise beyond those identified in the GP/CLUP FEIR.

Traffic-Related Noise

The GP/CLUP FEIR identified significant and unavoidable impacts (Class I) for traffic-related noise. Buildout under GP/CLUP would increase traffic volumes on some streets and therefore increase traffic-related noise volumes as well. The GP/CLUP FEIR identified a number of areas planned for development of noise sensitive land uses which could be exposed to traffic noise exceeding 65 dBA CNEL, the maximum noise level acceptable for residential and other sensitive uses. The existing land use designation of V-C does not allow for residential uses and was not included in the areas identified in GP/CLUP FEIR. The proposed land use designation of C-OT would allow for residential uses on a site not previously identified to have significant and unavoidable impacts from traffic-related noise. However, the impacts to the project site would be fundamentally the same as identified on other areas planned for the development of noise sensitive land uses. Additionally, the GP/CLUP contains policies that reduce traffic-related noise impacts (Policy NE 1, Policy NE 2, and Policy NE 7), but not to a less than significant level. Any development on the site would be required to comply with the GP/CLUP including these policies. Therefore, the proposed GPA to designate the site C-OT would not create any new significant impacts from traffic-related noise beyond that already anticipated by the GP/CLUP FEIR.

Airport Related-Noise

The GP/CLUP FEIR identified a less-than significant impact (Class III) related to airport-related noise. Pursuant to the Table 3-2 in the City's Noise Element, the project site is located outside of the 60 dB CNEL noise contour for the SBMA. Noise levels below 60 dB CNEL would be acceptable for residents on the project site. There are no private airstrips within the vicinity of the project site. Therefore, the proposed GPA to designate the site as C-OT would not create any significant impacts related to airport-related noise beyond those identified by the by GP/CLUP FEIR.

Population and Housing

Induce Population Growth

The GP/CLUP FEIR identified potentially significant impacts (Class II) related to population growth. Population growth associated with implementation of the GP/CLUP is anticipated to result in an additional 7,421 people, resulting in a population of about 38,100 by the end of the timeframe of the GP/CLUP. The increase in population is not considered to be an impact by itself, however, the indirect impacts of the population increase could be considered potentially significant.

The proposed GPA would allow for additional residential development and generate housing and residents within the City that was not previously identified in the GP/CLUP. Recently approved projects (Westar, Village at Los Carneros, Cortona Apartments, The Hideaways, etc.) will result in approximately 1,000 fewer units than what would have resulted if the maximum allowed densities consistent with the GP/CLUP had been followed. SBCAG's 2010-2040 regional growth forecast projects Goleta's population to be 30,000 in 2015, 33,900 in 2035, and 34,600 in 2040.



The proposed project is not expected to be operational until after 2015. Population generated by the proposed GPA would not exceed SBCAG's 2035 growth forecast of 33,900 and would not exceed the 2040 growth forecast of 34,588 for the City of Goleta (SBCAG, December 2012). Therefore, buildout with the additional residential units that would be added from the proposed to C-OT would remain within the population growth anticipated under the GP/CLUP FEIR. The proposed GPA would not create any significant impacts related to population growth beyond those identified by the by GP/CLUP FEIR.

Population and Housing Displacement

The GP/CLUP FEIR identified a less-than significant impact (Class III) related to population and housing displacement. The project site is currently in agricultural use and was anticipated for development as an urban use under the GP/CLUP FEIR. There is no housing located on the site. The proposed land use designation of C-OT would not displace people or housing. Therefore, the proposed GPA would not create any significant impacts related to population or housing displacement beyond those identified by the GP/CLUP FEIR.

Public Services

Fire Protection

The GP/CLUP FEIR identified a potentially significant impact (Class II) for fire protection services. Future buildout under the GP/CLUP would increase demand for fire protection services, including the need for additional personnel, equipment, and/or facilities and impact the ability of the Fire Department to provide adequate service.

The GP/CLUP FEIR anticipated development of an urban use at the project site which would require fire protection services. Development under the proposed C-OT designation would require the same level of fire protection as the existing designation of C-VS. Therefore, the proposed GPA would not create additional impacts related to fire protection services beyond those identified in the GP/CLUP FEIR.

Police Protection

The GP/CLUP FEIR identified a potentially significant impact (Class II) for police protection services. Future buildout under the GP/CLUP would increase demand for police protection services, including the need for additional personnel, equipment, and/or facilities.

The GP/CLUP FEIR anticipated development of an urban use at the project site which would require fire protection services. Development under the proposed C-OT designation would require the same level of police protection as the existing designation of C-VS. Therefore, the proposed GPA would not create additional impacts related to fire protection services beyond those identified in the GP/CLUP FEIR.

Schools

The GP/CLUP FEIR identified potentially significant impacts (Class II) related to local school districts as a result of GP/CLUP buildout. Policy PF 5 reduces these impacts to a less than significant level. The proposed C-OT designation would allow for residential development on a site that is currently not identified for that use. The GP/CLUP FEIR estimates GP/CLUP buildout levels of 480 single-family homes and 3400 multiple-family homes (for a total of 3,880 homes), and 776 students would be generated as a result of project buildout. Recently approved projects (such as Westar, Village at Los Carneros, Cortona Apartments, The Hideaways, etc.) will result in approximately 1000 fewer units than what would have resulted if the maximum allowed



densities consistent with the GP/CLUP had been followed. Therefore, the additional residential units that would be allowed under the proposed designation of C-OT would be within the estimates evaluated under the GP/CLUP FEIR. Therefore the proposed GPA would not create any additional impacts beyond those identified in the GP/CLUP FEIR.

Parks

See Recreation, below.

Other Public Facilities

The GP/CLUP FEIR identified potentially significant impacts (Class II) from increased demand on library facilities. Existing deficiencies of the library facilities that service the City were identified in the GP/CLUP FEIR. The additional population resulting from the GP/CLUP under buildout was found to create a potentially significant impact on the ability of the library to provide adequate service. The proposed designation of C-OT would allow for additional residential development and generate housing and residents within the City that was not previously identified in the GP/CLUP. Recently approved projects (Westar, Village at Los Carneros, Cortona Apartments, The Hideaways, etc.) will result in approximately 1,000 fewer units than what would have resulted if the maximum allowed densities consistent with the GP/CLUP had been followed. As previously described, buildout with the additional residential units that would be added would remain within the population growth anticipated under the GP/CLUP FEIR. Therefore, the proposed GPA would not create any significant impacts related library services those identified in the GP/CLUP FEIR.

Other public services are addressed in *Transportation/Traffic* and *Utilities and Public Services*.

Recreation

Existing Neighborhood and Regional Parks

The GP/CLUP FEIR identified potentially significant impacts (Class II) related to deterioration of existing recreational facilities from the introduction of new development. Buildout of the adopted GP/CLUP land uses have potential to lead to increased demand and use of existing parks. The designation of C-OT would allow for additional residential development and generate housing and residents within the City that was not previously identified in the GP/CLUP. Recently approved projects (Westar, Village at Los Carneros, Cortona Apartments, The Hideaways, etc.) will result in approximately 1,000 fewer units than what would have resulted if the maximum allowed densities consistent with the GP/CLUP had been followed. As previously described, buildout with the additional residential units that would be added from the proposed GPA would remain within the population growth anticipated under the GP/CLUP FEIR. Therefore, the proposed GPA would not create any significant impacts related to existing neighborhood and regional parks beyond those identified in the GP/CLUP FEIR.

Recreational Facilities

The GP/CLUP FEIR identified potentially significant impacts (Class II) related to the construction of recreational facilities. Buildout of the adopted GP/CLUP land uses have potential to lead to increased development, demand, and use of existing and new recreational facilities. The proposed land use designation of C-OT would allow for additional residential development and generate housing and residents within the City that was not previously identified in the GP/CLUP. These additional residents could facilitate the need for additional recreational facilities in the City. Recently approved projects (Westar, Village at Los Carneros, Cortona Apartments, The



Hideaways, etc.) will result in approximately 1,000 fewer units than what would have resulted if the maximum allowed densities consistent with the GP/CLUP had been followed. As previously described, buildout with the additional residential units that would be added from the proposed GPA would remain within the population growth anticipated under the GP/CLUP FEIR. Therefore, the proposed GPA would not create any significant impacts related to the need for additional recreation facilities beyond those identified in the GP/CLUP FEIR.

Transportation and Traffic

Circulation System Capacity

The GP/CLUP FEIR identified significant and unavoidable impacts (Class I), potentially significant impacts (Class II), and less than significant impacts (Class III) related to circulation capacity within the City. Specific intersections and roadway segments were identified under each significance level. GP/CLUP Policy TE 1, Policy TE 4, Policy TE 5, and Policy TE 13 include modifications to LOS standards and transportation improvements that would reduce identified impacts. The GP/CLUP FEIR anticipated development of an urban use at the project site under the C-VS land use designation. As described in the project description, the proposed C-OT designation would accommodate development of similar or lower land use intensity than the existing land use designation of C-VS. Therefore, impacts from development of the site on the circulation system capacity would be similar and the proposed GPA would not create additional impacts related to the circulation system beyond those identified in the GP/CLUP FEIR.

Air Traffic Patterns

The GP/CLUP FEIR identified no impacts related to air traffic patterns. The site lies to the east of the Santa Barbara Municipal Airport (SBMA), outside of the Clear Zone and Approach Zone for this facility (Goleta, Final GP/CLUP EIR, 2006). The GPA would not generate any changes to existing air traffic patterns or impact access to the terminal. Therefore, the proposed GPA from C-VS to C-OT would not create any significant impacts related to air traffic patterns beyond those identified in the GP/CLUP FEIR.

Utilities and Service Systems

Water Supply and Stormwater impacts are addressed in Hydrology and Water Quality.

Wastewater

The GP/CLUP FEIR identified a potentially significant impact related to increased demand for wastewater collection, treatment, and disposal under buildout under the GP/CLUP. The GP/CLUP includes several policies and objectives to ensure that appropriate wastewater infrastructure and treatment capacities are available to accommodate projected growth. These policies include Policy PF 4, Policy PF 7, and Policy PF 9. The GP/CLUP FEIR anticipated development of an urban use at the project site under the land use designation C-VS. As described in the project description, the proposed C-OT land use designation would accommodate development of intensity similar to or lower than the existing C-VS designation. Therefore, impacts from development of the site on the wastewater system would be similar and the proposed GPA would not create additional wastewater system impacts beyond those identified in the GP/CLUP FEIR.

Solid Waste

The GP/CLUP FEIR identified less than significant impacts to solid waste facilities. 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. Tajiguas is one of five landfills currently operating in the County, and is permitted to continue operations



through approximately 2020. The incremental increase in solid waste generation resulting from buildout of the GP/CLUP would have an adverse but less-than-significant impact on landfill capacity at Tajiguas.

The GP/CLUP FEIR anticipated development of an urban use in accordance with the C-VS designation. The proposed C-OT designation would accommodate development of intensity similar to or lower than the C-VS designation. Therefore, impacts from development of the site on solid waste facilities would be similar and the proposed GPA would not create additional impacts to solid waste facilities beyond those identified in the GP/CLUP FEIR.



CONCLUSION

Impacts associated with the proposed General Plan land use designation change from C-VS to C-OT are within the parameters considered in the Goleta General Plan EIR. Consequently, the proposed GPA would not create any new significant impacts or increase the severity of impacts previously identified in the GP/CLUP FEIR. This addendum is the appropriate environmental document under CEQA for the proposed project.



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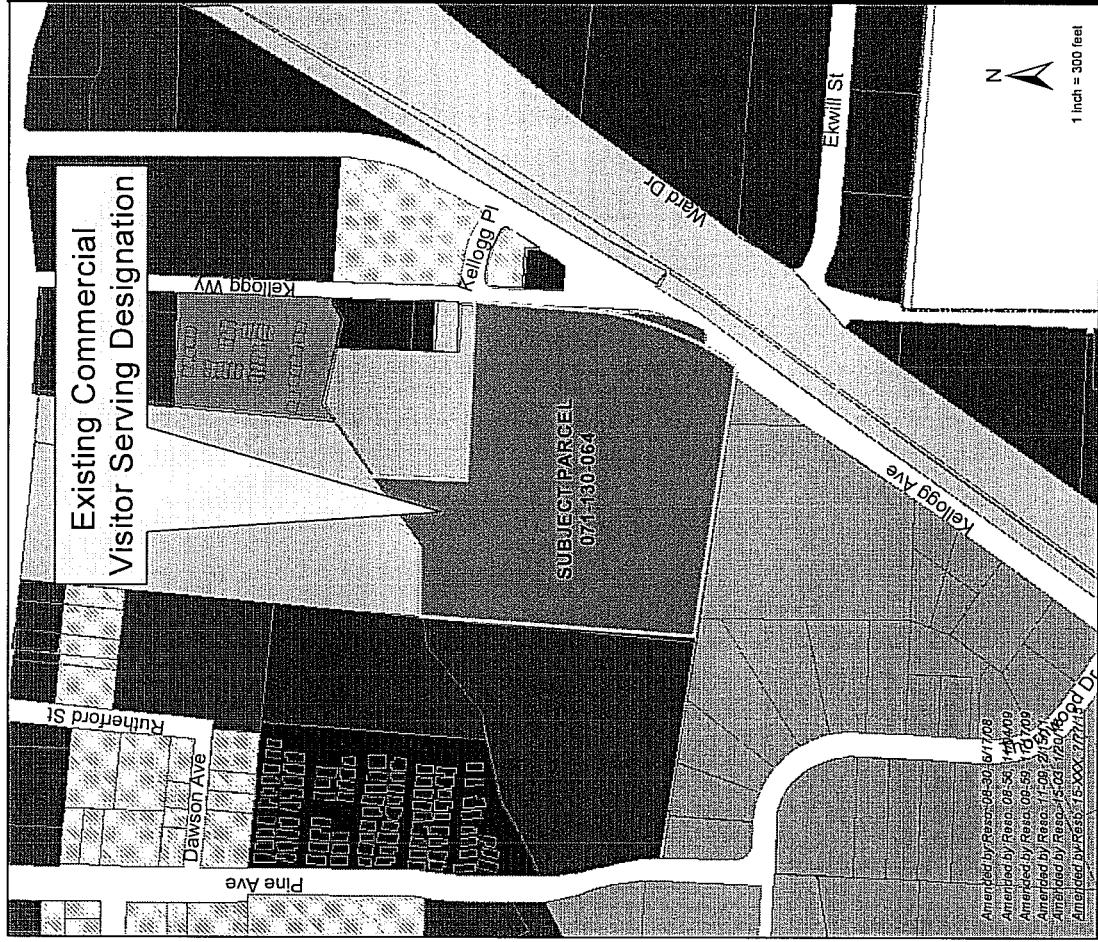
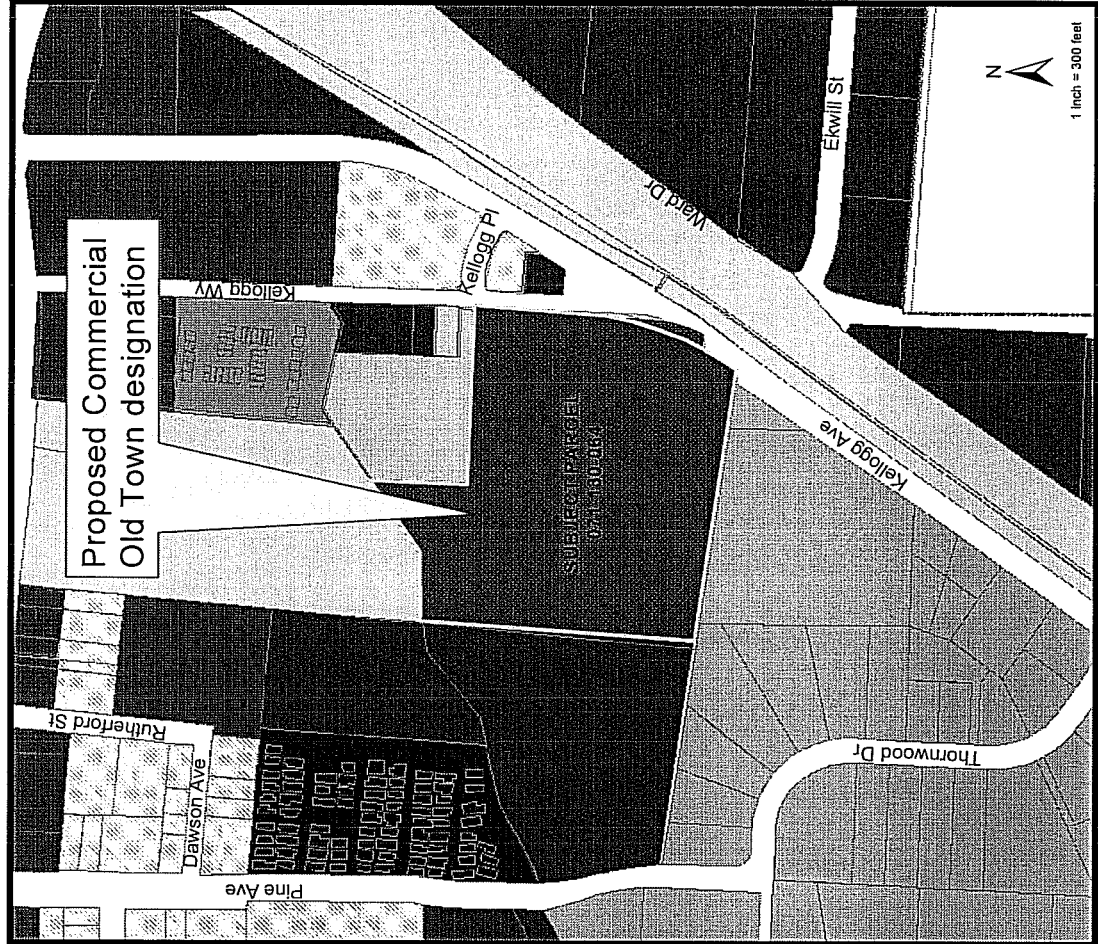
City of Goleta, Goleta General Plan EIR, November 17, 2009

<http://www.cityofgoleta.org/index.aspx?page=194>



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**Figure 2-1
LAND USE PLAN MAP**

GENERAL PLAN/COASTAL LAND USE PLAN
November 2008

Legend

Residential Use Categories	Commercial Use Categories	Office and Industrial	Other Use Categories	Overlay Areas	Other Features
<ul style="list-style-type: none"> Single-Family Planned Residential Medium Density High Density Mobile Home Park 	<ul style="list-style-type: none"> Regional Community Old Town Visitor-serving Intersection General Commercial 	<ul style="list-style-type: none"> Business Park Office and Institutional Service/Industrial General Industrial 	<ul style="list-style-type: none"> Agriculture Open Space / Passive Recreation Open Space / Active Recreation Public / Quasi-public 	<ul style="list-style-type: none"> Hotel Overlay Hospital Overlay Open Space Overlay 	<ul style="list-style-type: none"> Goleta City Boundary Coastal Zone Boundary Schools Maximum Density in Planned Residential Areas (units/acre)

1 Inch = 300 feet

