CEQA ADDENDUM

Attachment 1

Aradon Project EIR (94-EIR-9)
Summary Impact Tables

Table 1-1
SUMMARY OF IMPACTS AND MITIGATIONS

Resource	*Description of Impact*	*Mitigation*	*Residual Impacts*
Class I Impacts			
AESTHETICS	Clustered, two-story Site II development would significantly change open space, urban fringe character at the western gateway to Goleta, as stated in Board of Supervisors findings for this site in adopting the Goleta Community Plan. Site I development would alter views of recreational area and Pacific Ocean from Hollister Avenue.	Provide screening vegetation along Site I and II units fronting Hollister Avenue, avoiding 350-foot view corridor on Site I.	Significant.
PUBLIC FACILITIES	Residential buildout would generate 95 elementary school age students, impacting the currently over-enrolled Ellwood School.	Pay statutory school fees to the Goleta Union School District, to be used for capital improvements, but not for additional teachers; notify the Goleta Union School District expected buildout date of the project to allow the District to plan in advance for new students.	Significant.
	Buildout generates 675 tons/yr. of trash, exceeding significance threshold of 196 tons/yr.	Establish Solid Waste Management Plan for residential, commercial, and recreational uses with local recycling organization; emphasize drought-tolerant and other species minimizing need for clipping and leaf collection; provide on-site composting plan for yard clippings generated within public and common open space areas.	Significant (approximately 3371 tons/yr).

Notes: Class I Significant, unavoidable
Class II Significant, but feasibly mitigated
Class III Adverse, but less than significant

Table 1-1
SUMMARY OF IMPACTS AND MITIGATIONS

Resource	*Description of Impact*	*Mitigation*	*Residual Impacts*
TRANSPORTATION AND CIRCULATION (SHORT TERM)	During the construction phase of Highway 101/Hollister Avenue interchange improvements project (6-12 months), traffic contribution would significantly impact operation of local intersections.	None.	Significant.
Class II Impacts			
AIR QUALITY	Residents living adjacent to Mobil Oil Processing Facility could potentially be exposed to odors during facility malfunctions, exceeding APCD significance threshold of 12 persons.	Provide potential buyers with a "buyer beware statement," notifying inhabitants of odor potential.	Less than significant.
BIOLOGICAL RESOURCES	Grading would occur behind the reconfigured 1st green up to Devereux Creek ESH dripline. Potential for errant heavy equipment activity in the ESH and sedimentation into creek during grading or caused by erosion until landscaping is established.	Avoid grading adjacent to Devereux Creek ESH during rainy season (November 1 to May 1). Use sediment control structures to direct runoff and remove silt, and use until disturbed soils stabilized by new landscaping.	Less than significant.
	Site II development adjacent to Devereux Creek ESH creating disturbance during grading.	Implement Riparian Plan, providing 1.71 acres of riparian habitat on site. Obtain any required Streambed Alteration Agreements from California Department of Fish and Game, U.S. Army Corps of Engineers.	Less than significant.

Notes: Class I Significant, unavoidable
Class II Significant, but feasibly mitigated
Class III Adverse, but less than significant

Table 1-1
SUMMARY OF IMPACTS AND MITIGATIONS

Resource	*Description of Impact*	*Mitigation*	*Residual Impacts*
BIOLOGICAL RESOURCES (CONTINUED)	Potential for encroachment and disturbance by Site I and II residents and domesticated pets adjacent to Devereux Creek, golfers looking for errant golf shots in Devereux Creek ESH behind 1st green and coastal sage scrub habitat north of 3rd tee.	Include native riparian shrub species on existing margin of the ESH adjacent to Site I and II residences, behind 1st green, and coastal sage scrub north of 3rd tee that would reduce human and domestic animal pet encroachment.	Less than significant.
	Provision of vertical access along Bell Canyon lagoon could increase erosion, impacting tidewater goby, Category 1 Candidate for listing as federally endangered species, prairie bulrush, species of special concern.	Locate the proposed vertical access along existing pathway adjacent to Mobil Oil Treatment Facility presently covered primarily with invasive, insignificant vegetation; improve trail to encourage use, discourage off-trail use. Review and approval of trail plan.	Less than significant.
	Potential for increased sedimentation, point pollutants for paved surfaces in Devereux Creek during construction, project buildout.	Install sedimentation, silt, grease traps in paved areas to minimize pollution reaching downstream habitats. Maintain filters in working order.	Less than significant.
CULTURAL RESOURCES	Due to archaeological sites in project vicinity, the project site is considered sensitive. Project development could encroach within unknown, previously undisturbed prehistoric resources.	Perform Phase I survey of proposed development areas on Site I and III. If potentially significant resources identified, evaluate and mitigate consistent with County Cultural Resource Guidelines. In event unexpected remains encountered during construction, temporarily redirect construction until the finds can be evaluated pursuant to County Cultural Resource Guidelines.	Less than significant.

Notes: Class I Significant, unavoidable
Class II Significant, but feasibly mitigated
Class III Adverse, but less than significant

Table 1-1
SUMMARY OF IMPACTS AND MITIGATIONS

Resource	*Description of Impact*	*Mitigation*	*Residual Impacts*
CULTURAL RESOURCES (CONTINUED)	Relocation of County historic landmark Barnsdall-Rio Grande Gas Station as project entrance gatehouse could irreparably damage structural integrity, precluding appropriate restoration. Potential for incompatible surrounding architecture style and vegetation in new location could affect historical gas station character and setting.	Relocation and restoration plan for the gas station prepared by qualified architectural historian including specifications on relocation procedures, including treatment of surface and structural features, restoration details, and landscaping plan, approval of County Historic Landmarks Committee.	Less than significant.
Class II Impacts			
ENVIRONMENTAL HAZARDS	Removal of leaky gas tank/soil beneath Barnsdall gas station during relocation could require additional soil remediation. Excavation of fuel tank below existing maintenance building could expose residual contamination and/or create soil instability. Proposed maintenance building could be subject to hazardous substance releases including pesticides and herbicides stored inside.	Proper remediation of contaminated soils resulting from leaking fuel tank, removal of maintenance building fuel tank, and proposed hazardous material storage plans reviewed and approved by EHS and Fire Department, respectively.	Less than significant.
GEOLOGICAL PROCESSES	Grading of site soils characterized by medium to rapid runoff rates, moderate to high erosion hazards could cause erosion, sedimentation into Devereux Creek.	Submit grading and drainage plans including components such as temporary berms, sedimentation traps, revegetation, drain pipe energy dissipators, prohibition on creek-bank grading and on grading during the rainy season.	Less than significant.

Notes: Class I Significant, unavoidable
Class II Significant, but feasibly mitigated
Class III Adverse, but less than significant

Table 1-1
SUMMARY OF IMPACTS AND MITIGATIONS

Resource	*Description of Impact*	*Mitigation*	*Residual Impacts*
GEOLOGICAL PROCESSES (CONTINUED)	Site I and II development would reduce ground surface area capable of absorbing rainfall, potentially increasing storm water runoff into the creek. Increased runoff could result in greater risks of flooding if Devereux Creek is not capable of handling the flow.	Implement County Flood Control requirements to ensure adequate drainage facilities to convey stormwater runoff within the proposed development; landscape plan restoration plantings for Devereux Creek shall not preclude adequate conveyance of storm water runoff within creek.	Less than significant.
NOISE (LONG-TERM)	During later construction phases, residents of completed and occupied earlier phase units could be exposed to subsequent construction activity.	Limit hours of construction involving heavy equipment, power tools to 7:00 A.M. to 4:00 P.M., weekdays only.	Less than significant.
	Southernmost part of Site II potentially subject to noise exposures are very close to significance thresholds for indoor interior living areas of 45 dBA CNEL; with peak hour traffic and anticipated traffic levels identified in Goleta Community Plan, potential for exceeding 45 dBA CNEL interior living area threshold, particularly at second story.	Construct continuous wall of concrete, block, stucco, slumpstone, etc. at least 5 feet high along development property line on north side of Hollister Avenue, proceeding west from Las Armas Road to Unit 57F and from Unit 61F to Unit 76F; use double-glazed or other suitable noise-attenuating design on second story windows facing Hollister Avenue.	Less than significant.

Notes: Class I Significant, unavoidable
Class II Significant, but feasibly mitigated
Class III Adverse, but less than significant

Table 1-1
SUMMARY OF IMPACTS AND MITIGATIONS

Resource	*Description of Impact*	*Mitigation*	*Residual Impacts*
RECREATION	Additional estimated 635 project residents would increase demand on vicinity trails with open space, coastal views, including County Park property to east; Site I development would partially obstruct open space and ocean views experienced by walkers, bikers, joggers, etc. on Hollister Avenue.	Develop segment of Coastal Trail south of Site I to provide open space and coastal views similar to other recreational corridors in vicinity.	Less than significant.
	Restructuring of golf course membership to provide member preferential tee times could reduce public access during weekend peak period use.	Provide tee-time reservation plan that does not substantially reduce public access during peak period use.	Less than significant.
TRANSPORTATION AND CIRCULATION	The Storke Road Interchange Improvement project required for mitigating project impacts at Storke Road/Hollister Avenue intersection is not completed.	Condition construction of Sites I and II until after completion of improvements.	Less than significant.
	Simultaneous full operation of banquet and peak golf and restaurant use could result in overcapacity of parking lot areas.	Develop parking management plan used during banquet and golf period overlap (i.e., weekend mid-mornings through mid-afternoons), including strategies such as valet parking, on-site overflow areas, short-term off-site employee parking areas, etc.	Less than significant.

Notes: Class I Significant, unavoidable
Class II Significant, but feasibly mitigated
Class III Adverse, but less than significant

Table 1-1
SUMMARY OF IMPACTS AND MITIGATIONS

Resource	*Description of Impact*	*Mitigation*	*Residual Impacts*
TRANSPORTATION AND CIRCULATION (CONTINUED)	Parking areas would be unable to accommodate demand during professional golf tournaments.	Develop professional tournament parking management plan for each event including list of off-site secured parking lots in project vicinity, how spectators would be directed to the lots, and be transported to the golf course.	Less than significant.
	Safety impacts associated with Ellwood Elementary School from increased project traffic and increased young students going to and from school. Increased pedestrian traffic on north side of Hollister Avenue from project site to Ellwood Elementary School.	Construct pedestrian path along north side of Hollister Avenue from project site to Ellwood Elementary School; contribute to construction of traffic signal at Hollister Avenue and school crossing.	Less than significant.
	Geometrics of the Hyatt Access Road/Hollister Avenue intersection require adequate width to accommodate project ingress/ egress, and spacing with U.S. 101 southbound ramps.	Provide plans for review and approval of County Public Works Department and Caltrans.	Less than significant.
	Project-added contribution to regional cumulative impacts would impact Storke Road/ Hollister Avenue intersection, other area intersections and road segments.	Construct dual left-turn lanes on both northbound and southbound approaches at intersection.	Less than significant.
		Pay traffic mitigation fees in accordance with County policies.	Less than significant.

Notes: Class I Significant, unavoidable
Class II Significant, but feasibly mitigated
Class III Adverse, but less than significant

Table 1-1
SUMMARY OF IMPACTS AND MITIGATIONS

Resource	*Description of Impact*	*Mitigation*	*Residual Impacts*
Class III Impacts			
AIR QUALITY	Project development would generate 6.6 lbs/day of ROC and 16.0 lbs/day of NO_x, below the APCD significance threshold of 25 lbs/day.	None required.	Less than significant.
ENVIRONMENTAL HAZARDS	Footprint of hydrogen sulfide release from Mobil oil treatment facility of 300 ppm (serious injury level) limited to 325 feet, 675 feet short of proposed clubhouse, and 775 feet short of Site I.	Install H_2S sensors along western project site boundary to detect potentially harmful concentrations.	Less than significant.
	Mobil oil treatment facility NGL/LPG bullet rupture fireball, vapor cloud fire, or explosion injury hazard footprints extend to proposed clubhouse and residential development, but potential frequency is less than once in a million years, extraordinary based on County thresholds.	Develop Emergency Response Plan for proposed Sites I, II, and III. Provide buyer-beware clause to prospective residential unit purchases.	Less than significant.
	Project grading on south side of Hollister Avenue would occur in the vicinity of the Mobil Line 69 Oil Pipeline but would not encroach on the pipeline or disturb the pipeline by either grading or earthshaking.	None required.	Less than significant.

Notes: Class I Significant, unavoidable
Class II Significant, but feasibly mitigated
Class III Adverse, but less than significant

Table 1-1
SUMMARY OF IMPACTS AND MITIGATIONS

Resource	*Description of Impact*	*Mitigation*	*Residual Impacts*
ENVIRONMENTAL HAZARDS (CONTINUED)	Electromagnetic fields from SCE transmission lines and Ellwood Peaking Facility of 2 mG or greater would not extend within living areas of Site I or II boundaries.	Provide EMF disclosure statement to potential residence buyers; include note in final subdivision Public Report regarding proximity to powerlines; post notice of emergency Ellwood Peaking Facility operations.	Less than significant.
	Exterior living areas and the southern exposure of six proposed units north of the Hole 1 fairway could feasibly be hit by an errant tee shot, causing structural damage and bodily harm. The severity of injury is considered minor (bodily injury, but not death), and the frequency is considered between once a year to once in 10,000 years. This combination of severity and frequency is not considered significant according to County risk of upset thresholds.	Provide a buyer-beware clause to prospective purchasers of Units 23-28, indicating potential for accidents caused by errant golf ball shots.	Less than significant.
NOISE (SHORT-TERM)	Construction equipment activity on eastern project boundary would generate transient noise affecting some portions of the Ellwood Elementary School playground. Some play areas are screened by development to the west of the school and noise levels would only be excessive when equipment is operated at the eastern boundary of Site II.	None.	Less than significant.

Notes: Class I Significant, unavoidable
Class II Significant, but feasibly mitigated
Class III Adverse, but less than significant

Table 1-1
SUMMARY OF IMPACTS AND MITIGATIONS

Resource	*Description of Impact*	*Mitigation*	*Residual Impacts*
PUBLIC FACILITIES	Buildout generates 38 junior high school students attending Goleta Valley Junior High, increasing enrollment to 847 (71 percent of campus capacity); and 25 high school students at Dos Pueblos, increasing enrollment to 1,258 (52 percent capacity).	Payment of state-mandated fees, to be used to construct temporary or permanent classroom space, but not for additional teachers.	Less than significant.
	Site II would require annexation to and extension of sewer line from Goleta West Sanitary District. Sufficient treatment capacity at Goleta Wastewater Treatment Plan exists to accommodate Site II demand.	None.	Less than significant.
RECREATION	Golf course reconfiguration would change distances on some holes, relocated putting greens, slightly reduce driving range width, but not result in substantial change to overall length or complexity.	None required.	Less than significant.
WATER RESOURCES	Project development would result in a net demand of 46.2 AFY, proposed to be delivered by the Goleta Water District (GWD). GWD service is considered not to cause or contribute to groundwater overdraft.	Revise landscape plan to minimize use of low-water demand ornamental species; use reclaimed water to irrigate landscaped common areas.	Adverse, but less than significant.

Notes: Class I Significant, unavoidable
Class II Significant, but feasibly mitigated
Class III Adverse, but less than significant

CEQA ADDENDUM

Attachment 2

The Residences at Sandpiper SEIR
Summary Impact Tables

Table 1-1. Summary of Impacts and Mitigations
(Page 1 of 31)

Resource	*Description of Impact*	*Mitigation Measure*	*Residual Impact*
Class I Impacts			
Aesthetics/ Visual Resources	Impact AES-2: The proposed residential development would result in a significant change to the existing project site open space character. (Impact previously identified in 94-EIR-9).	AES-3 The design, scale and character of the project architecture shall be compatible with vicinity development.	Significant
	Impact AES-3: The proposed project has the potential to substantially obstruct public views along the Hollister Avenue corridor, including open space and the Santa Ynez Mountains and Foothills.	None identified.	Significant
Air Quality	Impact AQ-3: Operation of the project would produce significant ROC and NOx emissions from all combined residential project sources, including vehicular traffic, wood-burning fireplaces, space heating, water heating, and consumer products.	AQ-2 The applicant shall coordinate with the Metropolitan Transit District (MTD) to provide a covered bus shelter adjacent to the project site on Hollister Avenue. The applicant shall also post MTD bus route schedules and rideshare information in a central location on a covered message board. AQ-3 The applicant shall incorporate the following energy conservation measures into project building plans unless the applicant proves that incorporation of a specific measure is infeasible: a. Install heat transfer modules in furnaces and hot water heater insulation. b. Use light colored water based paint and roofing materials. c. Use solar panels for water heating systems and water heater systems that heat water only on demand. d. Use passive solar cooling/heating. e. Use concrete or other non-polluting materials for parking lots instead of asphalt.	Significant

Table 1-1. Summary of Impacts and Mitigations
(Page 2 of 31)

Resource	*Description of Impact*	*Mitigation Measure*	*Residual Impact*
Class I Impacts			
Air Quality (continued)		AQ-5 To reduce significant daily ROC and NOx emissions during winter days from combined project sources, residences shall be built without wood-burning fireplaces or only with natural gas burning units.	
	Impact AQ-8: Emissions of NOx and ROC from project operations, in combination with other cumulative project sources of NOx and ROC emissions in the region, would produce significant impacts.	See AQ-2, AQ-3, and AQ-4 above.	Significant for ROC
Hazards	Impact HAZ-1: Assuming continuous operation of the Reliant Peaking Facility, the proposed project would expose 12 structures to elevated ELF magnetic fields of 2 mG.	HAZ-1 The applicant shall provide an EMF Disclosure Statement and an EMF Information Package containing a balanced range of EMF educational and informational materials to potential buyers of units SF1 through SF12. HAZ-2 The applicant shall request that the California Department of Real Estate insert the following into the final Subdivision Public Report: "The subject property is located near power lines and a power substation. Purchasers should be aware that there is ongoing research on adverse health effects associated with long-term exposure to low-level magnetic fields. Although no causal link is established, there is sufficient evidence to require reasonable safety precautions. The buyer may wish to become informed on the issue before making a decision on a home purchase in this location."	Significant

Table 1-1. Summary of Impacts and Mitigations
(Page 3 of 31)

Resource	*Description of Impact*	*Mitigation Measure*	*Residual Impact*
Class I Impacts			
Hazards (continued)		HAZ-3 Applicant shall under ground all utility lines within the project site.	
	Impact HAZ-2: Increase in the number of residences exposed to ELF magnetic fields.	HAZ-1 The applicant shall provide an EMF Disclosure Statement containing language and a EMF Information Package containing a balanced range of EMF educational and informational materials to potential buyers of units SF1 through SF3. HAZ-2 The applicant shall request that the California Department of Real Estate insert the following into the final Subdivision Public Report: "The subject property is located near power lines and a power substation. Purchasers should be aware that there is ongoing research on adverse health effects associated with long-term exposure to low-level magnetic fields. Although no causal link is established, there is sufficient evidence to require reasonable safety precautions. The buyer may wish to become informed on the issue before making a decision on a home purchase in this location." HAZ-3 Applicant shall fund, as a part of Las Armas Road improvements the under grounding of the Goleta/Ellwood/Isla Vista, Carneros A, and Encanto power lines.	Significant
Public Facilities	Impact PF-6: The project would contribute incrementally to significant and unavoidable cumulative impacts to schools as identified in the Goleta Community Plan EIR (Impact previously discussed in 94-EIR-9).	PF-8 The applicant shall pay the statutory school fees in effect at the time of issuance of building permits to the appropriate school district.	Significant and unavoidable

Table 1-1. Summary of Impacts and Mitigations
(Page 4 of 31)

Resource	*Description of Impact*	*Mitigation Measure*	*Residual Impact*
Class I Impacts			
Public Facilities (continued)	Impact PF-7: The proposed project would contribute substantial amounts of solid waste under buildout of the Goleta Community Plan (Impact previously discussed in 94-EIR-9).	No additional mitigation measures.	Significant
Recreation	Impact REC-1: The proposed project residential population would result in an increase of use of adjacent coastal trails, the Santa Barbara Shores County Park, Haskells Beach, and Ellwood Shores.	REC-1 The applicant shall provide for a pedestrian controlled signalized crosswalk at the corner of Hollister Avenue and Las Armas Road to provide a safe pedestrian crossing to the adjacent Santa Barbara Shores County Park. REC-2 Recreational facilities equivalent to at least 1.68 acres, such as play structures, ball fields, etc. shall be developed within the Lot 2, Lot, 7 and/or Lot 9 common open space areas.	Significant
Traffic and Circulation	Impact TR-3: The proposed project would generate additional vehicular trips and would result in additional traffic through project area intersections to the extent that LOS would be degraded (Impact previously identified in 94-EIR-9).	TR-2 The project shall pay traffic mitigation fees in accordance with County policies. These fees shall be used by the County to provide infrastructure improvements required to accommodate future and cumulative traffic volumes.	Significant
	Impact TR-6: The proposed project would generate additional vehicular trips and would contribute to a general degradation of LOS on project area intersections (Impact previously identified in 94-EIR-9).	See TR-2 above.	Significant
Class II Impacts			
Aesthetics/ Visual Resources	Impact AES-1: The proposed project would result in short-term adverse aesthetic impacts during construction.	AES-1 To prevent construction and/or employee trash from blowing offsite, covered receptacles shall be provided onsite prior to commencement of grading or construction activities.	Less than significant

Table 1-1. Summary of Impacts and Mitigations

(Page 5 of 31)

Resource	*Description of Impact*	*Mitigation Measure*	*Residual Impact*
Class II Impacts			
Aesthetics/ Visual Resources (continued)		AES-2 The applicant or designee shall retain a clean-up crew to ensure that trash and all excess construction debris is collected daily and placed in provided receptacles throughout construction.	
Air Quality	Impact AQ-3: Operation of the project would produce significant NOx emissions from all combined residential project sources, including vehicular traffic, wood-burning fireplaces, space heating, water heating, and consumer products.	See AQ-2, AQ-3, and AQ-4 above	Less than significant

Table 1-1. Summary of Impacts and Mitigations
(Page 6 of 31)

Resource	*Description of Impact*	*Mitigation Measure*	*Residual Impact*
Biological Resources	BIO-1: Removal of native grasslands would occur during development of the site.	BIO-1 The applicant shall submit a [revised] Vegetation Enhancement Plan for Devereux Creek and adjacent wetland and native grassland habitat. The Plan shall be prepared by a P&D-approved biologist or restoration ecologist familiar with conditions at the site. The Plan shall include specific goals for habitat restoration and include performance criteria by which replanting success is measured; any necessary stream channel and creek flow modifications to ensure restoration success; a planting plan including an irrigation plan; an exotic vegetation management plan; methods to protect the plantings until established; and a contingency plan in the event performance criteria are not met. The plan shall include provisions for maintaining and enhancing the native grassland areas onsite and provisions for salvaging and propagating the yard rush (Juncus occidentalis) plants from wetland site 4 and reestablishing the species in suitable locations within the wetland buffer areas. In addition, the plan shall specifically provide for redirection of the Creek from its current course along the UPRR tracks back to the original Devereux Creek channel crossing the property. This would potentially require excavation of the channel invert to remove accumulated sediment and to restore appropriate elevations. Construction and habitat improvement activities in the channel shall be limited to dry season (May 1 to October 31) unless otherwise stipulated in permits from the Army Corps of Engineers or CDFG (see BIO-5). It may also	Less than significant

Table 1-1. Summary of Impacts and Mitigations

(Page 7 of 31)

Resource	*Description of Impact*	*Mitigation Measure*	*Residual Impact*
Class II Impacts			
Biological Resources (continued)		require contributing to the design and construction of a structural solution to ensure continued flow across the UPRR and onto the project property in cooperation with UPRR. The plan shall include details of planting and maintenance of barrier plantings identified in BIO-4 (below). BIO-2 An open space easement including the protected area and creek corridor of Devereux Creek shall be developed and approved by the Board of Supervisors, so that the restoration area would remain in perpetuity. Within this approximately 2.3-acre area, riparian habitat and adjacent wetland, native grassland, and related upland habitat shall be enhanced through eradication of invasive non-native plants and the planting of native species, according to a plan developed by a P&D-approved biologist and approved by P&D. BIO-10 Use of non-indigenous native plant material in the Enhancement Plan area shall be avoided. a. Where native plants are proposed in natural protected areas or in landscape plans, ensure that seed, cuttings or plants are obtained from known sources in the watershed or in the Goleta Valley. Local experts, Growing Solutions or the University of Santa Barbara Coal Oil Point Reserve, should be contacted to assist with verifying plant stock from appropriate geographic origins.	

Table 1-1. Summary of Impacts and Mitigations
(Page 8 of 31)

Resource	*Description of Impact*	*Mitigation Measure*	*Residual Impact*
Class II Impacts			
Biological Resources (continued)		b. Remove invasive non-natives from the site and do not allow potentially invasive ornamentals (such as periwinkle, fountain grass, cape ivy, English ivy, Algerian ivy, bamboo, etc.) to be included in the landscape plan. The California Exotic Plant Pest Council list of Exotic Invasive Species should also be consulted to ensure that species on this list are not introduced to the site.	Less than significant
	BIO-2: Rough site grading would create substantial ground disturbance and necessitate removal of the upper three feet of soil and associated vegetation throughout the entire project site outside of the proposed restoration area and buffer. Loss of habitat would result in reductions in populations of commons wildlife that currently use the site.	See BIO-1 above.	Less than significant

Table 1-1. Summary of Impacts and Mitigations

(Page 9 of 31)

Resource	*Description of Impact*	*Mitigation Measure*	*Residual Impact*
Class II Impacts			
Biological Resources (continued)		BIO-3 The final grading plan shall identify measures to minimize sedimentation into the protected area adjacent to the creek channel, and protected wetlands and native grassland. Grading in this area shall avoid the rainy season (November 1 to May 1) unless P&D and a P&D-qualified biologist or restoration specialist determine that erosion and sediment control measures are sufficient to avoid impacts during the rainy season. Sediment control structures (e.g., straw bales, silt curtains/fences, sediment basins, etc.) shall be placed between graded areas and the protected area to direct runoff and remove silt. The structures shall be remain in place and regularly maintained until all disturbed soils are stabilized by structures or vegetation. BIO-6 Sedimentation, silt, and grease traps, or other storm water runoff treatment control measures shall be installed in paved areas to act as filters to minimize pollution reaching the Devereux Creek channel and downstream habitats. These measures shall address short-term construction and long-term operational impacts of runoff from the site. The measures shall be maintained in working order for the life of the project. Prior to receiving a CDP for grading, the applicant shall submit grading and building plans that shown the detail of this requirement to P&D for review and approval. Prior to construction, installation shall be photo-documented and submitted by the applicant to P&D. The County shall inspect and ensure filters are maintained and effectively mitigating impact.	

Table 1-1. Summary of Impacts and Mitigations
(Page 10 of 31)

Resource	*Description of Impact*	*Mitigation Measure*	*Residual Impact*
Class II Impacts			
Biological Resources (continued)		BIO-9 Improvements to the hydrologic and water quality of Devereux Creek channel shall be enhanced. This shall be accomplished in the following manner: a. Grade and design the site to facilitate runoff to riparian and wetland habitats, as described below. b. Include sediment and erosion control measures in the grading/drainage plan, and maintain these measures throughout the construction period. Install and maintain erosion control (such as jute netting or coir fabric/rolls) measures along the creek channel and in protected areas until native plants or landscaping is established. c. Install native wetland plants (of known local geographic origin) that will absorb pollutant materials that may enter the Devereux Creek channel. d. Include pervious surfaces in the project design in key areas (adjacent to concrete walkways and impervious roads) so that runoff percolates into the ground to the maximum extent feasible. e. Filter all runoff prior to its discharge into the Devereux Creek channel. f. Direct runoff from rooftops and large impervious areas to a filtering system and thence to the upstream end of the Devereux Creek channel so supplemental water benefits the riparian corridor and aquatic biota that colonize the channel.	

Table 1-1. Summary of Impacts and Mitigations
(Page 11 of 31)

Resource	*Description of Impact*	*Mitigation Measure*	*Residual Impact*
Class II Impacts			
Biological Resources (continued)	BIO-3: Loss of wetland habitat (site 4, Assessment) would reduce habitat complexity and biodiversity on the site.	See BIO-1 above BIO-2 A conservation or open space easement including the protected area and creek corridor of Devereux Creek shall be developed and approved by P&D, so that the restoration area would remain in perpetuity. Within this area, at least 1 acre of riparian habitat shall be enhanced through eradication of invasive non-native plants and the planting of native riparian species, according to a plan developed by a P&D-approved biologist. BIO-5 Prior to receiving a Coastal Development Permit (CDP) for construction, the applicant shall obtain all other required federal, state or local permits or authorizations including but not limited to: a Streambed Alteration Agreement from the California Department of Fish and Game (CDFG), a Section 404 permit from the U.S. Army Corps of Engineers (USACE), a Section 401 Water Quality Certification or Waiver from the Regional Water Quality Control Board. Copies shall be submitted to P&D.	Less than significant
	BIO-4: Development of the project would result in indirect effects associated with increased noise and human activity, activities of pets, and nighttime lighting on the remaining habitat onsite and in the project vicinity including the protected grasslands, remaining eucalyptus grove, and the proposed restoration site, which may be used by California red-legged frogs.	See BIO-2 above.	Less than significant

Table 1-1. Summary of Impacts and Mitigations
(Page 12 of 31)

Resource	*Description of Impact*	*Mitigation Measure*	*Residual Impact*
Class II Impacts			
Biological Resources (continued)		BIO-4 The final landscape plan shall include barrier plantings native riparian shrub and understory species (e.g., blackberry, California rose, and other thorny species) on the existing margin of the protected area and the Devereux Creek channel to reduce encroachment into the area by humans and domestic pets. BIO-7 Non-invasive landscape plants to be included in the landscape plan for the site should be selected for their attractiveness to Monarch butterflies, and their capacity to provide nectar, basking and/or roosting habitat between the months of October and December. BIO-8 Night lighting in the vicinity and within the Devereux Creek channel and buffer area, including the native grassland, wetland, eucalyptus grove, and nature trail, shall be minimized. Lights on homes adjacent to the creek, and within the buffer, native grassland or wetland enhancement area shall be directed away from the protected area, be of low intensity, and shall be connected to timing devices that shut off after 10 PM.	
	BIO-5: Runoff from the residential development could degrade water quality in the creek channel on site, and in downstream reaches of Devereux Creek and Devereux Slough.	BIO-3 The final grading plan shall identify measures to minimize sedimentation into the protected area adjacent to the creek channel, and protected wetlands and native grassland. Grading in this area shall avoid the rainy season (November 1 to May 1) unless P&D and a P&D-qualified biologist or restoration specialist determine that erosion and sediment control measures are sufficient to avoid impacts during the rainy season. Sediment	

Table 1-1. Summary of Impacts and Mitigations
(Page 13 of 31)

Resource	*Description of Impact*	*Mitigation Measure*	*Residual Impact*
Class II Impacts			
Biological Resources (continued)		control structures (e.g., straw bales, silt curtains/fences, sediment basins, etc.) shall be placed between graded areas and the protected area to direct runoff and remove silt. The structures shall be remain in place and regularly maintained until all disturbed soils are stabilized by structures or vegetation. See BIO-6 above. See BIO-9 above.	Less than significant
	Impact BIO-8: Sewer lateral and utility installation could result in direct impact to the Devereux Creek Channel and the eucalyptus grove.	See BIO-2 and BIO-5 above. BIO-11 Sewer lateral extensions, or other utility connections that must cross the Devereux Creek channel shall avoid the creek and adjacent buffer and protected areas. This shall be accomplished by directional drilling/boring or other technology. Exceptions to this measure include electrical conduit to light the pedestrian pathway that can be buried within the pathway (and cross Devereux Creek on the pedestrian bridge) and installation of the clean water drainage system identified in the Vegetation Enhancement Plan subsequent to its review and approval by the County.	Less than significant
Geologic Processes	Impact GEO-1: Project grading during construction would potentially cause substantially increased erosion and sedimentation.	GEO-1 The applicant shall submit grading and drainage plans with the Final Development Plan/Tract Map application.	Less than significant

Table 1-1. Summary of Impacts and Mitigations
(Page 14 of 31)

Resource	*Description of Impact*	*Mitigation Measure*	*Residual Impact*
Class II Impacts			
Geologic Processes (continued)		a. Temporary berms and sedimentation traps shall be installed in association with project grading to minimize erosion of soils into Devereux Creek. The sedimentation basins shall be cleaned after large rain events, and as further directed by Permit Compliance staff, and the silt shall be removed and disposed of in a location approved by P&D. b. Revegetation or restoration shall be completed, including measures to minimize erosion and to reestablish soil structure and fertility. Revegetation shall include native, fast-growing, vined plants that shall quickly cover drainage features. Local native species shall be emphasized. A landscape revegetation plan shall be included as part of the Final Redevelopment Plan. c. Graded areas shall be revegetated immediately completion of installation of utilities with deep-rooted, native, drought-tolerant species, as specified in a landscape revegetation plan to minimize slope failure and erosion potential. Geotextile binding fabrics shall be used as necessary to hold soils until vegetation is established. d. Drains shall be designed to cause exiting flow of water to enter sub-parallel downstream (60 degrees or less) to existing Devereux Creek stream flow to avoid eddy currents that would cause opposite bank erosion.	

Table 1-1. Summary of Impacts and Mitigations
(Page 15 of 31)

Resource	*Description of Impact*	*Mitigation Measure*	*Residual Impact*
Class II Impacts			
Geologic Processes (continued)		e. An energy dissipater or a similar device such as trash racks or baffles shall be installed at the base end of drainpipe outlets to minimize erosion during storm events. Pipes shall be covered to prevent children from entering the storm drain. f. Storm drains shall be designed to minimize environmental damage and shall be shown on drainage plans. g. With the exception of limited ground disturbance in association with construction of the proposed bridge and adjoining walkway, grading shall be prohibited within 25 feet of the Devereux Creek top-of-bank. Where possible, hand equipment shall be utilized during ground disturbances adjacent to the proposed bridge. h. The applicant shall limit excavation and grading to the dry season of the year (i.e., April 15 to November 1) unless a Building & Safety approved erosion control plan is in place and all measures therein are in effect. i. Temporary siltation protection devices such as silt fencing, straw bales, and sand bags shall be placed at the base of all cut and fill slopes and soil stockpile areas where potential erosion may occur. P&D staff shall determine these locations.	

Table 1-1. Summary of Impacts and Mitigations
(Page 16 of 31)

Resource	*Description of Impact*	*Mitigation Measure*	*Residual Impact*
Class II Impacts			
Geologic Processes (continued)	Impact GEO-5: Surficial soils encountered within the depths affected by proposed grading include plastic, highly expansive clays.	GEO-2 All grading and earthwork recommendations by Padre Associates (1999) shall be incorporated into the final project design, including the Final Grading Plan. A Registered Civil Engineer or Certified Engineering Geologist shall supervise all grading activities. These recommendations would include, but not be limited, to the following: a. Within the footprint of proposed buildings and foundations, and extending to a minimum distance of 5 feet beyond the foundation footprint, soils should be overexcavated to a depth of 3 feet below existing grade, or 1 foot below bottom of foundation, whichever is deeper. b. Foundations shall be constructed to compensate for consolidation settlement of 1 inch; and c. Where feasible, building areas shall be backfilled with nonplastic, low expansion soils to mitigate the potential effects of expansive soils. If highly expansive soil is placed within the upper 3 feet below buildings, measures recommended in Padre Associates (1999), such as providing positive drainage away from slabs, presoaking soils prior to pouring slabs, and using post-tensioned slabs, perimeter moisture barriers, and grade beam foundation systems, shall be completed.	Less than significant
	Impact GEO-6: The upper 2 feet of surface soils are potentially compressible, resulting in low structural strength and support for proposed development.	See Measure GEO-2 above.	Less than significant

Table 1-1. Summary of Impacts and Mitigations
(Page 17 of 31)

Resource	*Description of Impact*	*Mitigation Measure*	*Residual Impact*
Class II Impacts			
Hazards	Impact HAZ-2: Due to the proximity of historic oil production, it is possible though unlikely that unknown hazardous materials could be encountered during grading.	HAZ-4 In the unlikely event that hazardous materials are encountered during grading, excavation shall be temporarily suspended or redirected. The applicant shall prepare and implement a soil remediation plan for these areas.	Less than significant
Noise	Impact NOI-1: Construction activity would impact residential and educational sensitive receptors within 1,600 of the project site (Impact previously identified in 94-EIR-9).	NOI-1 Construction activity for site preparation and for future development shall be limited to the hours between 7:00 a.m. and 4:00 p.m., Monday through Friday. No construction shall occur on State holidays (e.g., Thanksgiving, Labor Day). Construction equipment maintenance shall be limited to the same hours. Non-noise generating construction activities such as interior painting are not subject to these restrictions. Construction schedule shall coincide with off-school (i.e., summer) months. NOI-2 Stationary construction equipment that generates noise which exceeds 65 dBA at the project boundaries shall be shielded with the most modern and effective noise control devices, i.e., mufflers, lagging, and/or motor enclosures to P&D's satisfaction and shall be located at a minimum of 200 feet from occupied residences and other noise sensitive uses as far as possible from the eastern property line of the project site. All equipment shall be properly maintained to ensure that no additional noise, due to worn or improperly maintained parts, would be generated.	Less than significant

Table 1-1. Summary of Impacts and Mitigations
(Page 18 of 31)

Resource	*Description of Impact*	*Mitigation Measure*	*Residual Impact*
Class II Impacts			
Noise (continued)		NOI-3 Temporary noise barriers shall be used and relocated as needed to block line-of-sight between the construction equipment and the Ellwood Elementary School to reduce effects of construction noise on these sensitive receptors below 65 dBA CNEL. NOI-4 The project applicants shall notify the sensitive noise receptors in advance of any and all construction activities. The construction manager's (or representative's) telephone number shall also be provided with the notification so that community concerns can be communicated. NOI-5 All permanent exterior mechanical equipment shall be acoustically engineered, incorporating attenuating designs, mufflers, enclosures, parapets, etc., so that the noise generated by these operations would not exceed the 65 dBA CNEL at the Ellwood Elementary School sensitive receptor location.	

Table 1-1. Summary of Impacts and Mitigations
(Page 19 of 31)

Resource	*Description of Impact*	*Mitigation Measure*	*Residual Impact*
Class II Impacts			
Noise (continued)	Impact NOI-3: Related project buildout and Cathedral Oaks Overpass traffic directed on to Hollister Avenue would cumulatively increase ambient noise levels along roadways in the vicinity of the project site, impacting project residences.	NOI-6 An acoustical study and Acoustical Attenuation Plan shall be prepared associated with the probable future Cathedral Oaks Overpass project by a County-approved acoustical engineer that determines any characteristics of attenuation (i.e., potential sound wall height and extent) required to maintain exterior noise levels experienced on the western and northern boundaries of the Residences at Sandpiper project to 65 dBA CNEL or less, and the interior noise level of proposed project structures to 45 dBA CNEL or less Any perimeter fencing along the northern boundary of the proposed project site shall provide for a 180-foot gap in the attenuation along the northern project boundary within the restoration and enhancement area of Devereux Creek.	Less than significant
Public Facilities	Impact PF-3: Generation of solid waste would occur as a result of short-term construction impacts.	PF-4 Demolition and/or excess construction materials shall be recycled where applicable (i.e., wood, cardboard, concrete, and asphalt). The applicant shall submit a Construction and Demolition Waste Management Plan. PF-5 Materials with recycled content shall be used in project construction. And the use of chippers on site during construction shall further reduce excess wood for landscaping cover.	Less than significant
	Impact PF-4: Significant amounts of solid waste would be generated by the proposed project at full buildout (Impact previously identified in 94-EIR-9).	PF-6 The permittee shall develop and implement a Solid Waste Management Program. The program shall include one or more of the following measures, but is not limited to those measures:	Less than significant

Table 1-1. Summary of Impacts and Mitigations
(Page 20 of 31)

Resource	*Description of Impact*	*Mitigation Measure*	*Residual Impact*
Class II Impacts			
Public Facilities (continued)		a. Provision of space and/or bins for storage of recyclable materials within the project site. b. Implementation of a curbside recycling and green waste program to serve the new development. c. Development of a plan accessible collection of materials on a regular basis. d. Regular composting of lawn clippings and other landscape materials. PF-7 The applicant shall implement a monitoring program (quarterly, semi-annually) to ensure a 35 percent to 50 percent participation in overall waste disposal, using source reduction, recycling, and/or composting programs. The monitoring program shall include a detailed report on the programs implemented and documentation (i.e., receipts) of the amounts diverted where applicable or, in the case of source reduction programs, an estimate of the amounts diverted.	
Recreation	Impact REC-2: Residential development would result in increased demands on recreational facilities.	See Measure REC-2 ábove.	Less than significant
	Impact REC-3. The proposed project does not contribute active recreational facilities, which would reduce the project's contribution to recreational cumulative impacts.	See Measure REC-2 above.	Less than significant
Traffic and Circulation	Impact TR-1: Short-term construction traffic including heavy equipment would potentially impact local roadways and intersections.	TR-1 The applicant shall prepare a Construction Transportation Plan that designates heavy equipment routes, schedules, and the need for any special flagpersons to direct traffic during peak volume periods, with special attention to Ellwood School drop-off and pick-up activity.	Less than significant

Table 1-1. Summary of Impacts and Mitigations
(Page 21 of 31)

Resource	*Description of Impact*	*Mitigation Measure*	*Residual Impact*
Class II Impacts			
Traffic and Circulation (continued)	Impact TR-4: Inadequate street width within the internal circulation system could pose safety problems.	TR-3 The street system shall be reviewed and approved by the Fire Department and designed to provide adequate access and circulation for emergency vehicles. No on-street parking shall be allowed in accordance with Fire Department condition. TR-4 The project shall be responsible for widening Hollister Avenue adjacent to the site frontage. This widening shall be completed according to the County's arterial standards and include curb, gutter and sidewalk. The improvements should provide the required sight distance for vehicles entering or exiting the site.	Less than significant
		TR-5 The project shall construct half-street improvements on Las Armas Road from Hollister Avenue to Campasino Drive along the project frontage. The improvements shall provide the required sight distance for vehicles entering or exiting from the site.	
Water Resources/ Flooding	Impact WR-2: Proposed development would create additional impervious ground coverage, substantially reducing the ability of the site to absorb surface water runoff.	WR-4 Surface water detention basins, velocity reduction structures (e.g., rip-rap), and bioswales shall be constructed to reduce off-site runoff velocities and to prevent off-site flooding and long-term erosion-induced sedimentation in Devereux Creek. These features shall be included on the drainage plan. WR-5 Finish floor elevations shall be designed at a minimum of 2 feet above the 100-year flood level, as determined by the County Flood Control Department.	Less than significant

Table 1-1. Summary of Impacts and Mitigations
(Page 22 of 31)

Resource	*Description of Impact*	*Mitigation Measure*	*Residual Impact*
Class II Impacts			
Water Resources/ Flooding (continued)	Impact WR-3: Proposed structures on the west side of Devereux Creek are located within the County Flood Control District 50-foot setback.	WR-6 Structures shall be prohibited within 50 feet of the Devereux Creek top-of-bank. A cross section shall be included on the drainage plan, which traverses the creek and adjacent residences to the west, demonstrating the setback and slope configuration.	Less than significant
	Impact WR-4: Increased runoff could potentially result in increased long-term erosion and sedimentation, and therefore decreased water quality in Devereux Creek.	See WR–6 above and; WR-8 The drainage plan shall include bioswales to minimize concentrated drainage, minimize erosion, and allow suspended solids to settle before entering Devereux Creek. The plan shall include specifications for the bioswales to be maintained in working order.	Less than significant
	Impact WR-5: Pollution from vehicles, roadways, and parking areas, as well as from landscape and household chemicals, could be carried in surface runoff into Devereux Creek, thereby degrading the quality of waters contributing to Devereux Slough from this portion of its watershed.	See WR-9 above and; WR-7 The drainage plan shall include filters installed in paved areas to reduce oil and grease pollution from entering Devereux Creek. The plan shall include specifications for the filters to be maintained in working order.	Less than significant
	Impact WR-5: Pollution from vehicles, roadways, and parking areas, as well as from landscape and household chemicals, could be carried in surface runoff into Devereux Creek, thereby degrading the quality of waters contributing to Devereux Slough from this portion of its watershed.	WR-8 The drainage plan shall include bioswales to minimize concentrated drainage, minimize erosion, and allow suspended solids to settle before entering Devereux Creek. The plan shall include specifications for the bioswales to be maintained in working order. WR-9 The drainage plan shall include separation of clean runoff (e.g., from roofs) from polluted runoff (i.e., from streets and driveways). The plan shall include specifications for the drains to be maintained in working order.	Less than significant

Table 1-1. Summary of Impacts and Mitigations
(Page 23 of 31)

Resource	*Description of Impact*	*Mitigation Measure*	*Residual Impact*
Class II Impacts			
Water Resources/ Flooding (continued)		WR-10 The drainage plan shall include detention basins designed to capture runoff associated with a 2-year storm event. The detention basins shall be placed immediately upstream of stormwater pollution source reduction and biological treatment systems, such as oil-water separators and bioswales, on both the west and east side of the creek. The plan shall include specifications for the basins to be maintained in working order. The CC&Rs shall assign responsibility for long-term maintenance to the Homeowner's Association. WR-11 The applicant shall prepare a Pesticide, Herbicide, and Fertilizer Maintenance Plan that minimizes their use in common areas, particularly during the rainy season. Biodegradable pesticides and herbicides shall be maximized. Grasses not generally susceptible to pest disease, such as Bermuda grass, shall be planted in common area turf areas.	
	Impact WR-5: Pollution from vehicles, roadways, and parking areas, as well as from landscape and household chemicals, could be carried in surface runoff into Devereux Creek, thereby degrading the quality of waters contributing to Devereux Slough from this portion of its watershed.	WR-12 Dog waste pollution minimization shall be implemented in the vicinity of Devereux Creek. Mutt-mitt dispensers shall be installed on both sides of the creek. An educational display/sign shall be installed which provides information about Santa Barbara County Project Clean Water. The display shall include information pertaining to dog waste and surface water pollution prevention.	Less than significant

Table 1-1. Summary of Impacts and Mitigations

(Page 24 of 31)

Resource	*Description of Impact*	*Mitigation Measure*	*Residual Impact*
Class II Impacts			
Water Resources/ Flooding (continued)		WR-13 The drainage plan shall include use of permeable surfaces, such as pavers in driveways, parking areas, and gravels or decomposed granite on common area pathways, to increase infiltration of surface water at the site. The plan shall include specifications for these permeable surfaces to be maintained. The CC&Rs shall assign responsibility for long-term maintenance to the Homeowner's Association.	
	Impact WR-6: Siltation of the UPRR culvert, located immediately north of the project site along Devereux Creek, would continue to result in divergence of normal creek flow away from the project site.	See Biological mitigation measures.	Less than significant
	Impact WR-7: The project's potential erosion-induced siltation of surface waters and runoff of pollutants as a result of increased impervious surfaces, pesticide and herbicide use, and oil and grease residues from the proposed project, could result in contributions to cumulative water quality impacts on Devereux Slough.	See Measures WR-7 though WR-11 above and Biological mitigation measures.	Less than significant
Class III Impacts			
Aesthetic/ Visual Resources	Impact AES-4: The proposed project would add night lighting to this area, including street lights and outdoor security lighting. Hooded fixtures are proposed.	AES-4 Exterior night lighting installed on the project site shall be of low intensity, low glare design, and shall be hooded to direct light downward onto the subject parcel and prevent spill-over onto adjacent parcels.	Less than significant
	Impact AES-5: Proposed residential development and architectural style would be consistent with the character of the project vicinity.	AES-3 The design, scale and character of the project architecture shall be compatible with vicinity development.	Less than significant

Table 1-1. Summary of Impacts and Mitigations
(Page 25 of 31)

Resource	*Description of Impact*	*Mitigation Measure*	*Residual Impact*
Class III Impacts			
Air Quality	Impact AQ-1: Ground disturbances and equipment operation during construction activities would produce adverse but less than significant short-term PM10 emissions.	AQ-1a Dust generated by project construction activities shall be kept to a minimum and prevented from dispersing offsite by following the dust control measures.	Less than significant
	Impact AQ-2: Heavy equipment used during proposed construction activities would produce adverse but less than significant combustive NOx and ROC emissions.	AQ-1b ROC and NOx emissions generated by construction equipment shall be reduced by application of the following equipment control measures: a. Heavy-duty diesel-powered construction equipment manufactured after 1996 (with federally mandated "clean" diesel engines) shall be utilized whenever feasible. b. The engine size of construction equipment shall be the minimum practical size. c. The number of construction equipment operating simultaneously shall be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time. d. Construction equipment shall be maintained in tune per the manufacturer's specifications. e. Construction equipment operating onsite shall be equipped with two to four degree engine timing retard or pre-combustion chamber engines. f. Catalytic converters shall be installed on gasoline-powered equipment, if feasible. g. Diesel catalytic converters shall be installed, if available. h. Diesel-powered equipment shall be replaced by electric equipment whenever feasible. i. Construction employee trips shall be minimized by requiring carpooling and by providing for lunch onsite.	Less than significant

Table 1-1. Summary of Impacts and Mitigations
(Page 26 of 31)

Resource	*Description of Impact*	*Mitigation Measure*	*Residual Impact*
Class III Impacts			
Biology	BIO-6: Loss of monarch butterfly habitat.	BIO-7 Non-invasive landscape plants to be included in the landscape plan for the site should be selected for their attractiveness to Monarch butterflies, and their capacity to provide nectar, basking and/or roosting habitat between the months of October and December.	Less than significant
	BIO-7: The loss and alteration of upland habitat including non-native grasslands and eucalyptus trees, as well as coyote brush shrubs, would not substantially affect sensitive species or habitats.	BIO-2 A conservation or open space easement including the protected area and creek corridor of Devereux Creek shall be developed and approved by P&D, so that the restoration area would remain in perpetuity. Within this area, at least 1 acre of riparian habitat shall be enhanced through eradication of invasive non-native plants and the planting of native riparian species, according to a plan developed by a P&D-approved biologist. BIO-8 Night lighting in the vicinity of the Devereux Creek channel and buffer area, including the native grassland, wetland and eucalyptus grove shall be minimized. Lights on homes adjacent to the creek, buffer , native grassland or wetland, shall be directed away from the protected area, be of low intensity and shall be connected to timing devices that shut off after dark.	Less than significant

Table 1-1. Summary of Impacts and Mitigations
(Page 27 of 31)

Resource	*Description of Impact*	*Mitigation Measure*	*Residual Impact*
Class III Impacts			
Biology (continued)		BIO-9 Improvements to the hydrologic and water quality of Devereux Creek channel shall be enhanced. This shall be accomplished in the following manner: a. Grade and design the site to facilitate runoff to riparian and wetland habitats, as described below. b. Include sediment and erosion control measures in the grading/drainage plan, and maintain these measures throughout the construction period. Install and maintain erosion control (such as jute netting or coir fabric/rolls) measures along the creek channel and in protected areas until native plants or landscaping is established. c. Install native wetland plants (of known local geographic origin) that will absorb pollutant materials that may enter the Devereux Creek channel. d. Include pervious surfaces in the project design in key areas (adjacent to concrete walkways and impervious roads) so that runoff percolates into the ground to the maximum extent feasible. e. Filter all runoff prior to its discharge into the Devereux Creek channel. f. Direct runoff from rooftops and large impervious areas to a filtering system and thence to the upstream end of the Devereux Creek channel so supplemental water benefits the riparian corridor and aquatic biota that colonize the channel.	

Table 1-1. Summary of Impacts and Mitigations
(Page 28 of 31)

Resource	*Description of Impact*	*Mitigation Measure*	*Residual Impact*
Class III Impacts			
Energy	Impact EG-1: Proposed development would increase demands on electrical and natural gas supplies.	EG-1 The following energy-conserving techniques shall be incorporated into project design unless the applicant demonstrates their feasibility to the satisfaction of P&D staff: a. installation of energy efficient appliances; and b. installation of energy efficient lighting. EG-2 The applicant shall install exterior motion sensitive light switches. EG-5 Landscaping in common areas shall be designed in a manner to shade buildings and vehicle parking areas to lessen demand for air conditioning.	Less than significant
Geologic Resources	Impact GEO-2: Project grading would result in less than significant changes in topography.	See Measure GEO-2 above.	Less than significant
	Impact GEO-3: Project grading would result in creation of cut and fill slopes that are not anticipated to be prone to failure.	See Measure GEO-2 above.	Less than significant
	Impact GEO-4: A strong earthquake on a nearby or distant fault could cause substantial ground shaking at the project site..	See Measure GEO-2 above.	Less than significant
	Impact LU-3: The proposed project would increase the concentration of people residing in western Goleta and therefore would potentially result in adverse transportation/circulation impacts and conflict with the Circulation Element.	None identified.	Less than significant
	Impact LU-4: The proposed project would result in the loss of 14.46 gross acres of open space.	None identified.	Less than significant

Table 1-1. Summary of Impacts and Mitigations
(Page 29 of 31)

Resource	*Description of Impact*	*Mitigation Measure*	*Residual Impact*
Class III Impacts			
Hazards	Though impacts on sensitive receptors at the project site would be less than significant, the County of Santa Barbara Protection Services Division, Hazardous Materials Unit is concerned regarding the impacts a risk of upset could have on their staffing levels	HAZ-5 The Venoco Facility should provide specific notification and alarm to project site residents in the event of a hazardous material release.	Less than significant
		HAZ-6 The applicant should request that the California Department of Real Estate insert the following into the final Subdivision Public Report: "The subject property is located within the vicinity of the Venoco Oil Processing Facility. Potential risk of upset impacts on project residents have been determined by the County to be insignificant. The buyer however, may wish to become informed on the issue before making a decision on a home purchase in this location."	Less than significant
Noise	Impact NOI-2: Project buildout would generate additional traffic on U.S. 101 and Hollister Avenue that along with existing volumes would affect exterior and interior residential noise levels (Impact previously identified in 94-EIR-9).	None identified.	Less than significant
Public Facilities	Impact PF-1: The proposed project would present an increase of growth requiring police protection services.	PF-1 The applicant shall pay Goleta Development Impact Fees, including Schools and Sheriffs fees, prior to issuance of building permits.	Less than significant
	Impact PF-2: The proposed project would result in student generation (Impact previously identified in 94-EIR-9).	PF-2 The applicant shall notify GUSD and SBHSD of the expected buildout date of the project to allow the District to plan in advance for new students. PF-3 The applicant shall obtain a letter from the affected school district, which states their ability to accommodate the expected number of new students.	Less than significant

Table 1-1. Summary of Impacts and Mitigations
(Page 30 of 31)

Resource	*Description of Impact*	*Mitigation Measure*	*Residual Impact*
Class III Impacts			
Public Facilities (continued)	Impact PF-5: The proposed project would require an extension of sewer facilities to serve future residents (Impact previously identified in 94-EIR-9).	None required.	Less than significant
Transportation/ Circulation	Impact TR-2: The proposed project would generate additional vehicular trips and would result in additional traffic on the adjacent roadways.	None identified.	Less than significant
Water Resources/ Flooding	Impact WR-1: The proposed 119-unit project would involve an estimated increase in water demand of 38 AFY. The GWD does not have the potential to cause overdraft of the Goleta Groundwater Basin due to the GWD's required compliance with the Wright judgment.	WR-1 The project landscape plan shall be revised to maximize the use of low-water demand ornamental species. Project CCRs shall include information and photographs about drought-tolerant plantings for individual private spaces (i.e. front and back yards) and encouraging and facilitating owner use of these water-saving species. WR-2 The applicant shall where feasible contract with an agency that sells reclaimed water to provide water for all common area exterior landscaping. Non-reclaimed water shall not be used to water exterior landscape. The applicant shall renew the contract annually and send copies of the contract and all receipts for reclaimed water received to P&D staff. These documents shall be due on the first of June of every year commencing with occupancy clearance. If not feasible, the applicant shall provide documentation as to the efforts made to procure reclaimed water from local water purveyors and the negative outcome. WR-3 Indoor water use in all proposed structures shall be limited through the following measures: a. Recirculating, point-of-use, or on-demand water heaters shall be installed. b. Low flow toilets shall be installed.	Less than significant

Table 1-1. Summary of Impacts and Mitigations
(Page 31 of 31)

Resource	*Description of Impact*	*Mitigation Measure*	*Residual Impact*
Class IV Impacts			
Aesthetic/ Visual Resources	Impact AES-6: The proposed project would remove existing above ground utility lines.	None needed.	Beneficial
Biological Resources	Impact BIO-9: Devereux Creek modifications would remove non-native species, and implement a native riparian species restoration plan that would enhance the biological habitat quality for steelhead trout and California red-legged frog (e.g., more water in the channel, enhanced cover), although no known spawning or rearing habitat is present for either species.	None needed.	Beneficial

Table 1-2. Summary of Cumulative Environmental Impacts
(Page 1 of 3)

Class I - Significant, Unavoidable Impacts
AESTHETICS
Impact AES-7: Proposed development would cumulatively result in a loss of open space in the Goleta region.
Impact AES-8: Proposed development would cumulatively result in change in the character of visual resources along the Hollister Avenue corridor.
AIR QUALITY
Impact AQ-8: Emissions of ROC from project operations, in combination with other cumulative project sources of and ROC emissions in the region, would be significant and unavoidable.
BIOLOGICAL RESOURCES
Impact BIO-10: Loss of upland migratory corridors and open land would contribute to cumulative losses in the Devereux Slough watershed.
Impact BIO-11: Loss of Foraging Habitat in the Goleta Valley, and the Devereux Slough watershed in particular, has substantially reduced opportunities for foraging raptors.
Impact BIO-12: Fragmentation of habitat and loss of unique botanical resources would contribute to cumulative losses in the South Coast Region.
HAZARDOUS MATERIALS/RISK OF UPSET
Impact HZ-2: Increase in the number of residences exposed to ELF magnetic fields.
PUBLIC FACILITIES
Impact PF-6: The project would contribute incrementally to significant and unavoidable Class I cumulative impacts to schools as identified in the Goleta Community Plan EIR.
Impact PF-7: The proposed project would contribute substantial amounts of solid waste under buildout of the Goleta Community Plan.
TRANSPORTATION/CIRCULATION
Impact TR-6: The proposed project would generate additional vehicular trips that would significantly contribute to a general degradation of LOS on the Storke Road/Hollister Avenue intersection.
Class II - Significant But Mitigable Impacts
AIR QUALITY
Impact AQ-8: Emissions of NOx from project operations, in combination with other cumulative project sources of NOx emissions in the region, would be significant but feasibly mitigated by removal of wood burning fireplaces.

Table 1-2. Summary of Cumulative Environmental Impacts

(Page 2 of 3)

Class II - Significant But Mitigable Impacts
BIOLOGICAL RESOURCES
Impact BIO-14: Construction of impervious surfaces has the potential to substantially increase pollutant runoff into wetlands on the site and the Devereux Creek channel. Impact BIO-15: Introduction of native, but potentially not indigenous (i.e., genetically foreign) plant material, in the riparian corridor, protected area, or landscaped portions of the site, has the potential to reduce genetic diversity of indigenous populations or species that have adapted to local climatic, soil, and hydrologic conditions.
NOISE
Impact NOI-3: Related project buildout and Cathedral Oaks Overpass traffic directed on to Hollister Avenue would cumulatively increase ambient noise levels in the vicinity of the project site, potentially impacting project residence second floor interior living area levels.
RECREATION
Impact REC-2: The proposed project residential population would contribute to the regional demand on recreational facilities.
TRANSPORTATION AND CIRCULATION
Impact TR-5: Short-term construction activity, including heavy equipment, deliveries, and employee traffic associated with the Cathedral Oaks Overcrossing project and other future development (i.e., Sandpiper Golf Course Renovations, Monarch Point Residential Development) would potentially result in increased congestion on Hollister Avenue west and in the vicinity of the project site, affecting eastbound turning movements into the project site and potentially creating an unsafe situation.
WATER SUPPLY- DRAINAGE AND WATER QUALITY
Impact WR-8: The project's potential erosion-induced siltation of surface waters and runoff of pollutants as a result of increased impervious surfaces, pesticide and herbicide use, and oil and grease residues from the proposed project, could result in contributions to cumulative water quality impacts on Devereux Slough.
Class III - Adverse but Less than Significant Impacts
AESTHETICS/VISUAL RESOURCES
Impact AES-9: Related project buildout and Cathedral Oaks Overpass traffic directed on to Hollister Avenue would potentially necessitate construction of perimeter fencing along the northern and western boundary of the project site, which would contribute to the change in the character of visual resources as experienced from the Calle Real and U.S. Highway 101 corridors.

Table 1-2. Summary of Cumulative Environmental Impacts

(Page 3 of 3)

Class III - Adverse but Less than Significant Impacts
AIR QUALITY
Impact AQ-6: PM_{10} emissions from project construction, in combination with other cumulative project sources of PM_{10} emissions in the region, would produce adverse, but less than significant impacts. Impact AQ-7: NO_x and ROC emissions from project construction, in combination with other cumulative project sources of NO_x and ROC emissions in the region, would produce adverse, but less than significant impacts.
BIOLOGICAL RESOURCES
Impact BIO-13: Additional loss of eucalyptus and Monterey cypress trees from the project site would remove basking and patrolling habitat for Monarch butterflies that may be used prior to the winter aggregation in the Ellwood Main grove for overwintering and mating activities.
GEOLOGICAL RESOURCES
GEO-7: The project's contribution to cumulative impacts on geologic resources resulting from buildout of approved or current projects located within the Devereux Slough watershed including increased erosion and sedimentation, would be less than significant due to the relatively small size of the project.
HAZARDOUS MATERIALS
Impact HAZ-3: The project would contribute to the increase in the number of residences exposed to ELF magnetic fields of 2 mG.
TRANSPORTATION/CIRCULATION
Impact TR-5: The proposed project would generate additional vehicular trips that would have a less than significant contribution to a general degradation of LOS on project area roadways.
WATER RESOURCES-WATER SUPPLY
Impact WR-2: The County of Santa Barbara Board of Supervisors has determined that service through the GWD does not have the potential to cause or contribute to groundwater basin overdraft due to the GWD's compliance with the *Wright Judgment*.
Class IV - Beneficial Impacts
BIOLOGICAL RESOURCES
Impact BIO-16: The applicant proposed Vegetation Enhancement Plan would have a beneficial impact on the Devereux Creek watershed as a whole.

CEQA ADDENDUM

Attachment 3

Goleta General Plan/Coastal Land Use Plan EIR
Summary Impact Table Excerpts

Impact	Class	GP/CLUP Policy and Mitigation Measure	Residual Impact
Rate of Population Growth for the Same Area			
Impact 3.3-4. Long-term Operational Contributions to Air Pollutant Emissions as a Result of GP/CLUP Buildout	III	No mitigation is required	Less Than Significant
Impact 3.3-5. Cumulative ROG and NO_X Emissions	I		Cumulatively Significant
Impact 3.3-6. Cumulative PM_{10} Emissions	II	Implementation of City Grading Ordinance and SBCAPCD dust-control measures	Cumulatively Less Than Significant
Biology			
Impact 3.4-1. Temporary Impacts to Special Status Habitats and Special Status Species	II	Policy CE 1: Environmentally Sensitive Habitat Area Designations and Policy Policy CE 2: Protection of Creeks and Riparian Areas Policy CE 3: Protection of Wetlands Policy CE 4: Protection of Monarch Butterfly Habitat Areas Policy CE 5: Protection of Other Terrestrial Habitat Areas Policy CE 6: Protection of Marine Habitat Areas Policy CE 7: Protection of Beach and Shoreline Habitats Policy CE 8: Protection of Special-Status Species Policy CE 9: Protection of Native Woodlands Policy CE 10: Watershed Management and Water Quality Policy OS 1: Lateral Shoreline Access Policy OS 2: Vertical Access to the Shoreline Policy OS 3: Coastal Access Routes, Parking, and Signage Policy OS 4: Trails and Bikeways Policy OS 5: Ellwood-Devereux Open Space Area Policy OS 6: Public Park System Plan Policy OS 7: Adoption of Open Space Plan Map Policy LU 1: Land Use Plan Map and General Policies Policy LU 6: Park and Open Space Uses Policy LU 9: Coastal-Dependent and -Related Uses (Key Pacific Shoreline Sites)	Less Than Significant
Impact 3.4-2. Loss of Special Status Habitats	II	Policy CE 1: Environmentally Sensitive Habitat Area Designations and Policy Policy CE 2: Protection of Creeks and Riparian Areas Policy CE 3: Protection of Wetlands Policy CE 4: Protection of Monarch Butterfly Habitat Areas Policy CE 5: Protection of Other Terrestrial Habitat Areas Policy CE 6: Protection of Marine Habitat Areas Policy CE 7: Protection of Beach and Shoreline Habitats	Less Than Significant

Impact	Class	GP/CLUP Policy and Mitigation Measure	Residual Impact
		Policy CE 9: Protection of Native Woodlands Policy CE 10: Watershed Management and Water Quality Policy OS 1: Lateral Shoreline Access Policy OS 2: Vertical Access to the Shoreline Policy OS 3: Coastal Access Routes, Parking, and Signage Policy OS 4: Trails and Bikeways Policy OS 5: Ellwood-Devereux Open Space Area Policy OS 6: Public Park System Plan Policy OS 7: Adoption of Open Space Plan Map Policy LU 1: Land Use Plan Map and General Policies Policy LU 6: Park and Open Space Uses Policy LU 9: Coastal-Dependent and -Related Uses (Key Pacific Shoreline Sites)	
Impact 3.4-3. Long-term Degradation of Special Status Habitats	II	Policy CE 1: Environmentally Sensitive Habitat Area Designations and Policy Policy CE 2: Protection of Creeks and Riparian Areas Policy CE 3: Protection of Wetlands Policy CE 4: Protection of Monarch Butterfly Habitat Areas Policy CE 5: Protection of Other Terrestrial Habitat Areas Policy CE 7: Protection of Beach and Shoreline Habitats Policy CE 9: Protection of Native Woodlands Policy CE 10: Watershed Management and Water Quality Policy OS 5: Ellwood-Devereux Open Space Area Policy LU 1: Land Use Plan Map and General Policies Policy LU 6: Park and Open Space Uses Policy LU 9: Coastal-Dependent and -Related Uses (Key Pacific Shoreline Sites)	Less Than Significant
Impact 3.4-4. Fragmentation of Special Status Habitats	II	see Impact 3.4-2	Less Than Significant
Impact 3.4-5. Harm to Listed Species	II	Policy CE 8: Protection of Special Status Species see also Impact 3.4-1 and 3.4-2	Less Than Significant
Impact 3.4-6. Loss, Reduction, or Isolation of Local Populations of Native Species	II	see Impacts 3.4-1, 3.4-2, and 3.4-5	Less Than Significant
Impact 3.4-7. Reduction in Amount or Quality of Habitat for Special Status Species	II	see Impacts 3.4-1, 3.4-2, and 3.4-5	Less Than Significant
Impact 3.4-8. Break or Impairment of Function of Existing Wildlife Linkages	II	see Impacts 3.4-2, 3.4-3, and 3.4-4	Less Than Significant
Impact 3.4-9. Loss or Degradation of Conserved Habitat	II	see previous Impacts	Less Than Significant

Impact	Class	GP/CLUP Policy and Mitigation Measure	Residual Impact
Impact 3.4-10. Inconsistency with Approved Conservation Program or Local Conservation Policy	II	see previous Impacts	Less Than Significant
Impact 3.4-11. Impacts to Non-Special-Status Habitats and Species	III	No mitigation is required	Less Than Significant
Impact 3.4-12. Resources Not Effected by Maintenance/Management	IV	No mitigation is required	Beneficial
Impact 3.4-13. Protection of ESHAs and Maintenance/Management of Regional and Neighborhood Open Space Area	IV	No mitigation is required	Beneficial
Impact 3.4-14. Cumulative Impacts to Biological Resources	III	No mitigation is required	Cumulatively Less Than Significant
Cultural Resources			
Impact 3.5-1. Damage to Sites of Cultural, Historical, or Paleontological Significance	II	Policy OS 8: Protection of Native American and Paleontological Resources Policy VH 5: Historic Resources Policy VH 6: Historical and Cultural Landscapes	Less Than Significant
Impact 3.5-2. Loss or Destruction of an Important Historical Building, Archaeological Site, or Paleontological Site	II	Policy OS 8: Protection of Native American and Paleontological Resources Policy VH 5: Historic Resources Policy VH 6: Historical and Cultural Landscapes	Less Than Significant
Impact 3.5-3. Loss or Destruction of Significant Cultural Resource	II	Policy OS 8: Protection of Native American and Paleontological Resources Policy VH 5: Historic Resources Policy VH 6: Historical and Cultural Landscapes	Less Than Significant
Geology, Soils, and Mineral Resources			
Impact 3.6-1. Substantial Accelerated Soil Erosion and/or Loss of a Substantial Amount of Topsoil	II	Policy SE 1: Safety in General Policy SE 2: Bluff Erosion and Retreat Policy SE 3: Beach Erosion and Shoreline Hazards Policy SE 5: Soil and Slope Stability Hazards	Less Than Significant
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	II	Policy SE 1: Safety in General Policy SE 4: Seismic and Seismically Induced Hazards Policy SE 11: Emergency Preparedness	Less Than Significant

Impact	Class	GP/CLUP Policy and Mitigation Measure	Residual Impact
		Policy LU 9: Coastal-Dependent and -Related Uses (Key Pacific Shoreline Sites) Policy LU 10: Energy-Related On- and Off-Shore Uses Policy LU 12: Land Use In Goleta's Environs Policy OS 2: Vertical Access to the Shoreline Policy OS 6: Public Park System Plan Policy OS 7: Adoption of Open Space Plan Map Policy OS 9: Financing Public Parks, Open Space, and Recreation Facilities Policy CE 14: Preservation and Enhancement of Urban Forest Policy VH 1: Scenic Views Policy VH 2: Local Scenic Corridors Policy VH 5: Historic Resources Policy PF 2: Other Facilities of the City of Goleta Policy PF 5: School Facilities	
Impact 3.10-8. Physical Division of an Established Community Due To Buildout of GP/CLUP Land Uses	II	Policy LU 1: Land Use Plan Map and General Policies Policy LU 2: Residential Land Uses Policy LU 8: Central Hollister Residential Development Area Policy LU 12: Land Use In Goleta's Environs Policy HE 8: Preservation of Existing Housing and Neighborhoods Policy HE 9: Excellence in New Housing Design	Less Than Significant
Noise			
Impact 3.11-1. Exposure of Noise Sensitive Land Uses to Noise from Single-Event and Nuisance Noise Sources	I	Policy NE 1: Noise and Land Use Compatibility Standards Policy NE 6: Single-Event and Nuisance Noise Policy NE 7: Design Criteria to Attenuate Noise	Significant
Impact 3.11-2. Exposure of Existing or Planned Noise Sensitive Receptors Uses to Increased Noise	I	Policy NE 2: Traffic Noise Sources Policy NE 7: Design Criteria to Attenuate Noise	Significant
Impact 3.11-3. Exposure of Proposed Noise Sensitive Land Uses to Traffic Noise	I	Policy NE 1: Noise and Land Use Compatibility Standards Policy NE 2: Traffic Noise Sources Policy NE 7: Design Criteria to Attenuate Noise	Significant
Impact 3.11-4. Exposure of Proposed Noise Sensitive Land Uses to Railway Noise	I	Policy NE 1: Noise and Land Use Compatibility Standards Policy NE 4: Railway Noise Policy NE 7: Design Criteria to Attenuate Noise	Significant
Impact 3.11.5. Exposure of Noise Sensitive Land Uses to Industrial and Other Point Sources	I	Policy NE 1: Noise and Land Use Compatibility Standards Policy NE 5: Industrial and Other Point Sources Policy NE 7: Design Criteria to Attenuate Noise	Significant
Impact 3.11-6. Exposure of Proposed Noise Sensitive Land Uses to Airport Noise	III	Policy NE 1: Noise and Land Use Compatibility Standards Policy NE 3: Airport Noise	Less Than Significant

CEQA ADDENDUM

Attachment 4

Proposed General Plan Amendments Text

Chapter 4.0 CONSERVATION ELEMENT: LAND, MARINE AND AIR RESOURCES

POLICY	TOPIC	POLICY LANGUAGE	APPLICATION RECOMMENDED CHANGE	STATUS
Protection of Creeks and Riparian Areas				
CE 2.2	Stream Protection Area	A streamside protection area (SPA) is hereby established along both sides of the creeks identified in Figure 4-1. The purpose of the designation shall be to preserve the streamside protection area in a natural state in order to protect the associated riparian habitats and ecosystems. The streamside protection area shall include the creek channel, wetlands and/or riparian vegetation related to the creek hydrology, and an adjacent upland buffer area. The width of the streamside protection area shall be as follows: a. In areas where land has already been fully subdivided and developed, the SPA shall not be less than 50 feet outward on both sides of the creek, measured from the top of the bank or the outer limit of wetlands and/or riparian vegetation, whichever is greater. Exceptions may be allowed in instances where existing permitted development on a subject parcel encroaches within the 50-foot buffer if: (1) there is no feasible alternative siting for the development that will avoid the SPA; (2) the new development will not extend into the ESHA, and the resulting buffer will not be less than 25 feet; and (3) the new development will not encroach further into the SPA than the existing development on the parcel. b. In all other instances, the SPA shall not be less than 100 feet outward on both sides of the creek, measured from the top of the bank or the outer limit of associated wetlands and/or riparian vegetation, whichever is greater.	A streamside protection area (SPA) is hereby established along both sides of the creeks identified in Figure 4-1. The purpose of the designation shall be to preserve the streamside protection area in a natural state in order to protect the associated riparian habitats and ecosystems. The streamside protection area shall include the creek channel, wetlands and/or riparian vegetation related to the creek hydrology, and an adjacent upland buffer area. The width of the streamside protection area shall be as follows: a. In areas where land has already been fully subdivided and developed, the SPA shall not be less than 50 feet outward on both sides of the creek, measured from the top of the bank or the outer limit of wetlands and/or riparian vegetation, whichever is greater. Exceptions may be allowed in instances where existing permitted development on a subject parcel encroaches within the 50-foot buffer if: (1) there is no feasible alternative siting for the development that will avoid the SPA; (2) the new development will not extend into the ESHA, and the resulting buffer will not be less than 25 feet; and (3) the new development will not encroach further into the SPA than the existing development on the parcel. b. In all other instances, the SPA shall not be less than **50** ~~100~~ feet outward on both sides of the creek, measured from the top of the bank or the outer limit of associated wetlands and/or riparian vegetation, whichever is greater. c. If the provisions above would result in any legal parcel created prior to the date of this plan being made unusable in its entirety for any purpose allowed	Identical. Initiated by City 4/16/07 and as identified on 1/17/08.

		c. If the provisions above would result in any legal parcel created prior to the date of this plan being made unusable in its entirety for any purpose allowed by the land use plan, exceptions to the foregoing may be made to allow a reasonable economic use of the parcel, subject to approval of a conditional use permit.	by the land use plan, exceptions to the foregoing may be made to allow a reasonable economic use of the parcel, subject to approval of a conditional use permit.	

Chapter 7.0 TRANSPORTATION ELEMENT

POLICY	TOPIC	LANGUAGE	APPLICATION RECOMMENDED CHANGE	STATUS
Mitigating Traffic Impacts of Development				
TE 13.4	Options if Traffic Mitigations not Fully Funded	If the transportation capital improvements needed to maintain adopted transportation LOS standards are not able to be funded, then the City shall take one of the following four actions: a. Phase or delay development until such time that adequate fiscal resources can be provided to build the necessary facilities transportation improvements (or to include them in the impact fee system). b. Require the developer to construct the necessary transportation system improvements, with a reimbursement agreement which utilizes future payments of impact fees by other projects. c. Reduce the scope of the development to reduce the traffic generation below the thresholds set in Policy TE-4. d. Require the developer to identify alternative strategies to mitigate potential traffic impact to achieve the thresholds set in Policy TE-4.	Action: Revise appropriate text as follows: a. ~~Phase or delay development until such time~~ **Ensure** that adequate fiscal resources ~~can be~~ **are available to** provide~~d to build~~ the necessary facilities transportation improvements (or to include them in the impact fee system). ~~b. Require the developer to construct the necessary transportation system improvements, with a reimbursement agreement which utilizes future payments of impact fees by other projects.~~ ~~c. Reduce the scope of the development to reduce the traffic generation below the thresholds set in Policy TE-4.~~ b. ~~d~~. Require the developer to identify alternative strategies to mitigate potential traffic impact to achieve the thresholds set in Policy TE-4.	1/17/08 If the transportation capital improvements needed to maintain adopted transportation LOS standards are not able to be funded, then the City shall take one of the following three actions: a. Phase or delay development until such time that adequate fiscal resources can be provided to build the necessary facilities transportation improvements (or to include them in the impact fee system). b. Require the developer to construct the necessary transportation system improvements, with a reimbursement agreement which utilizes future payments of impact fees by other projects. c. Reduce the scope of the development to reduce the traffic generation below the thresholds set in Policy TE-4. d. Require the developer to identify

				alternative strategies to ~~mitigate~~ minimize potential traffic impact to achieve the thresholds set in Policy TE-4. Initiated 1/29/08 as part of Track 2, moved to Track 3 during 3/08 staff environmental review. **TRACK 3**

Chapter 8.0 PUBLIC FACILITIES

POLICY	TOPIC	POLICY LANGUAGE	APPLICATION RECOMMENDED CHANGE	STATUS
Public Safety Services and Facilities				
PF 3.2	New Fire Station in Western Goleta	The Santa Barbara County Fire Department has determined that the most under-served area in Goleta is the extreme western portion near Winchester Canyon. In conjunction with the fire department, the City shall provide a site consisting of approximately two acres of land for a new Fire Station 10 to serve the western area of the City, as shown on the map in Figure 8-1. The Santa Barbara County Fire Department will construct Fire Station 10 as soon as funding becomes available.	The Santa Barbara County Fire Department has determined that the most under-served area in Goleta is the extreme western portion near Winchester Canyon. In conjunction with the fire department, the City shall provide a site consisting of approximately two acres of land for a new Fire Station 10 to serve the western area of the City. **Possible locations for the proposed fire stations are** ~~as~~ shown on the map in Figure 8-1. The Santa Barbara County Fire Department will construct Fire Station 10 as soon as funding becomes available.	No City proposed change. Offered to Propose for Initiation and carry for the City. Initiated by City Council on 3/4/08
Figure 8-1	Public Facilities Map		Revise Figure 8-1 to include a range of proposed sites which could be considered for possible future fire station.	No City proposed change. Offered to Propose for Initiation and Carry for the City. Initiated by City Council on 3/4/08.

Chapter 10.0 HOUSING ELEMENT

POLICY	TOPIC	POLICY LANGUAGE	APPLICATION RECOMMENDED CHANGE	CITY RECOMMENDED STATUS
Require Inclusion of Very Low-, Low- and Moderate-Income Housing in New Development:				
HE 11.5	Establishment of Unit Percentages and Income Levels.	Except for designated affordable housing sites as identified in HE 11.6 the inclusionary housing requirement shall be as follows: a. Proposed rental projects shall be required to provide 5% of the total number of units within the project at rent levels affordable to very low- and low-income households. b. Proposed for-sale projects, including subdivisions for purposes of condominium conversions, will be required to provide 5% of the units at prices affordable to very low income, 5% affordable to low income, 10% affordable to moderate income households, and 10% affordable to households earning 120-150% of median income. Requirements for provision of inclusionary units in for-sale projects for very low- and low-income households may be satisfied by providing the same number of rental units at rent levels affordable to these households.	Except for designated affordable housing sites as identified in HE 11.6 the inclusionary housing requirement shall be as follows: a. Proposed rental projects shall be required to provide 5% of the total number of units within the project at rent levels affordable to very low- and low-income households. b. Proposed for-sale projects, including subdivisions for purposes of condominium conversions, will be required to provide ~~5% of the units at prices affordable to very low income,~~ ~~5%~~ **15%** affordable to low income **or** 10% affordable to moderate income households, and 10% affordable to households earning 120-150% of median income. Requirements for provision of inclusionary units in for-sale projects ~~for very low- and~~ low-income households may be satisfied by providing the same number of rental units at rent levels affordable to these households. **---OR---** b. Proposed for-sale projects, including subdivisions for purposes of condominium conversions, will be required to provide **either:** ~~5% of the units at prices affordable to very low income,~~ ~~5%~~ **a.** **15%** affordable to low income, **b.** 10% affordable to moderate income households, and 10% affordable to households earning 120-150% of median income **or** **c.** **10% of the units affordable to households earning 120-150% of median income and 10% of the units affordable to households earning 150-200% of**	Initiated by City 4/16/07 without specific language proposed. Proposed to initiate in conjunction with this application or coordinate timing with City process. Initiated by City Council 3/4/08.

			median income where at least one member of the qualifying household is employed within the Goleta City limits. Requirements for provision of inclusionary units in for-sale projects ~~for very low- and~~ low-income households may be satisfied by providing the same number of rental units at rent levels affordable to these households.	
Table 10A-16	Inventory of Land Suitable for Residential Development: Vacant Residentially Zoned Sites	Map #39 APN: 079-210-049 Site Size 13.73 acres Maximum Residential Density: DR- 8 Maximum Number of Units: 109 Land Use Designation: Planned Residential Maximum Residential Density: 8 Maximum Number of Units:109 Type of Constraints: Riparian buffer, native grasslands Net Developable Area: 12.36 Adjusted Number of Units: 98	Correct Table as follows: Map #39 APN: 079-210-049 Site Size ~~13.73 acres~~ **14.46 Acres** Maximum Residential Density: DR- 8 Maximum Number of Units: ~~109~~ **116** Land Use Designation: Planned Residential Maximum Residential Density: 8 Maximum Number of Units: ~~109~~ **116** Type of Constraints: Riparian buffer, native grasslands Net Developable Area: ~~12.36~~ **14.20 Acres** ~~Adjusted Number of Units: 98~~	No City proposed change. Proposed for Initiation in conjunction with this application or coordinate with City process. Initiated by City Council 3/4/08.