

## **ATTACHMENT 6**

**Proposed Final Mitigated Negative Declaration (August 2008)  
and Addendum Dated March 18, 2009**

# **CITRUS VILLAGE**

## **FINAL MITIGATED NEGATIVE DECLARATION**

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*Prepared for:*

**CITY OF GOLETA**  
130 Cremona Drive  
Goleta, California 93117

*Prepared by:*

**ENVICOM CORPORATION**  
28328 Agoura Road  
Agoura Hills, California 91301

August 15, 2008

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**CITY OF GOLETA  
FINAL MITIGATED NEGATIVE DECLARATION**

**1. PROJECT TITLE:**

Citrus Village  
General Plan Amendment 04-226-GPA  
Vesting Tentative Tract Map 32,027; 04-226-TM  
Final Development Plan 04-226-DP, -DRB  
Road Naming 04-226-RN

**2. LEAD AGENCY NAME AND ADDRESS:**

City of Goleta  
Planning and Environmental Services  
130 Cremona Drive, Suite B  
Goleta, CA 93117

**3. CONTACT PERSON AND PHONE NUMBER:**

Cindy Moore, Senior Planner  
(805) 961-7547

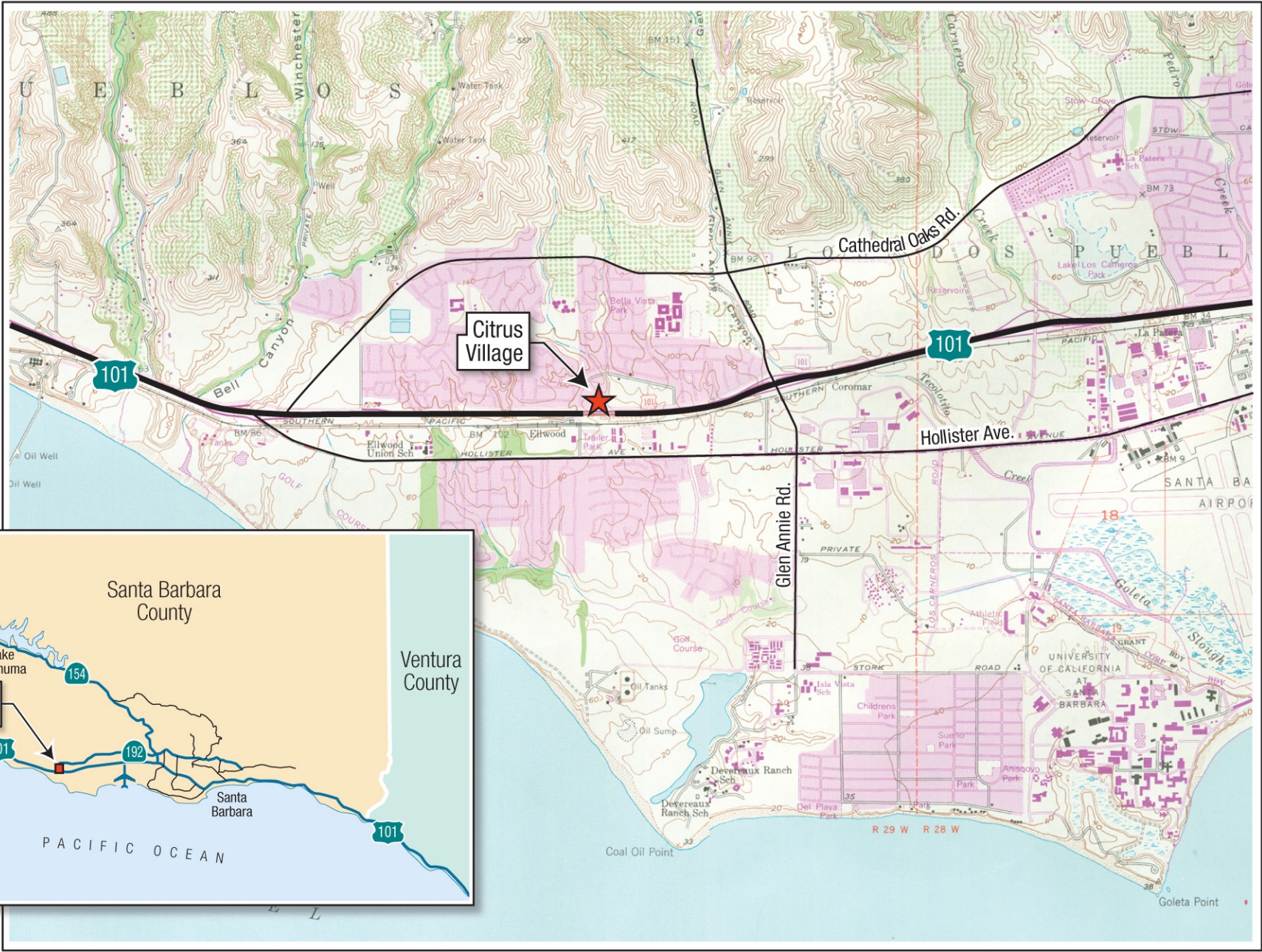
**4. APPLICANT:**

Detlev Peikert, Representing 7388 Calle Real, LLC, Property Owner  
Peikert Group Architects  
10 East Figueroa Street, Suite 1  
Santa Barbara, CA 93101

**5. PROJECT LOCATION:**

The project site is located near the northeast corner of the intersection of Calle Real and Ellwood Station Road in western Goleta. A location map is provided as **Figure 1**.

Address: 7388 Calle Real  
Assessor's Parcel Number: 077-490-043



Source: Portions of the Dos Pueblos Canyon and Goleta, California, U.S.G.S. 7.5 Minute Quadrangls

## **6. PROJECT DESCRIPTION:**

The proposed Citrus Village development (hereafter referred to as “the project” or “the proposed project”) would involve four components: 1) an amendment to General Plan Policy 10.3, 2) a one lot subdivision requiring a tract map, 3) the subsequent development of multi-family housing units (condominiums) and associated amenities as part of a Final Development Plan, and 4) a road naming of the private drive.

### ***General Plan Amendment***

Per the proposed General Plan Amendment (04-226-GPA), the project would include changes to the Land Use Element Policy LU 1.10, Multifamily Residential Development, the Land Use Element Table 2-1, Allowable Uses and Standards for Residential Use Categories, and the Conservation Element Policy CE 10.3, Incorporation of Best Management Practices for Stormwater Management.

The changes to Policy LU 1.10 affect section (a) as follows:

**LU 1.10 Multifamily Residential Development. [GP/CP]** The Medium- and High-Density Multifamily designations shall provide appropriate locations for multifamily dwellings as well as allow development standards that enable creativity and diversity in design while protecting health and safety. The use categories differ in terms of maximum permitted densities allowed, but each designation shall permit a range of housing types, including detached units, attached townhouses, and garden apartments. All multifamily developments shall be required to provide or ensure:

- a. Adequate ~~common~~ open space and ~~public~~ recreational facilities, ~~including parks or open spaces~~, as an integral part of the development; community garden areas are encouraged.
- b. Appropriate amounts of outdoor space for the exclusive use of individual residential units.
- c. Appropriate pedestrian and bicyclist access to commercial or other activity centers and appropriate facilities to encourage use of public transit.
- d. Adequate services and facilities (such as sewer, water, and roadway capacity) concurrent with development.
- e. Adequate off-street parking.
- f. Appropriate access by emergency vehicles.



The changes to Table 2-1 would remove the standards for building intensity as follows:

**TABLE 2-1  
 ALLOWABLE USES AND STANDARDS FOR RESIDENTIAL USE CATEGORIES**

Allowed Uses and Standards	Residential Use Categories				
	R-SF	R-P	R-MD	R-HD	R-MHP
<b>Standards for Density and Building Intensity</b>					
<i>Standards for Permitted Density</i>					
Maximum Permitted Density (units/acres)	5 or less	5.01-13	20	30	15
Minimum Permitted Density (units/acres)	N/A	N/A	15	15	N/A
<i>Standards for Building Intensity</i>					
Maximum Floor Area Ratios (FAR)	N/A	0.30	0.50	1.10	N/A
Maximum Structure Height (Inland Area)	25 feet	35 feet	35 feet	35 feet	25 feet
Maximum Structure Height (Coastal Zone)	25 feet	25 feet	25 feet	25 feet	25 feet
Maximum Lot Coverage Ratio	N/A	0.30	0.30	0.40	N/A
Minimum Open Space Ratio	N/A	0.40	N/A	N/A	N/A
Minimum Lot Size	7,000 s.f.	4,500 s.f.	N/A	N/A	2,500 s.f.
Notes:					
1. Use Categories: R-SF– Single-Family Residential; R-P – Planned Residential; R-MD – Medium-Density Residential; R-HD – High-Density Residential; R-MHP – Mobile Home Park.					
2. X indicates use is allowed in the use category; - indicates use not allowed.					
3. General Note: Some uses requiring approval of a conditional use permit are set forth in text policies, and others are specified in the zoning code.					
4. Allowable exceptions to the FAR and other standards are set forth as incentives or concessions in the Housing Element for certain affordable housing opportunity sites.					
5. N/A = Not applicable.					

The changes to Policy CE 10.3 are intended to provide for the same or higher level of protection against flooding and protection of water quality while allowing for greater engineering flexibility in the design of stormwater detention facilities given the project's location within its watershed and physical conditions as follows:

**CE 10.3 Incorporation of Best Management Practices for Stormwater Management [GP/CP]:** New development shall be designed to minimize impacts to water quality from increased runoff volumes and discharges of pollutants from non-point sources consistent with the requirements and standards of the Central Coast Regional Water Quality Control Board. ~~Post-development peak stormwater runoff discharge rates shall not exceed the estimated predevelopment rate. Dry weather runoff from new development shall not exceed the predevelopment baseline flow rate to receiving surface water bodies. Post construction structural BMPs shall be designed to treat, infiltrate, or filter the amount of stormwater runoff produced by all storms in accordance with the City's adopted Stormwater Management Program. Up to and including the 85<sup>th</sup> percentile, 24-hour storm event for volume-based BMPs and/or the 85<sup>th</sup> percentile, 1-hour~~



~~storm event (with an appropriate safety factor) for flow-based BMPs.~~  
Examples of BMPs include the following:

- a. Retention and detention basins;
- b. Vegetated swales;
- c. Infiltration galleries or injection wells;
- d. Use of permeable paving materials;
- e. Mechanical devices such as oil-water separators and filters;
- f. Revegetation of graded or disturbed areas.
- g. Other measures that are promoted by the Central Coast Regional Water Quality Control Board and those described in the BMP report of the Bay Area Association of Stormwater Management Agencies.

### ***Vesting Tentative Tract Map***

Per proposed Tentative Tract Map 32,027, (04-226-TM), the project would include a one lot subdivision of the 0.94-acre property for airspace condominium purposes to provide for 11 residential units, associated infrastructure, and common open space.

### ***Final Development Plan***

Per the proposed Final Development Plan No. 04-226-DP, the project would include the construction of 11 residential condominiums comprised of five (5) two-story buildings (Buildings A, B, C, D & E) situated around a central drive aisle. There would be eight units on the sides of the central driveway (four on each side) and three units at the rear of the property. Three (3) residential unit types are proposed within the five buildings. Four (4) of the buildings, labeled A through D, would each contain two (2) three-bedroom attached units: one 2,138 square-foot unit and one 2,385 square-foot unit. Each of these units would also have a 428 square foot two-car garage. Building E would contain two (2) three-bedroom 1,510 square-foot units, and one (1) two-bedroom 1,933 square-foot unit. Each of these three units would also have a 240 square-foot one-car garage. The total development would be 27,189 gross square feet. The total building footprint would encompass approximately 12,288 square feet (30% of the site). In addition, the project would include an offer to dedicate a 28-foot wide by 143.44-foot area right of way along the Calle Real frontage. The project Site Plan depicting the layout of the proposed development is provided in **Figure 2**.

Project Elevations showing the structural design are provided in **Figures 3 and 4**. Figure 3 illustrates the design elevations from the courtyard facing east, noted the "East Courtyard Elevation", the design elevations from the exterior east elevations looking west, noted the "East Elevation", and the south design elevation from Calle Real looking north toward the project, noted the "South Elevation - Calle Real." The maximum height of the buildings would reach 30 feet. The east-facing courtyard elevation shows the architectural detail of the fronts of Buildings A & B, which face toward the interior of the

project. The east-facing elevation of the project, showing the typical rear, back-yard sides of the buildings (in this case of Buildings C & D), would face the adjacent multi-family residential development. Figure 4 illustrates a closer view of the south facing elevations for Buildings A and C. The orientation of the project in relation to the