



**KENWOOD VILLAGE RESIDENTIAL PROJECT
SCOPING DOCUMENT
Case 08-205-GPA, RZN, VTM, DP
12-EIR-004**

1.0 PROJECT DESCRIPTION

The proposed project includes a total of 60 units on a 10-acre undeveloped site on the 7300 block of Calle Real. The project includes 13 single-family residences, 20 duplexes and 27 triplexes, six units that will be affordable to moderate and upper moderate income households (3 units each). A 50 to 120 foot setback from El Encanto Creek, an Environmentally Sensitive Habitat Area, is proposed along the western property line. The project includes a bicycle and pedestrian trail and a detention basin and trail along El Encanto Creek.

Project Location

The project site is an approximately 10-acre undeveloped property on the 7300 block of Calle Real between Baker Lane and Ellwood Station Road. The property boundary includes an approximately 10-foot strip of land along the north edge of the project that connects it to Ellwood Station Road, 600 feet to the west and Daffodil Lane, 750 feet to the east. The site is bounded by El Encanto Creek on the west, single family residential development on the north and east, and Calle Real, then U.S. Highway 101 to the South (See the vicinity map below). The “arm parcels” shown below (APN’s 077-130-019 and 077-141-049) are subject to bike path/public open space easements.

**Figure 1
Vicinity Map**



Approvals Requested

The project includes the following elements:

- 1) **Rezone** - A request to rezone (RZN) the property from Design Residential (DR) 4.6 and 10 with Affordable Housing Overlay, Design Residential 4.6, Single Family Residential (R-1) and Limited Commercial to Planned Residential Development as outlined in Table 2 below.

- 2) **Vesting Track Map** - A Vesting Track Map (VTM) for the creation of 65 lots to accommodate 60 residential units consisting of 13 single family, 20 duplexes and 27 triplexes, open space, private access, and public utilities to serve the subdivision on two existing parcels of record of 9.39 and 0.61 acres (See Figure 2 below).
- 3) **Development Plan** - Development Plan for 13 single family, 20 duplexes and 27 triplexes, six (6) open space lots, with private access and public utilities (See Figure 3 below).

The existing and proposed land use designations for the property are shown in Table 1. Table 2 shows the existing and proposed zoning designations.

Table 1
Existing and Proposed Land Use Designations

Parcel Number	Existing Land Use	Proposed Land Use
077-130-006 (northern portion)	Single Family Residential	Planned Residential
077-130-006 (southern portion)	Agriculture	
077-130-019	Planned Residential 8	

Table 2
Existing and Proposed Zoning Designations

Parcel Number	Existing Zoning Designation	Acreage	Proposed Zoning
077-130-006 (northern portion)	Design Residential 4.6 (DR 4.6) Affordable Housing Overlay Design Residential 10 (AHO DR 10)	6.2 acres	Planned Residential Development
077-130-006 (southern portion)	Limited Commercial (C-1)	3.8 acres	
077-130-019 (northern portion)	Single Family Residential (R-1)	0.53 acres	
077-130-019 (southern portion)	Design Residential 4.6 (DR 4.6)		
077-141-049	Single Family Residential (R-1)	0.17 acres	

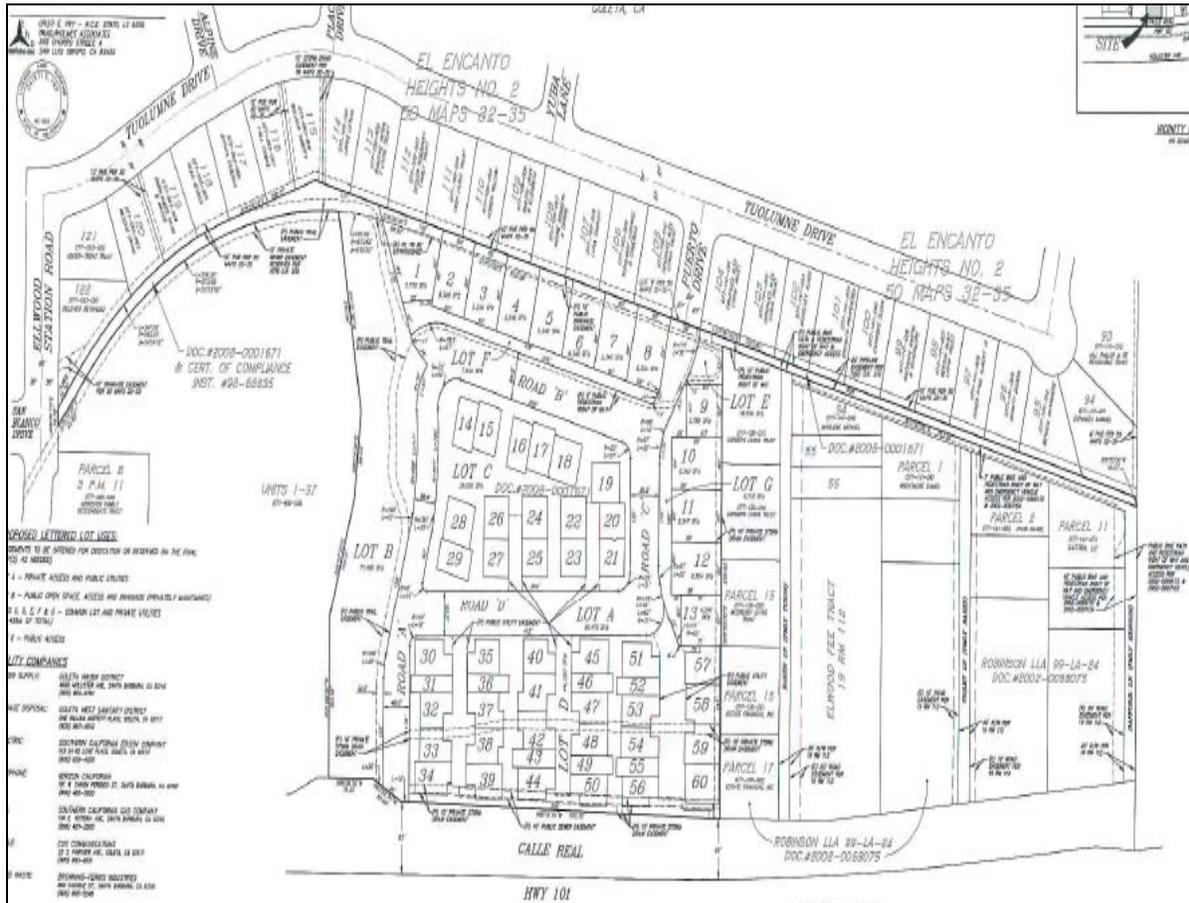
Note that a **Development Agreement** between the applicant and the City is expected to be included in the application package. The terms of this agreement will be negotiated between the two parties although it is anticipated that it will not require or obligate the applicant or City to pursue any physical change outside the project site.

CEQA Review of the General Plan Amendment (GPA) v. review of the proposed project

The requested amendments to the City’s GP/CLUP are addressed in a separate EIR that will be prepared at the same time and in coordination with this project specific EIR. Decision-makers will consider that EIR prior to taking action on the proposed GPAs. Once decision-makers have taken action on the GPAs, the proposed project can be reviewed. Therefore, for the purposes of this project EIR, it is assumed that decision-makers have rendered a decision on the GPAs and the land is already designated for residential use in the General Plan. As the project EIR assumes that the General Plan designation has changed to residential, the corresponding change to the Planned Residential zone district would not raise any environmental issues.

The project-level environmental analysis will compare the existing conditions to the proposed 60-unit residential development on a 10+ acre open space bordered by a creek and residential development.

Figure 2
Vesting Tentative Tract Map



Environmental Setting

Surrounding Land Uses

The site is bounded by El Encanto Creek and multi-family residential on the west, single family residential development on the north and east, and Calle Real, then U.S. Highway 101 to the South.

Topography and Soils

The Kenwood Village project site is located at approximately 34.4336 degrees north latitude, 119.8812 degrees west longitude and is at an elevation of ranging from 55 feet above mean sea level (msl) to 94 feet above msl. The site is situated on a hill slope that dips down to the southwest at gradient of 6-to-1 (horizontal-to-vertical) and becomes generally level adjacent to Calle Real. Surface drainage follows the topography to the west and flows to the Pacific Ocean, located approximately one mile to the southwest.

The soil engineering report for the project¹ indicates that the surface and sub-surface material at the site generally consist of dark olive brown clayey sands and the alluvial materials are underlain by light olive brown clayey sands. The Geologic Map of the Dos Pueblos Quadrangle (Dibblee, 1987) indicates that the material is Monterey Formation overlaid by Older Dissected Surficial Sediments. Groundwater was not encountered in any of the soil borings, but may be expected at relatively shallow depths during wet cycles.

¹ GeoSolutions, Inc. September 17, 2009

**Figure 3
Development Plan**



Fauna, Flora and Surface Water Bodies

El Encanto Creek borders the entirety of the project site's western boundary (approximately 657'). El Encanto Creek is a southward-trending tributary to Devereux Creek, which terminates at Devereux Slough. Surface flow is artificially augmented by residential and agricultural runoff, resulting in persistent surface water through the summer and fall months. El Encanto Creek supports an oak-riparian woodland with an overstory dominated by western sycamore, coast live oak and willow. In-stream, emergent vegetation includes southern cattail and watercress. Several non-native trees such as palm, tara, and Pittosporum have also been established within the riparian corridor. The riparian understory consists of native and non-native species, including coyote brush, smilo grass, and Algerian ivy. Trees are lacking on the east bank along the lower third of the drainage. The vegetation here is dominated by California sagebrush and weedy species such as wild mustard, castor bean and prickly ox tongue. The majority of the site is covered in annual grassland, most of which was cultivated in the past. Wildlife use of the site is limited by its size and residential context; however, rodent species are undoubtedly present. Because of the presence of such small mammals, the grassland has some value as foraging habitat for birds of prey.

Cultural Resources

Archaeological site CA-SBA-1093 "West" was originally recorded in 1980 during a Phase 1 investigation (Craig 1980) of the site. Remains were described as a "scatter of weathered shellfish." The Phase I Archaeological Survey prepared for the project² re-investigated the entirety of the project site, including the area where CA-SBA-1093 "West" was identified. The survey concludes that there is a very limited, though unexpected, potential for

² Dudek, December 2009.

diagnostic (time-sensitive) artifacts to be present within the previously recorded CA-SBA-1093 "West" site boundary. Such artifacts, if present, would be capable of indicating when even limited prehistoric use of the area occurred.

2.0 ALTERNATIVES

CEQA requires that an EIR explore alternatives that are designed to reduce or eliminate the significant impacts of the project. These alternatives will be more specifically defined upon completion of the project impact analysis. At this point, the following alternatives are anticipated:

- a. No Project Alternative: This alternative would assume farming use on the southern 3.8 acres of the site similar to that which occurred historically. The northern 6.2 acres is assumed to have single family residences per the current land use designation.
- b. Buildout under the existing General Plan land use designation – The existing General Plan land use designations (Single Family Residential, Agriculture and Planned Residential 8 units/acre) would allow residential development on the northern 6.2 acres of the site and agricultural uses on the southern 3.8 acres. This alternative will analyze the impacts associated with buildout of the property with these land uses.
- c. Reduced Scale Alternative #1 – Protection of Streamside Protection Are: A project similar to the current project with all development (e.g., housing units, roads and sidewalks) pulled out of a 100-foot Streamside Protection Area buffer measured from the eastern edge of the riparian corridor of El Encanto Creek. This would entail the loss of approximately five units. This alternative will help to determine the extent to which impacts would be lessened by providing more protection for the riparian corridor through the reduction of units and development intensity.
- d. Reduced Scale Alternative #2 – Address significant impact(s)/Environmentally Superior Alternative: This alternative would reduce the scale of the development to minimize significant impact(s) that may be identified in the EIR.
- e. Alternative requested by applicant: This alternative would assume that the northern 6.2 acres are developed under the existing land use designation, similar to Alternative 'b' above, and that farmworker housing would be built on the lower 3.8 acres.
- f. Alternative Sites: If an appropriate alternative site exists within the City, the EIR will provide a qualitative comparison of the relative impacts of locating the project on such a site.

Each alternative will be analyzed for the same set of environmental issues as the project, and any new issues that an alternative could potentially pose as well. In accordance with CEQA, an environmentally superior alternative will be identified from the alternatives evaluated. If the No Project Alternative is found to be superior, the EIR will identify a superior alternative among the remaining alternatives.

3.0 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The EIR will serve as a project EIR in accordance with CEQA and will include an analysis of all aspects of the project, including the residential development along with off-site development of access roads, bicycle paths, and utility connections. The EIR will include an analysis of the following environmental issues:

- | | |
|---|--------------------------------|
| ✓ Aesthetics | Noise |
| Agriculture and Forestry Resources –
See companion General Plan
Amendment EIR | Population/Housing |
| Air Quality | Public Services and Recreation |
| ✓ Biological Resources | ✓ Transportation/Traffic |
| ✓ Cultural Resources | Utilities/Service Systems |
| Geology/Soils | |
| Greenhouse Gas Emissions | |
| Hazards and Hazardous Materials | |
| ✓ Hydrology/Water Quality | |
| Land Use/Planning | |

3.1 Aesthetics

Existing Setting

The project site lies just north of Highway 101 and Calle Real in the west/central area of the City with views across the property to the foothills, the Santa Ynez Mountains, and El Encanto Creek (along the entirety of the western boundary of the site). The site consists mainly of annual grassland most of which were cultivated in the past. A view of the site from Calle Real is shown below in Figure 4.

Project Impacts

As can be seen from Figure 4 below, the public currently has views across the property toward the foothills, Santa Ynez Mountains, and the riparian corridor of El Encanto Creek, all of which are considered scenic views to be protected and preserved. The 60 residential lot subdivision would spread 60 two (2) story residential units over the 10-acre property. The site is at an elevation of ~55 near Calle Real rising to 94 feet at the north end of the property. Therefore, public views of the mountains and foothills may be reduced or eliminated as a result of this project.

Public views across the property will require analysis and an environmental determination to establish whether the new homes would diminish or eliminate public views from Calle Real toward the foothills and Santa Ynez Mountains. In addition, the combination of a significant grade differential between Calle Real and the north end of the project site, along with the placement of two-story units in close proximity to Calle Real, public views must be analyzed and assigned an environmental determination regarding the potential impact for significant views and scenic corridors.

Figure 4
Views Across the property toward mountains (from Calle Real)



Currently, the visual character of the site is of an open, rural nature with expansive views to the north and east and views of the riparian corridor of El Encanto Creek to the west. The subdivision and ultimate construction of

up to 60 homes on this property could dramatically change the visual character of the project site from its current open, rural nature to that of a relatively dense suburban context.

The introduction of exterior night lighting associated with development of 60 new residential units in an area with currently very limited night lighting would pose a potentially significant impact on nighttime views as well as exposing neighboring uses and areas to significant light and glare. In this instance, such impacts could be exacerbated given the fact that the project would not maintain a 100-foot Streamside Protection Area (SPA) from the edge of the riparian corridor of El Encanto Creek. The significance of the aesthetic impacts associated with the proposed project needs to be determined in the EIR.

EIR Scope-of-Work:

1. The EIR consultant shall identify the regulatory framework for aesthetics, including any applicable Federal, State, and/or local regulations and/or standards.
2. The EIR consultant shall describe the criteria for determining a project's visual and aesthetic impacts, including the CEQA Initial Study checklist questions, direction provided in CEQA and applicable CEQA case law, the City's *Environmental Thresholds and Guidelines Manual*, and applicable City, State, and Federal regulations relating to visual resources and aesthetic impacts.
3. The EIR consultant shall describe the visual/aesthetic environmental baseline for the project. This task shall include conducting one or more site visits as necessary to photo-document the existing setting, and public views of and through the site from surrounding public viewing areas as well as the local scenic corridors of Calle Real and US 101. Photo-documentation shall include views across the project site to the neighboring foothills, Santa Ynez Mountains and the riparian corridor of El Encanto Creek.
4. The EIR consultant shall utilize the materials provided by the applicant's architect and the photo-documentation in Task #3 to establish the environmental baseline to prepare visual simulations of the project. Visual simulations of the project shall focus on views from public viewing areas along Cathedral Oaks Road of the neighboring foothills, the Santa Ynez Mountains, and the riparian corridor of El Encanto Creek. and demonstrated to the Design Review Board, Planning Commission and City Council.
5. The EIR consultant shall describe the changes to views of and through the site in the post-project scenario and assess in detail the significance of those changes to existing views of scenic resources, especially to views from US 101 and Calle Real as well as to the visual context of those thoroughfares given their designation in the GP/CLUP as "Local Scenic View Corridors."
6. The EIR consultant shall describe in detail the project's contribution to cumulative visual/aesthetic impacts. The discussion of cumulative impacts should include changes to night lighting and the visual/aesthetic impact of project, taking into account existing and proposed development, based on a list and associated map of cumulative projects in the project area prepared by City staff. The project's contribution to cumulative visual/aesthetic impacts would also be further evaluated pending a review of the photos from surrounding public viewing areas.
7. The EIR consultant shall review the City's standard visual/aesthetic mitigation measures (please refer to Attachment 2) as well identify and evaluate any additional mitigation measures, if any, that would reduce significant, adverse visual/aesthetic impacts to less than significant levels, including, but not limited to changes to landscaping, relocation/re-orientation/redesign of specific buildings, modification to street frontage improvements, reduction in the number of lots, etc.
8. The EIR consultant shall identify appropriate mitigation measures, where appropriate.
9. The EIR consultant shall prepare a statement of residual impact.

3.2 Agriculture and Forest Resources – See Appendix A.

3.3 Air Quality – See Appendix A.

3.4 Biological Resources

The following information about the biological resources on site is based on three studies prepared by the applicant's biologist.³ This information will be peer reviewed in the EIR.

Existing Setting

The site has historically been used for agriculture on an intermittent basis. There are no existing improvements or infrastructure onsite. Mowing of most of the site has been done on an annual basis when the property is not under cultivation to reduce the potential for grass fires. The site's terrain slopes upward from its southern and western boundaries. Elevation rises from 55 feet above msl at the toe of the road embankment to 94 feet above msl in the northeast corner of the property.

Project Site

Vegetation: The majority of the site is covered in annual grassland that had been recently mowed at the time the field surveys were performed. Most of this area appears to have been cultivated in the past. Annual grass species such as brome (*Bromus* sp.), oats (*Avena* sp.), and barley (*Hordeum* sp.) were recorded. There were also scattered occurrences of wild fennel (*Foeniculum vulgare*) and coyote brush. Annual and perennial weeds, coyote brush (*Baccharis pilularis*), a small stand of three willows, and two walnut trees (*Juglans* sp.) were found along the toe of the road embankment. There were two stands of tamarisk (*Tamarix ramocissima*) within the grassland east of the creek.

Wildlife: Wildlife use of the site is limited by its size and residential context. Regular disturbance from cultivation and mowing also reduce the value of the grassland for animals. There was evidence of Botta's pocket gopher (*Thomomys bottae*); other rodent species (e.g. western harvest mouse, white-footed deermouse, California vole) were undoubtedly present. California ground squirrels (*Spermophilus beecheyi*) are also expected to occur onsite. Because of the presence of small mammals, the grassland has some value as foraging habitat for birds of prey. Red-tailed hawks and an American kestrel were observed during the field surveys. There is also potential for white-tailed kites and red-shouldered hawks to use the grasslands for hunting. Medium-sized mammals such as striped skunks (*Mephitis mephitis*), raccoons (*Procyon lotor*), and coyote (*Canis latrans*) are likely to occur.

Surrounding Area

EI Encanto Creek: EI Encanto Creek follows the western property line; and a portion of the creek lies within the site boundaries. EI Encanto Creek is a southward-trending tributary to Devereux Creek, which terminates at Devereux Slough. The creek supports associated aquatic and riparian habitats. Surface flow is artificially augmented by residential and agricultural runoff, resulting in persistent surface water through the summer and fall months. Major segments of EI Encanto Creek upstream and downstream from the site have been channelized to improve conveyance.

The stream enters the north end of the property through a 5' by 12' box culvert and exits through a 6-foot diameter concrete culvert beneath Calle Real. The streambed is armored in places by non-native rock and concrete debris. There is a spillway near the southern end of the site where surface drainage enters from the condominium complex on the west bank.

The active stream channel ranges from 5 to 10 feet wide and consists of an assemblage of deposited sands, silts, and medium-sized boulders. The stream's east bank varies in height from 3 feet to 10 feet. Portions of the streambanks are undercut, exposing masses of associated riparian trees and understory vegetation. There are irregular pools from one to three feet in depth. The stream has flow throughout the year, including the summer months.

EI Encanto Creek is considered an Environmentally Sensitive Habitat Area (ESHA) in the GP/CLUP.⁴

³ Storrer Environmental Services, "Biological Assessment," September 30, 2009; "California Red-legged Frog (*Rana draytonii*) Habitat Assessment and Survey Results," July 14, 2010; and "Riparian Restoration and Enhancement Plan, EI Encanto Creek, Goleta, California," January 18, 2010 and Revised July 23, 2010.

⁴ GP/CLUP Figure 4-1, Special Status Species and Environmentally Sensitive Habitat Areas.

El Encanto Creek Vegetation: El Encanto Creek supports an oak-riparian woodland with an overstory dominated by western sycamore (*Platanus racemosa*), coast live oak (*Quercus agrifolia*), and willow (*Salix* sp.). The sycamores are exclusive to the west bank of the stream and were probably planted in conjunction with development of condominium complex west of and adjoining the creek. In-stream, emergent vegetation includes southern cattail (*Typha domingensis*) and watercress (*Rorippa nasturtium-aquaticum*). Several non-native trees such as palm (*Washingtonia* sp.), tara (*Caesalpinia spinosa*), and pittosporum (*Pittosporum* sp.) have also been established within the riparian corridor. The riparian understory consists of native and non-native species, including coyote brush smilo grass (*Piptatherum miliaceum*), and Algerian ivy (*Hedera canariensis*). Trees are lacking on the east bank along the lower third of the drainage. The vegetation here is dominated by Califda sagebrush (*Artemisia californica*) and weedy species such as wild mustard (*Brassica nigra*), castor bean (*Ricinus communis*), and prickly ox tongue (*Picris echioides*).

El Encanto Creek Wildlife: The stream habitat persists in a somewhat degraded condition. Continuity of the riparian vegetation is broken by residential development to the north and Calle Real and U.S. Highway 101 to the south. There is a high proportion of non-native, invasive plant species onsite. Water quality appears to be marginal. There is substantial evidence of direct human disturbance (e.g. accumulation of trash, foot trails, etc). Despite its degraded condition, the riparian habitat provides a nesting and foraging resource for birds. Its value as a dispersal corridor for land animals however is limited by its fragmented character.

The segment of El Encanto Creek bordering the site is mapped as an Environmentally Sensitive Habitat Area (ESHA) in the Conservation Element of the City of Goleta's General Plan (City of Goleta 2009). The majority of the mapped ESHA corresponds to the current extent of the riparian canopy. The California Native Diversity Database (CNDDDB) considers southern coast live oak riparian forest to be a sensitive plant community (CNDDDB, 2009a).

The site has the potential to support two sensitive vertebrate species: western pond turtles (*Actinemys marmorata*) and California red-legged frogs (*Rana aurora draytonii*). Neither species was observed during prior field surveys. There are no records of either species for the project vicinity⁵.

The western pond turtle is considered a Species of Special Concern by the California Department of Fish and Game (CDFG 2009b). The CNDDDB search revealed one record for western pond turtle for the Dos Pueblos USGS quadrangle. Precise information as to specific location is sequestered by the California Department of Fish and Game who manages the CNDDDB. Therefore the information is of little use for planning purposes. There are two records for western pond turtle within the Devereux Creek watershed⁶. Habitat in El Encanto Creek is marginal. There are "plunge pools" of depth and persistent surface water due to runoff originating offsite. Potential for western pond turtles is considered very low due to the stream's degraded condition, the animal's diurnal habits, and the fact that the area is frequented by people.

The California red-legged frog is listed as threatened under the Federal Endangered Species Act. It is also considered a Species of Special Concern by the California Department of Fish and Game (GDFG 2009). There are recent (August 2008) records for California red-legged frog in the artificial ponds at Glenn Annie Golf Course (SBMNH unpublished). The ponds are 0.6 miles north of the site. They are associated with Glenn Annie Creek, the adjacent, perennial drainage to the east of El Encanto Creek. Habitat for the California red-legged frog is marginal because of the conditions described for western pond turtle. The woodland overstory, presence of plunge pools, and stand of emergent vegetation (cattail) near the southern end of the site are considered amenities. Non-native predators on larval frogs such as mosquito fish (*Gambusia affinis*) and crayfish (Cambaridae) were observed during the field surveys and reduce the potential for the California red-legged frog to occur onsite. Because the frogs are largely nocturnal, they would have a better chance of withstanding direct human disturbance than would the western pond turtle.

Surveys for the California red-legged frog were conducted in accordance with protocols endorsed by the U.S. Fish and Wildlife Services (USFWS 2005). They consisted of eight surveys, two (one daytime, one nighttime) during the non-breeding season (July 1 through September 30) and six (two daytime, four nighttime) during the breeding season (October 1 through June 30). California red-legged frogs were not observed during any of the eight field

⁵ CNDDDB 2009b, SBMNH unpublished.

⁶ SBMNH unpublished.

surveys. One other amphibian species, the Pacific tree frog (*Hyla regilla*) was observed in low numbers (4 -6 individuals) during the spring surveys.

Project Impacts

Although not observed during the biological survey of the property performed by the applicant's biologist in January 2011, the adjacent El Encanto Creek, an Environmentally Sensitive Habitat Area (ESHA) has the potential to serve as habitat for the following sensitive species:

- Southwestern willow flycatcher - Federally listed as threatened and California listed as endangered
- Yellow warbler - California Department of Fish and Game listed as sensitive
- Coast Range newt - California Department of Fish and Game listed as sensitive
- Two-striped garter snake - California Department of Fish and Game listed as sensitive

Further, site development would eliminate approximately 10 acres of non-native grassland that has some value as foraging habitat for birds of prey.

The proposed grading plan includes grading up to the property lines and installation of a new stormdrain and rip rap energy dissipater on the southwest corner of the site where El Encanto Creek exits the site. Pursuant to GP Policy CE 2.2, a Stream Protection Area (SPA) buffer is required along all creek corridors. This buffer is a minimum of 100 feet from top of bank. In this instance, the SPA proposed in the project plans ranges from 50' to 120', therefore portions of the project would encroach into the SPA buffer mandated by the General Plan.

The purpose of the 100-foot SPA requirement is to ensure that an adequate buffer maintained in a natural state is provided to prevent impacts of development from spilling into creek channels, wetlands, and/or riparian corridors which can provide important habitat for the types of sensitive and special status species noted above. CE 2.2 does allow for the reduction of the 100-foot SPA if it can be conclusively demonstrated that there is no feasible alternative that would accommodate such a buffer and a reduction of the SPA would not result in any adverse impacts to riparian vegetation or the biotic quality of the stream, and a minimum 25-foot undisturbed buffer is provided. Without the preservation of the 100-foot SPA buffer in a natural state, the El Encanto Creek ecosystems and habitats may be deprived of the necessary protections needed to maintain their biological function and value. The EIR will make a determination as to the significance of potential impacts on biological resources.

There are no wetland resources as defined under Section 404 of the Federal Clean Water Act on the project site. However, the biological survey prepared by the applicant's biologist for the project did not include any wetland delineation within El Encanto Creek and its riparian corridor. Given the lack of a 100-foot protective SPA buffer, it is possible that the project could result in significant impacts on wetland resources if further investigation determines that such resources do exist within the riparian corridor/creek channel.

EIR Scope-of-Work

1. The EIR consultant shall identify the regulatory framework for biological resources, including any applicable Federal, State, and/or local regulations and/or standards.
2. The EIR consultant shall describe the criteria for determining a project's impact on biological resources, including the CEQA Initial Study checklist questions, direction provided in CEQA and applicable CEQA case law, the City's *Environmental Thresholds and Guidelines Manual*, and applicable City, State, and Federal regulations and standards relating to protection of biological resources and addressing biological resource impacts.
3. The EIR consultant shall identify the biological resource environmental baseline for the project through at least one site visit and peer review of the submitted biological report (Storrer Environmental Services, September 30, 2009) and California Red-Legged Frog Habitat Assessment and Survey Results (Storrer Environmental Services, July 14, 2010).
4. The EIR consultant shall conduct a wetland delineation pursuant to the *US Army Corp of Engineers Wetlands Delineation Manual, 1987* for that segment of El Encanto Creek that lies within 100 feet of the project site's western property boundary.

5. The EIR consultant shall peer review the three studies prepared by the applicant's biologist and augment the findings of those studies as needed. The studies prepared by Storrer Environmental Services are: "Biological Assessment," September 30, 2009; "California Red-legged *Frog (Rana draytonii)* Habitat Assessment and Survey Results," July 14, 2010; and "Riparian Restoration and Enhancement Plan, El Encanto Creek, Goleta, California," January 18, 2010 and Revised July 23, 2010.
6. The EIR consultant shall describe and evaluate the significance of all potential project impacts on biological resources using the criteria noted above as well as the information obtained from the peer review of previously filed reports, field investigations and site visits, and database research.
7. The EIR consultant shall describe the project's contribution to cumulative biological impacts. The discussion of cumulative impacts should include the biological impact of project development, taking into account existing and proposed development in the central/western Goleta area (City staff to provide a list and associated map of cumulative projects in the project area).
8. The EIR consultant shall identify feasible and appropriate mitigation measures.
9. The EIR consultant shall prepare a statement of residual impact.

3.5 Cultural Resources

Existing Setting

Archaeological site CA-SBA-1093 "West" was originally recorded in 1980 during a Phase 1 investigation (Craig, 1980) of the site. Site remains were described as a "scatter of weathered shellfish." The *Phase I Archaeological Survey* prepared for the Project⁷ re-investigated the entirety of the project site, including the area where CA-SBA-1093 "West" was identified and concludes that there is a very limited, though unexpected potential for diagnostic (time-sensitive) artifacts to be present within the previously recorded CA-SBA-1093 "West" site boundary. The types of artifacts anticipated, if found onsite, would be capable of indicating when even limited prehistoric use of the area occurred.

Project Impacts

Site CA-SBA-1093 "West" lies in an area to be developed under the current project description with project grading to a depth of 13 feet or more. Although, the *Phase I Archaeological Survey* prepared for the project failed to find evidence of archaeological/cultural resources, the prior recordation of CA-SBA-1093 "West" indicates that the project may have a limited potential to result in disturbance of archaeological/cultural resources onsite. A peer review of the applicant's study and other relevant cultural resource information will be included in the EIR.

EIR Scope-of-Work

1. The EIR consultant shall identify the applicable regulatory framework for archaeological/cultural resources and impacts, including any applicable Federal, State, or local regulations and standards.
2. The EIR consultant shall describe the criteria for determining a project's impact on archaeological/cultural resources, including the Initial Study checklist questions, direction provided in CEQA and applicable CEQA case law, the City's *Environmental Thresholds and Guidelines Manual*, and applicable City, State, and Federal regulations and standards relating to protection of archaeological/cultural resources and addressing archaeological/cultural resource impacts.
3. The EIR consultant peer review the Phase I Archaeological Survey prepared for the Project (DUDEK, December 2009) and the Craig report (Craig, 1980) as well as review all archaeological/cultural resource surveys and reports on file with the Central Coast Information Center at the UCSB for the area in the vicinity of the project site and conduct at least one site visit to identify the archaeological/cultural environmental baseline for the project.
4. The EIR consultant shall to determine if additional survey work in the area is necessary to accurately establish the environmental baseline for the project.

⁷ Dudek, December 2009.

5. The EIR consultant shall confer with all interested Native American representatives to discuss the adequacy of the data already compiled and need for any additional field work to fully establish the environmental baseline for the project.
6. The EIR consultant shall identify and describe the potential project specific impacts to archaeological/cultural resources as well as assess the significance level of each identified impacts based on peer review of prior surveys, data collected from the data research effort, information from the consultation with interested Native American parties, and any additional field work conducted by the consultant.
7. The EIR consultant shall describe the project's contribution to cumulative impacts on archaeological/cultural resources. The discussion of cumulative impacts should include the impact of project development, taking into account existing and proposed development in the City (City staff shall provide a list and associated map of cumulative projects within the City).
8. The EIR consultant shall identify feasible and appropriate mitigation measures.
9. The EIR consultant shall prepare a statement of residual impact.

3.6 Geology and Soils – See Appendix A.

3.7 Greenhouse Gas Emissions – See Appendix A.

3.8 Hazards – See Appendix A.

3.9 Hydrology and Water Quality

Existing Setting

The USGS map for the area shows an unnamed blue-line stream enters the residential subdivision to the north and is dispersed southerly and southeasterly via the streets and storm drains to El Encanto Creek. As shown in the City's SWMP, the site is located in the lower portion of a drainage catchment area that contributes storm water runoff to Devereaux Creek Tributary 2. The most recent FEMA Flood Insurance Rate Map (FIRM) for the area shows the Devereaux Creek Tributary 2 area and that the site is located outside of the 100-year flood plain. However, per the FEMA map, flooding occurs immediately downstream in the creek on the south side of Highway 101. Based on a site visit by City staff, the area that floods is in a sump condition. The flood map showing the 100-year flood zone limits is superimposed with the USGS blue line stream, El Encanto Creek and the site and is included as Figure 4 below⁸.

Drainage from the majority of single family homes and streets to the north is conveyed via a municipal storm drain system directly to the El Encanto Creek drainage from the rear of these residential lots. The residences and lots immediately adjacent to the site on the east flows across the project site from east to west along a foot path behind the knoll, and spreads out across the northwest portion of the site before entering the creek. Stormwater runoff from the multi-family development, to the west, also flows to the creek. The majority of the site sheet flows in a southwesterly direction towards the creek and towards a roadside drainage ditch along the south side of the site which conveys storm water runoff from east to west, opposite of the direction of flow along Calle Real which slopes from the west to the east. Runoff in the ditch is conveyed to the west and joins the creek near the southwest corner of the property prior to entering a large culvert that takes it all under the highway. The existing pre-development storm water runoff drainage patterns and existing natural and man-made storm water conveyance facilities are shown on Figure 5¹⁴.

⁸ *Preliminary Hydrology Report*; Triad/Holmes Associates, July 2010.

Figure 4
Flood Insurance Rate Map/USGS Blue Line Stream

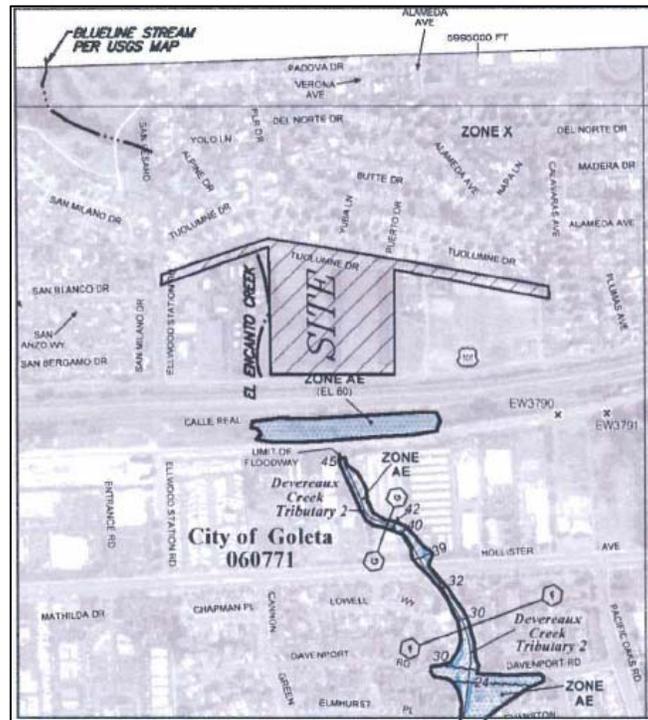
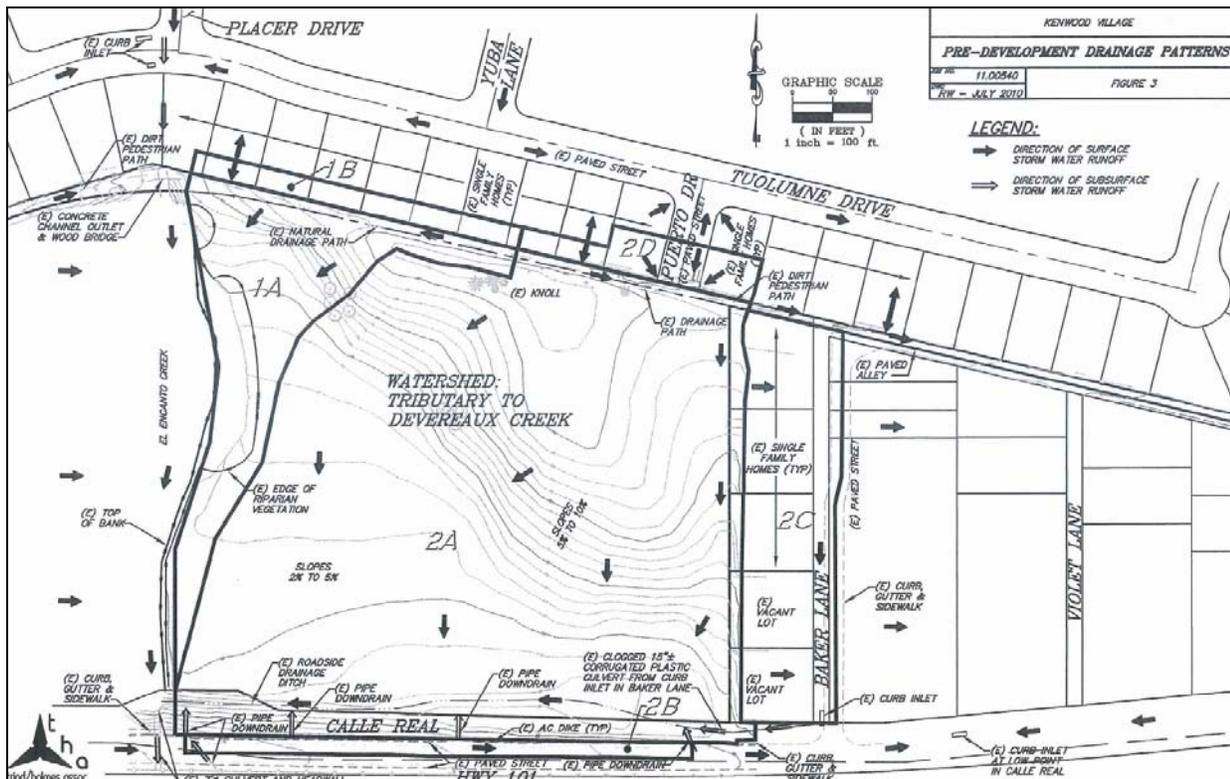


Figure 5
Pre-Development Drainage Patterns



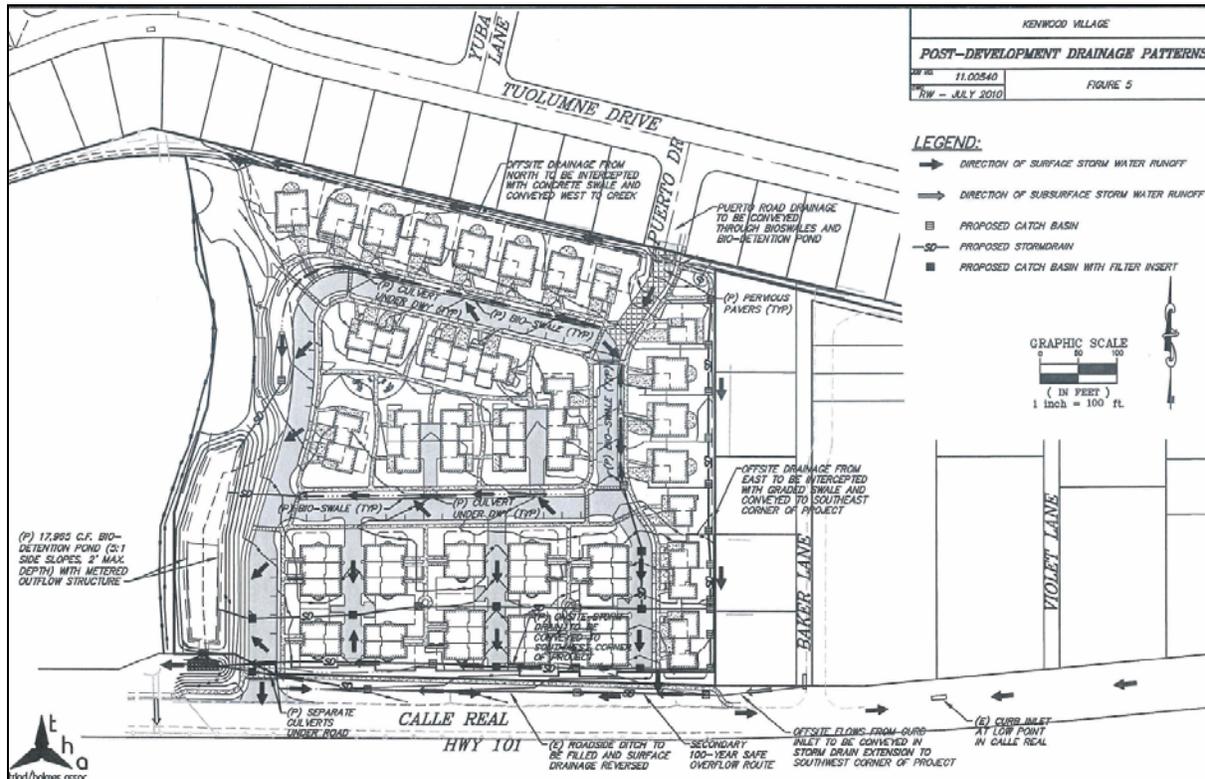
Project Impacts

A hydrology report was prepared by the applicant, the purpose of which is to demonstrate that the overall grading concepts for the Kenwood Village LLC project are in compliance with the requirements of the City of Goleta's June 2009 Storm Water Management Plan (SWMP)⁹. A natural storm water collection pond is proposed to address the increased runoff from the project (see Post Development Drainage Pattern, Figure 6). This pond is proposed to be located within the required Streamside Protection Area that is protected pursuant to GP/CLUP Policy CE 2.2. Structural features and vegetated bio-swales are incorporated into the project's design to provide flow through based water quality treatment for the majority of storm water runoff from the impervious surfaces of the project. Mechanical filtration devices, such as catch basin inserts, will also be incorporated in the onsite storm drain systems where catch basins are to be located in onsite streets and driveways. Curbs adjacent to bio-swales and the buffer zone would provide openings where possible to reduce concentrated runoff and allow additional soil contact time and infiltration¹⁰. The adequacy of the hydrology report and these systems will be peer reviewed in the EIR.

The project site is outside of any Tsunami Inundation Area as identified on Figure 5-2 of the GP/CLUP.

Where onsite storm drains and driveway culverts are to be located in the north and west part of the site, safe overland escape routes for surface flows to get to the bio-detention basin are provided in the adjacent onsite streets and bio-swales. A secondary safe overland flow route to Calle Real is provided via a sidewalk opening in the sound wall at the southeast corner of the project for the remainder of the site. The expected post-development storm water runoff drainage patterns along with the water quality treatment and detention facilities are shown on Figure 6.

**Figure 6
 Post-Development Drainage Patterns**



⁹ "Preliminary Hydrology Report, Vesting Tentative Tract Map, Kenwood Village," Triad/Homes Associates, July 2010.

¹⁰ Preliminary Hydrology Report; Triad/Holmes Associates, July 2010.

Roof runoff is expected to outlet to the surface and be directed to vegetated areas in the north and center portions of the development. Roof runoff in the east and south portions of the project is expected to be directed to onsite storm drain systems. Storm water runoff from the onsite paved surfaces and concrete driveways will be conveyed to openings in curbs and gutters and then to vegetated bio-swales where practicable or to onsite storm drain systems. The majority of the post-development storm water runoff will be directed to a bio-detention pond near the southwest corner of the site. The basin's outlet flow rate will be limited to the existing pre-development runoff discharge rates and will be discharged onto a rip-rap energy dissipater in its historical location within El Encanto Creek. The outlet elevation of the bio-detention basin will be set above the ordinary high water elevation of the adjacent creek and no stream bank stabilization work is expected to be required for this project¹⁵. The proposed storm water system, including the storm water collection pond within the creek SPA, could result in significant hydrology impacts.

Where the entrance road is sited, the adjacent roadside ditch along Calle Real is approximately 13 feet deep. In order to provide the City required parkway and sidewalk in the Calle Real right of way, and bring in an entrance road with reasonable grades, the roadside ditch along Calle Real will need to be filled in from the project entrance to the east of the project site. Grades for the onsite improvements along the southerly boundary of the property would be at approximately an equal elevation to those of Calle Real to allow for the possible future widening of Calle Real. Since Calle Real slopes from west to east, the surface drainage in the filled parkway will be reversed from the existing east to west direction of flow. As such, the existing storm drain from the Baker Lane curb inlet, which presently daylight into the roadside ditch near the southeast corner of the project, will need to be extended to discharge to the west side of the project's entrance road where there would be no parkway. Catch basins will be placed in the filled area and connected to the extended storm drain to collect the reversed surface drainage in the parkway and get it back into the roadside ditch to exit the site runoff in its historical direction of flow¹⁵.

Stormwater runoff from the properties to the north will be intercepted and conveyed west in its historical direction of flow towards the creek in a concrete swale behind a retaining wall along the rear yards of the project's most northerly homes. Roadside drainage from Puerto Drive will be conveyed southerly to the onsite streets, bio-swales and through the bio-detention basin. A portion of the storm water runoff from the developed properties to the east will be intercepted in a graded swale behind the retaining wall along the easterly boundary line and directed to the southeast corner of the project that is the historical direction of flow. Post development runoff, from less than 5% of the impervious area in the southeasterly portion of the project occurs at lower elevations than can be conveyed by gravity to the bio-detention basin. That storm water runoff will be collected in a separate onsite storm drain along the southerly boundary that will also outlet back to the roadside ditch on the west side of the project entrance¹⁵.

The project has the potential to increase the volume and drainage pattern of stormwater runoff from the pre-development condition. Also, the project would substantially increase the potential for urban pollutants such as petroleum products and landscape chemicals to be introduced into the stormwater flow discharged into El Encanto Creek and the receiving waters of Devereux Slough and the ocean thereby potentially degrading water quality and affecting aquatic, estuarine, and marine habitats. The EIR will peer review the hydrology report and will determine the significance of potential hydrology and water quality impacts.

EIR Scope-of-Work

1. The EIR consultant shall identify any applicable regulatory framework for hydrology and water quality, including any applicable Federal, State, or local regulations and standards.
2. The EIR consultant shall describe the criteria for determining the significance of any hydrology and water quality impacts posed by the project, including the Initial Study checklist questions, direction provided in CEQA and applicable CEQA case law, and applicable City, State, and Federal Regulations and standards relating to hydrology and protection of water quality.
3. The EIR consultant shall establish the project's hydrology and water quality environmental baseline through peer review of the submitted drainage plan and report (Preliminary Hydrology Report; Triad/Holmes Associates, July 2010), review of all pertinent FEMA and Santa Barbara County Flood Control District maps, Central Coast Regional Water Quality Control Board data on the water quality of any existing surface water bodies for which the project lies within their watershed, consultation with the City's Community Services Department, and any field surveys as needed.

4. The EIR consultant shall identify and discuss the significance of all construction and long term impacts on water quality, stormwater flows/flooding hazards, and site drainage.
5. The EIR consultant shall identify and discuss the significance of all project contributions to cumulative hydrology and water quality impacts in the area (City staff shall provide a list and associated map of cumulative projects within the City).
6. The EIR consultant shall identify feasible and appropriate mitigation measures.
7. The EIR consultant shall prepare a statement of residual impact.

3.10 Land Use and Planning – See Appendix A

3.11 Noise – See Appendix A

3.12 Population and Housing – See Appendix A.

3.13 Public Services and Recreation – See Appendix A.

3.14 Transportation and Traffic

Existing Setting

Access to the project would be provided via an intersection from Calle Real, an internal, private, looped road system would provide access to the residential lots, and an intersection on the northeast corner of the site onto Puerto Drive will also be provided. The GP/CLUP identifies Calle Real as a major arterial providing east/west access north of the US Highway 101 and Puerto Drive as an east/west local street/road serving the residential neighborhood to the north of the project site. The Cathedral Oaks Road and Storke Road major arterials intersection with Calle Real to the west and east of the project site, respectively.

The City’s Engineering Design Standards (Design Standards) defines the internal, private road system as a loop road; however, since the development serves more than 20 units, it is subject to the standards of either a secondary or primary residential road (Sec. 6-20) and the requirements of residential roads as defined in Sec. 6-34.02.

Sec. 7-9.03 of the Design Standards provides Minimum Sight Distance requirements for the intersections into and out of the project site. A summary of these requirements specific to the project is shown in Table 4. All of the information provided in the tables in this section is from the applicant’s traffic study¹¹

Section 7-9.03 of the Design Standards provide further sight distance requirements for passenger cars entering the project from a public road via a left turn. The only entrance to the subdivision requiring a left turn is the entrance from Calle Real. As the speed limit of the segment of Calle Real fronting the project site is 45 mph, the safe distance into the subdivision via a left turn from Calle Real is 450-feet.

**Table 4
 Sight Distance Requirements for Exiting a Private Access onto a Public Road**

Approach	Speed (MPH)	Safe Sight Distance – Left (d ^a)	Safe Sight Distance – Right (d ^b)
Exiting Private Access onto Calle Real	45 (Calle Real)	610	570
Existing Private Access onto Puerto Drive	25 (Puerto Drive)	240	200

a. Measured from the driver’s eye 10’ back of the flowline or pavement edge

b. Measured from the driver’s eye 10’ back of the flowline or pavement edge to a vehicle approaching in the median lane.

¹¹ Associated Transportation Engineers, June 28, 2010.

Table 5 shows all of the study-area intersections Level of Service (LOS) as presented in the project's traffic report.

Table 5
Existing Intersection Levels of Service

Intersection	Control	A.M. Peak		P.M. Peak	
		ICU	LOS	ICU	LOS
Cathedral Oaks Road/Glen Annie Road	Signal	0.75	C	0.55	A
U.S. 101 NB Ramps/Storke Road	Signal	0.71	C	0.69	B
U.S. 101 SB Ramps/Storke Road	Signal	0.78	C	0.76	C
Hollister Avenue/Storke Road	Signal	0.61	B	0.74	C

Project Impacts

Traffic and Circulation

Per the traffic study prepared by the applicant's traffic consultant³³, the project is anticipated to generate would generate 397 average daily trips, 31 A.M. peak hour trips and 37 P.M. peak hour trips. Figure 7 below shows both the daily and peak hour distributions of these trips.

There are two major City roadways that would receive bulk of the project generated ADTs. Their current traffic volumes as well as project volumes for the existing + project condition are shown below in Table 6.

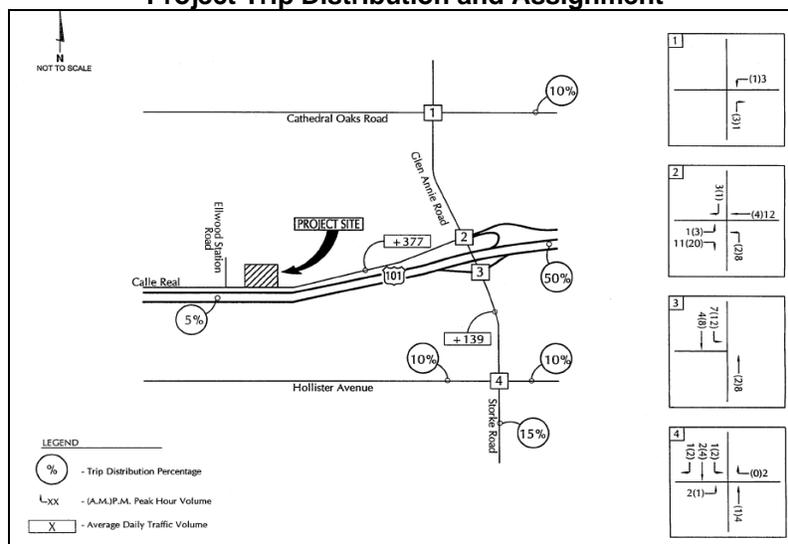
Table 6
Existing + Project Roadway Volumes

Roadway Segment	Acceptable Capacity	Existing ADT	Existing + Project ADT	% Change
Calle Real west of Glen Annie Road	14,300	11,300	11,677	3.3%
Storke Road north of Hollister Avenue	34,000	33,800	33,939	0.4%

Table 7
Existing + Project A.M. Peak Hour Levels of Service

Intersection	Existing		Existing + Project		Project-Added Trips
	ICU	LOS	ICU	LOS	
Cathedral Oaks Road/Glen Annie Road	0.75	C	0.75	C	4
U.S. 101 NB Ramps/Storke Road	0.71	C	0.71	C	30
U.S. 101 SB Ramps/Storke Road	0.78	C	0.79	C	22
Hollister Avenue/Storke Road	0.61	B	0.61	B	10

Figure 7
Project Trip Distribution and Assignment



Tables 7 and 8 below compare the existing and existing + project levels of service and identify project-specific impacts.

**Table 8
 Existing + Project P.M. Peak Hour Levels of Service**

Intersection	Existing		Existing + Project		Project-Added Trips
	ICU	LOS	ICU	LOS	
Cathedral Oaks Road/Glen Annie Road	0.55	A	0.55	A	4
U.S. 101 NB Ramps/Storke Road	0.69	B	0.70	B	35
U.S. 101 SB Ramps/Storke Road	0.76	C	0.76	C	19
Hollister Avenue/Storke Road	0.74	C	0.74	C	12

Based upon the applicant's traffic report, project generated traffic volumes, both ADTs and peak hour trips, would not result in any significant impact to any City intersection of roadway segment.

Table 9 below lists the Cumulative and Cumulative + Project roadway volumes and identifies the impacts of the traffic additions based on the City of Goleta's capacity thresholds.

**Table 9
 Cumulative and Cumulative + Project Roadway Volumes**

Roadway Segment	Acceptable Capacity	Cumulative ADT	Cumulative + Project ADT	% Change
Calle Real west of Glen Annie Road	14,300	11,700	12,077	3.2%
Storke Road north of Hollister Avenue	34,000	40,400	40,498	0.2%

Tables 10 and 11 below based on data from the project traffic report compare the Cumulative and the Cumulative + Project levels of service for the study-area intersections and identify cumulative impacts.

**Table 10
 Cumulative and Cumulative + Project A.M. Peak Hour Levels of Service**

Intersection	Cumulative		Cumulative + Project		Project-V/C Change
	ICU	LOS	ICU	LOS	
Glen Annie Road/Cathedral Oaks Road/	0.78	C	0.78	C	0.000
U.S. 101 NB Ramps/Storke Road	0.74	C	0.75	C	0.006
U.S. 101 SB Ramps/Storke Road	0.93	E	0.94	E	0.003
Hollister Avenue/Storke Road	0.73	C	0.74	C	0.002

Note - Bolded and Italicized volumes exceed the City's acceptable operating standard

**Table 11
 Cumulative and Cumulative + Project P.M. Peak Hour Levels of Service**

Intersection	Cumulative		Cumulative + Project		Project-V/C Change
	ICU	LOS	ICU	LOS	
Glen Annie Road/Cathedral Oaks Road	0.55	A	0.56	A	0.002
U.S. 101 NB Ramps/Storke Road	0.74	C	0.75	C	0.007
U.S. 101 SB Ramps/Storke Road	0.89	D	0.89	D	0.003
Hollister Avenue/Storke Road	0.92	E	0.92	E	0.002

Note - Bolded and Italicized volumes exceed the City's acceptable operating standard

The project traffic report concludes that the data presented in Tables 10 and 11 indicate that the project would not significantly contribute to cumulative traffic impacts at study-area intersections based on the City's cumulative traffic impact thresholds. This information will be peer reviewed in the EIR to determine if impacts will occur and, if so, what mitigation measures are available.

Parking

A total of 140 parking spaces are required per the City's Parking Ordinance as shown in Table 12. A total of 145 spaces are proposed, five in excess of the ordinance requirement. A minimum of two spaces are provided per unit with visitor parking provided on-street. Parking is not expected to be a significant impact.

**Table 12
 City of Goleta Zoning Ordinance Parking Requirements.**

Land Use	Size	Parking Rate	Spaces Required
Single Family Homes	13 units	2 Spaces/Unit	26 Spaces
Duplex Units	20 units	2 Spaces/Unit	40 Spaces
Triplex Units	27 Units	2.5 Spaces/Unit	68 Spaces
Visitor Parking	27 Units	1 Space/5 Units	6 Spaces
Total Spaces			140 Spaces

EIR Scope-of-Work

1. The EIR consultant shall identify any applicable regulatory framework for transportation/circulation impacts, including any applicable Federal, State, or local regulations and standards.
2. The EIR consultant shall describe the criteria for determining the significance of any public service/facility impacts resulting from the project, including the Initial Study checklist questions, direction provided in CEQA and applicable CEQA case law, and applicable City, State, and Federal regulations and standards relating to transportation and circulations systems.
3. The EIR consultant shall peer review the applicant's traffic study¹² as well as the Community Services Department comment memo on the study (Diana White, September 7, 2010) and Caltrans comment letter on the study (Chris Schaeffer, March 4, 2010). The consultant shall use this review to establish the traffic related environmental baseline for the project travelshed as defined and directed by City Planning and Environmental Services and Community Services staff. If additional site specific traffic counts are deemed necessary to accurately assess the project potential impact on traffic operations and safety on affected roadways on that baseline, the EIR consultant shall conduct such counts and associated analysis.
4. The EIR consultant shall identify and discuss project-specific and cumulative impacts, for both roadway operations and the AM and PM peak hour intersection operations.
5. The EIR consultant shall identify feasible and appropriate mitigation measures, if any.
6. The EIR consultant shall conduct a Congestion Management Plan (CMP) cumulative analysis and identify and evaluate project related impacts as appropriate.
7. The EIR consultant shall provide a statement of residual impact.

3.15 Utilities and Service Systems – See Appendix A.

4.0 OTHER CEQA SECTIONS

In accordance with CEQA Section 15130, the EIR will discuss the project's contribution to cumulative environmental impacts and address the likelihood of the occurrence and severity of potential impacts. In addition, the EIR will discuss ongoing construction activities and foreseeable projects in the general vicinity of the project site. This section will also include a discussion of irreversible/unavoidable impacts and any growth inducing effects resulting from the project.

¹² Associated Transportation Engineers, June 28, 2010.

APPENDIX A EFFECTS NOT FOUND TO BE SIGNIFICANT

Pursuant to CEQA Guidelines Section 15128, the following effects were not found to be significant and are not proposed to be included in the Environmental Impact Report.

3.2 Agriculture and Forest Resources

As noted under Project Description above, the issue of conversion of land designated for agriculture to residential use is discussed in the General Plan Amendment EIR that is being prepared under separate cover. For the purposes of the project EIR only, the land is assumed to be designated for residential use. The project level EIR will compare the existing conditions, i.e., a 10-acre site (that was farmed in the past), to the proposed 60-unit residential development.

Existing Setting

According to the General Plan EIR, Class I and II soils are considered to be “prime agricultural soils because they impose few limitations on agricultural production, and almost all crops can be grown successfully on these soils.”¹³ That EIR states that there is 3.9 acres of Class I soils and 1.3 acres of Class II soils.¹⁴ Of that, 3.1 acres is considered Prime Farmland.⁴

At the time the General Plan EIR was prepared (2006), the entire property was leased to Goleta farmer John Lane, who grew various row crops for the local Lane Farms business there. However, Mr. Lane vacated the property in August or September of 2007, and the land has not been farmed since. An agriculture water meter has been on site since 1953, and upon Lane Farms vacancy of the site, the meter was shut off. Goleta Water District staff has indicated that the agricultural meter may be able to be reactivated and the site could be eligible for an agricultural water rate, should irrigated row crop and/or orchard production be restored.

Project Impacts

The existing agricultural “setting” is a large fallow field. As no agricultural activity is occurring on the site at this time, there would be no impact from the proposed residential development on agricultural resources.

The issue of the loss of agricultural viability associated with converting this land designated for agricultural use to residential is addressed in the project’s General Plan Amendment EIR.

3.3 Air Quality

Existing Setting

The climate in and around, the City of Goleta, as well as most of Southern California, is controlled largely by the strength and position of the subtropical high-pressure cell over the Pacific Ocean. This high-pressure cell typically produces a Mediterranean climate with warm summers, mild winters, and moderate rainfall. This pattern is periodically interrupted by periods of extremely hot weather brought in by Santa Ana winds. Almost all precipitation occurs between November and April, although during these months, the weather is sunny or partly sunny a majority of the time. Cyclic land and sea breezes are the primary factors affecting the region’s mild climate. The daytime winds are normally sea breezes, predominantly from the west, that flow at relatively low velocities. Additionally, cool, humid, marine air causes frequent fog and low clouds along the coast, generally during the night and morning hours in the late spring and early summer.

Federal and State ambient air quality standards are the levels of air quality considered safe, with an adequate margin of safety, to protect the public health and welfare. They are designed to protect those people most susceptible to further respiratory distress, such as asthmatics, the elderly, very young children, people already weakened by other disease or illness, and persons engaged in strenuous work or exercise, called “sensitive

¹³ City of Goleta GP/CLUP EIR, p. 3.2-5, September 2006.

¹⁴ GP/CLUP EIR, Table 3.2-2, page 3.2-6, September 2006.

receptors.” Healthy adults can tolerate occasional exposure to air pollutant concentrations considerably above these minimum standards before adverse effects are observed. Recent research has shown that chronic exposure to ozone (the primary ingredient in smog) may lead to adverse respiratory health even at concentrations close to the ambient standard.

State and Federal laws require that jurisdictions that do not meet clean air standards develop plans and programs that will bring those areas into compliance. These plans typically contain emission reduction measures and attainment schedules to meet specified deadlines. If and when attainment is reached, the attainment plan becomes the “maintenance plan.”

As of 2008, Santa Barbara County is designated as a Federal ozone attainment area for the 8-hour ozone standard (the 1-hour Federal standard was revoked for Santa Barbara County). A new California 8-hour ozone standard was implemented in May of 2006. This standard has been exceeded by air quality conditions in the County and the State standard for particulate matter, 10-microns (PM₁₀) continues to be exceeded. Santa Barbara County is therefore a non-attainment area for the State standards for ozone and PM₁₀. The County is in attainment for the Federal PM_{2.5} standard and unclassified for the State PM_{2.5} standard (based on monitored data from 2006-2008), and is designated as in attainment or unclassified for other State standards and for all Federal clean air standards.

Short-Term Construction Impacts:

Quantitative thresholds of significance are not currently in place for short-term construction emissions. However, short-term impacts such as exhaust emissions from construction equipment and fugitive dust generation during grading must be discussed. In the interest of public disclosure, the APCD recommends that construction related nitrous oxides (NO_x), reactive organic compounds (ROCs), PM₁₀, and PM_{2.5} emissions from diesel and gasoline powered equipment, paving, and other activities be quantified. The APCD uses 25 tons/year of NO_x and ROCs as a guideline for determining the significance of construction impacts on air quality. Preliminary earthwork quantities are estimated at 41,000 cubic yards of cut and 50,000 cubic yards of fill. The cumulative grading and construction period is estimated to be 30 days of site grading spread out over the entire length of time required to construct the subdivision improvements and build all 60 units. As a result, construction generated PM₁₀/PM_{2.5} dust for a project of this size, based on modeling using the latest air quality modeling software, is preliminarily estimated to be 9 tons/year. Construction generated ROCs are preliminarily estimated at 13.8 tons/year and construction generated NO_x is estimated at 10.2 tons/year.

Fine particulate emissions from diesel equipment exhaust are classified as carcinogenic by the State of California. PM₁₀/PM_{2.5} exhaust emissions for heavy equipment involved in project construction using the latest CalEEMod air quality modeling software are preliminarily estimated at 1.3 tons/year. Significant construction-related impacts are not expected to occur.

Long-term Operational Impacts:

The project’s long-term, daily operational emissions (emissions from landscaping, heating, solvents, paints, etc) for the 60 residential units, as well as vehicular emissions of ROCs and NO_x generated by those 60 residences, are preliminarily estimated at 9.3 and 2.07 lbs/day respectively. As these emission levels are below the City’s adopted threshold of 25 lbs/day, long-term project emissions of criteria pollutants are considered less than significant.

3.6 Geology and Soils

Existing Setting

The project site has an elevation of ranging from 55 feet above mean sea level (msl) on the south to 94 feet above msl at the north. The site is situated on a slope that dips down to the southwest at gradient of 6-to-1 (horizontal-to-vertical) and becomes generally level adjacent to Calle Real. Surface drainage follows the topography to the west and flows to the Pacific Ocean, located approximately one mile to the southwest. The soil

engineering report for the project¹⁵ indicates that the surface and sub-surface material at the site generally consist of clayey sands and moderately expansive soils. Using the Geologic Map of the Dos Pueblos Quadrangle¹⁶, the material was interpreted to be Monterey Formation overlaid by Older Dissected Surficial Sediments. Groundwater was not encountered in any of the soil borings, but may be expected at relatively shallow depths during wet cycles.

Acceleration parameters for the site and type of development envisioned under the project result in a California Building Code assignment of a Seismic Design Category of D per Tables 1613.3.5.6(1) and 1613.3.5.6(2) to the subject property¹⁷. There are no California designated Alquist-Priolo active earthquake faults mapped on the project site, nor within the City of Goleta¹⁸. Per the City's GP/CLUP Geological Hazards Map¹⁹, the closest fault lines to the site are an unnamed fault approximately 1,500 feet southeast of the project site while the More Ranch and Glenn Annie Fault lines are located approximately 0.7 miles south and 1.2 miles north of the project site, respectively. Based on the consistency and relative density of the in-situ soils and the depth to groundwater reported in the submitted soils engineering report, the potential for seismic liquefaction of soils at the site appears to be low. In general, the site is underlain by moderately expansive soils. Influx of water from irrigation, leakage from the residences to the north, or natural seepage could cause expansive soil problems. Figure 5-1 of the City's GP/CLUP does not identify the site as having a moderate or high landslide potential.

Project Impacts

Given the lack of any active mapped earthquake faults traversing the project site, the potential for ground rupture onsite due to seismic activity is considered low. However, secondary seismic hazards such as ground shaking may be potentially significant given the susceptibility of the Santa Barbara County South Coast to moderate to high magnitude earthquakes. Furthermore, given the presence of loose surface soils, the presence of expansive material, and the potential for differential settlement occurring on site, project effects on such geological processes may be potentially significant. These issues are addressed in the applicant's geological study that will be reviewed and recommendations incorporated into the project's design prior to issuance of building permits. Significant geology and soils impacts are not expected to occur.

3.7 Greenhouse Gas Emissions

Existing Setting

Greenhouse gases (GHGs) are global pollutants, unlike criteria pollutants or toxic air contaminants (TACs) which are of regional or local concern. Whereas criteria pollutants and TACs with localized air quality effects has relatively short atmospheric lifetimes (about one day), GHGs have long atmospheric lifetimes (one year to several thousand years) and persist in the atmosphere long enough to be dispersed around the world. The quantity of GHGs required to result in climate change is not precisely known; suffice it to say that quantity is enormous and no single project alone would measurably contribute to a noticeable incremental change in the global average temperature, or to global, local, or micro-climate. Therefore, from the standpoint of CEQA, GHG impacts are inherently cumulative.

Project Short-term Construction Emissions

Project construction activities, especially those associated with heavy equipment operations for grading, would contribute to cumulative GHGs and global climate change. The use of heavy trucks, excavators, graders, and smaller equipment as well as unnecessary idling of that equipment, and the transportation of construction workers and materials during the work week to and from the site over months would result in emission of combustion related GHG emissions. For the project it is preliminarily estimated that project construction generated CO₂ emission levels (unmitigated) could be as much as 6,224 lbs/day or 2.8 metric tons per day (equivalent to a yearly emission rate of 840 metric tons per year assuming 300 days of construction/grading activity/year).

¹⁵ GeoSolutions, Inc. Engineering Report, September 17, 2009

¹⁶ Dibblee, 1987.

¹⁷ California Building Standards Commission, 2007

¹⁸ California Geological Survey Alquist-Priolo Earthquake Fault Zone Maps, 2011

¹⁹ Figure 5-1 of the GP/CLUP Safety Element.

Project Long-term Operational Emissions

Emission of combustion related pollutants would occur during project operation from such sources as project-generated traffic associated with the 60 new homes, consumption of fossil fuels for water and space heating systems, and other activities such as landscape maintenance and HVAC system leaks. The CalEEModel estimated that the direct long-term operational CO₂ emissions for the project would include the following:

Mitigated operational (energy, mobile, waste and water)	897 metric tons/year
Vegetation (new trees and vegetation land change)	<u>42 metric tons/year</u>
Total	939 metric tons/year

While the City of Goleta does not have a threshold for long-term operational emissions, guidance is provided by the Bay Area Air Quality Management District which has a threshold of 1,100 metric tons/year. Based on this criterion, the long-term operational GHG emissions would not be a significant impact.

3.8 Hazards and Hazardous Materials

Existing Setting

Due to the historic use of the site for agricultural purposes, there is a potential that the property could be contaminated with pesticides or other chemicals used routinely in agricultural production²⁰. The property is outside of any City GP/CLUP identified Wildfire Hazard Zone, Flood Zone²¹, and Santa Barbara Airport Hazard areas²². However, the project site is immediately north of the U.S. Highway 101 Highway Transportation Route (transport of hazardous materials) as identified on Figure 5-3 of the GP/CLUP. The site is identified of an area having low potential for indoor radon levels above four picocuries per liter (the U.S. EPA action level for radon reduction)²³

Project Impacts

As a previous agricultural site, hazardous agricultural chemicals may have been used or disposed of onsite without proper precautions. The potential hazardous chemicals could account for residual levels in the soil that could be potentially harmful to future residents of the project. A Phase I Environmental Site Assessment was prepared that recommends soil testing and remediation, if necessary. The Fire Department has recommended that the applicant work with the Hazardous Material Unit of the Fire Prevention District if hazardous soils are encountered. These and other required standards should reduce any potential impacts to a level of insignificance.

3.10 Land Use and Planning

Existing Setting

The project site is approximately 10 acres in size and is bounded by El Encanto Creek on the west, single family residential on the north and east and Calle Real and US 101 to the south.. El Encanto Creek and its riparian corridor are designated as ESHA per the GP/CLUP. A Streamside Protection Area (SPA) buffer of 100-feet is also required by Conservation Element Policy 2.2 (with certain exceptions).

Portions of the property are designated Agriculture under the GP/CLUP and zoned C-1 (Limited Commercial). Residential development of this property would require a change to the land use designation from Agriculture to Residential. The proposed land use change is addressed in a separate EIR and, for the purposes of the project EIR, the land is assumed to be designated residential.

²⁰ *Phase I Environmental Site Assessment*, Rincon Consultants, Inc., December 11, 2007.

²¹ Figure 5-2 of the GP/CLUP.

²² Figure 5-3 of the GP/CLUP.

²³ California Department of Conservation, Division of Mines and Geology, Radon Zone Map for Santa Barbara County (12/2000).

Project Impacts

Conservation Element - Biological Resources/Streamside Protection Area - The project is subject to a wide variety of GP/CLUP policies. Assessment of project consistency with those policies will be conducted during preparation of the EIR for this project. As discussed under Biological Resources section above, of particular concern at this juncture is the Stream Protection Area (SPA) requirements of Conservation Element Policy CE 2.2. CE 2.2 requires a 100-foot buffer measured from the edge of a stream's riparian corridor to ensure that the biologic value and function of the stream and its associated riparian corridor are adequately protected including protection of water quality, prevention of stream erosion, preservation of stream aquatic values, and preservation of the riparian corridor for wildlife movement. CE 2.2a allows the SPA to vary in width under certain circumstances:

“Policy CE 2.2a: The City may consider increasing or decreasing the width of the SPA Upland buffer on a case-by-case basis at the time of environmental review. The City may allow portions of a SPA upland buffer to be less than 100 feet wide, but not less than 25 feet wide, based on a site specific assessment if (1) there is no feasible alternative siting for development that will avoid the SPA upland buffer; and (2) the project's impacts will not have significant adverse effects on streamside vegetation or the biotic quality of the stream.”

As currently designed, the undisturbed buffer between the project and the edge of the riparian corridor of El Encanto Creek varies from 50 to 120 feet. The biological resources section of the project EIR will provide information that will help staff and decision-makers determine whether the SPA should be reduced in width and, if so, what should the setback be. These issues will be addressed in the EIR (see Biological Resources Section above).

Visual Resources - As discussed in the Aesthetics/Visual Quality section above, Calle Real and US 101 are considered “Local Scenic View Corridors”. Also, as discussed in the Aesthetics/Visual Quality section, the project may obstruct some of the protected views of the Santa Ynez Mountains from Calle Real and US 101. The project may also significantly impact the visual quality of the road corridor that may conflict with the visual protection policies of the GP/CLUP. These issues will be addressed in the EIR (see Aesthetics Section above).

Land Use and Planning - Portions of the property are designated Agriculture under the GP/CLUP and zoned C-1, Limited Commercial. Residential development of this property would require a change to the land use designation from Agriculture to Residential. The proposed land use change is addressed in a separate EIR and, for the purposes of the project EIR, the land is assumed to be designated residential. Land use impacts are not expected to occur.

3.11 Noise – See Appendix A

Existing Setting

The project site is within the existing (2005) and future (2030) 60 and 65dBA Community Noise Equivalent Level (CNEL) US Highway 101 transportation corridor noise contours (GP/CLUP Figures 9-1 and 9-3), as well as the existing (2003) and future (2030) 60 dBA CNEL railroad contours. The property is bordered to the north and east by single family residential development and on the west by El Encanto Creek and multifamily residential development. All of these neighboring areas are considered sensitive noise receptors. To the south, the project is bordered by Calle Real and U.S. Highway 101, both of which are significant noise generators. Union Pacific Rail Road, another significant noise generator in the vicinity of the project site, lies immediately south of U.S. Highway 101.

Potential Short-Term Construction Noise Impacts

The residential neighborhoods to the north, east and west of the project site are all specifically considered noise sensitive receptors per the GP/CLUP and the City's adopted *Environmental Thresholds and Guidelines Manual*. Per the GP/CLUP, the general limit on acceptable noise levels for such sensitive receptors is 60 dB(A) CNEL. It should also be noted that ESHAs such as the El Encanto Creek riparian corridor can be adversely impacted by excessive noise levels which may inhibit avian nesting and/or wildlife movement through the corridor. The City's *Environmental Thresholds and Guidelines Manual* finds that construction equipment noise, measured 50-feet

from the source, can typically reach 95 dB(A). Furthermore, per the City's *Environmental Thresholds and Guidelines Manual*, noise attenuation for point-source noise occurs at a rate of 6dB(A) for every doubling of the distance from the noise source itself. Therefore, any sensitive receptor with an acceptable noise level limit of 60 dB(A) within 1,600 feet of the construction site would be considered to be significantly impacted by such construction noise. As noted above, the project site is surrounded on its north, east and west sides by residential development. Therefore, project construction noise impacts on these sensitive noise receptors would be considered potentially significant. However, these impacts can be mitigated with construction noise attenuation measures including:

- Limiting construction activity for site preparation and building construction from 8:00 am to 5:00 pm, Monday through Friday. 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.
- No construction shall occur on state holidays (e.g., Christmas, Thanksgiving, etc.).

With the incorporation of these measures, the construction noise impacts would be reduced to a level of insignificance.

Long-Term Noise Impacts

The primary sources of noise in the area are vehicular traffic on U.S. Highway 101, the Union Pacific Railroad, and aircraft operations at the Santa Barbara Municipal Airport. The GP/CLUP Noise Element indicates that the range of normally acceptable noise levels for multiple family residential use is 50-60 dB(A), the range of conditionally acceptable noise levels for multiple family residential use is 60-65 dB(A), and the range of normally unacceptable noise levels for multiple family residential use is 65-70 dB(A). The noise study prepared for the project indicates that noise levels on site range from 60dB at the northern-most portion of the property²⁴ to as much as 75 dB on the southern-most portion of the site. As such, the effect of noise from Calle Real and U.S. Highway 101 could be potentially significant.

The noise study recommends construction methods to ensure that the interior noise levels will not exceed state and City of Goleta standards. The study also recommends that a noise barrier wall that is eight (8) feet in height above nearby finish pad elevations of the residences closest to Highway 101. An additional 6 foot high noise barrier is required at the west side of the center unit in Building 2. With these barriers in place, areas of residential outdoor activity for the proposed units would be at or below the maximum of 65dBA. Actual daytime noise levels would be 61 dBA or less and actual evening noise levels would be 58 dBA or less. These walls are shown on the project plans and, therefore, are incorporated into the project design, thereby reducing the noise impact to less than significant levels.

3.12 Population and Housing

Existing Setting

As of January 2009, the City's population was 30,476 people with 11,559 housing units. The average household size is 2.6 people/household. Approximately 48% (5,373) of these housing units are single family, another 38% consist of multi-family attached units, and 7% are mobile home units. Although there is a near balance between the number of jobs and the number of workers within the Goleta Valley that is not the case for the whole South Coast and a substantial number of people employed in Goleta commute from Ventura and the North County, primarily due to the "affordability gap" between local salaries and the cost of such housing.

Project Impacts

The proposed change in land use designation from Agriculture to Residential will be analyzed in the General Plan Amendment Supplemental EIR. The analysis of the proposed project on the Kenwood Village LLC site assumes that the land use designation has been changed to Residential. Therefore, the increase in population associated with the land use designation and rezoning are being addressed in that document. Therefore, there are not any impacts directly attributable to the proposed project.

²⁴ *Sound Level Assessment Kenwood Village*, 45dB.com, dated January 20, 2010.

3.13 Public Services and Recreation – See Appendix A.

Existing Setting

Fire Protection: Services would be provided by the Santa Barbara County Fire Department (SBCFD). The closest station to the project site is Fire Station 11 located at 6901 Frey Way just off Storke Road and immediately south of the Camino Real Marketplace. The National Fire Protection Association (NFPA) and the SBCFD identify the following three guidelines regarding the provision of fire protection services:

- 1) A firefighter-to-population ratio of one firefighter on duty 24 hours a day for every 2,000 persons is the ideal goal. However, one firefighter for every 4,000 persons is the absolute maximum population that can be adequately served.
- 2) A ratio of one engine company per 12,000 persons, assuming three firefighters per station (or 16,000 persons assuming four firefighters per station), represents the maximum population that the SBCFD determined can be adequately served by a three-person crew.

The mandated Cal-OSHA requirement for firefighter safety, known as the “two-in-two-out rule”, is also applicable. This rule requires a minimum of two personnel to be available outside a structure prior to entry by firefighters to provide an immediate rescue for trapped or fallen firefighters, as well as immediate assistance in rescue operations. Station 11 has a staff of six personnel to man one engine (3 firefighters) and one ladder truck (3 firefighters). However, it should be noted that the ladder truck operating out of Station 11 is a countywide emergency response vehicle and is not dedicated to Station 11’s primary service area. Therefore, including Ladder 11’s crew into any firefighter to population calculation may overstate the Fire Department’s resource availability for Station 11’s primary service area.

Fire Station 11 currently does not meet the NFPA and SBCFD guidelines, as follows²⁵:

- The current ratio of firefighters to population at Fire Station 11 is 1:7,198, based only on the engine company with a three-man crew dedicated to Station 11’s service area, which exceeds the 1:4,000 guideline.
- Fire Station 11 currently serves a population of 21,594 that exceeds the ratio of one engine company (three-person crew) per 12,000 population by approximately 9,594 people.

The SBCFD has recently implemented a dynamic deployment system for its fire engines, in addition to the traditional static deployment from fire stations when the station’s engine is “in-house.” Dynamic deployment allows for the dispatching of engines already on the road to emergency calls rather than dispatching by a station’s “first in area” as previous practice. Basically, dynamic deployment uses a Global Positioning System (GPS) to monitor the exact location of each engine in real time. Previously, when an engine was out on routine (non-emergency) activities such as inspections or training, the engine company was considered “in-service” and its exact location at any given moment in time was not known to County Dispatch. However, with dynamic deployment using the County’s GPS, County Dispatch has real-time information on the exact location of each engine at all times and can dispatch the closest, un-engaged engine to an emergency incident regardless of which fire station’s service area the call originates from, thereby precluding the need for an in-service engine to have extended run times when another fire engine would be closer. The Fire Department has also added a battalion chief as the fourth firefighter on scene, in order to meet the “two-in-two-out rule.” While the NFPA and SBCFD criteria shown above are not adopted thresholds of significance, they provide a guideline for determining significance.

Police Services: Police services are provided by the County Sheriffs Department under contract to the City. Law enforcement services include 24-hour police patrol for traffic enforcement, accident investigation, vehicle abatement, and parking control, as well as detective services for special investigations. Specialized functions through the Santa Barbara County Sheriff’s Department are provided as needed. There are also services available for special events and/or natural disaster response.

²⁵ General Plan/CLUP Final EIR, Table 3.12-1, 2006.

Public Schools: Public schools serving the project vicinity include Brandon Elementary operated by the Goleta Union School District and the Goleta Valley Junior High and Dos Pueblos High School operated by the Santa Barbara High School and Elementary School District.

Park Facilities: Park facilities in proximity to the project site include the Sperling Preserve/Ellwood Mesa south of the freeway and Lake Los Carneros to the east on Cathedral Oaks Road. Girsh Park near the Camino Real Shopping Center is available for use by future project residents as well as use of some recreational facilities at Dos Pueblos High School.

Library Services: Library services are provided to the community at the Goleta Public Library that is operated by the City of Santa Barbara under contract to the City of Goleta. The library is located in a facility owned by the City of Goleta at 500 North Fairview Avenue.

Recreation: The City has 10 public parks, four private parks, and 20 public open space areas comprising a total of 523 acres. This equates to approximately 18 acres/1,000 residents. The two larger City-owned regional open space preserves, the Sperling Preserve/Ellwood Mesa and the Lake Los Carneros Natural and Historical Preserve collectively account for 363 acres of that total. Approximately 40% of the City's two miles of Pacific shoreline is held in City ownership. Together with the neighborhood open space areas, these preserves and open space areas provide many opportunities for passive recreation and enjoyment of natural areas. Areas specifically developed for active recreational uses however are less abundant with about three acres of developed park land/1,000 residents. The City's single recreation center, the Goleta Valley Community Center, is insufficient to fulfill all the needs of community groups and residents. Although privately owned and managed, Girsh Park provides much-needed facilities for active recreation; however there remains a shortage of public facilities for active recreation such as sports fields, tennis courts, swimming pools, and dedicated trails. The parks in closest proximity to the project site are the Sperling Preserve/Ellwood Mesa, Lake Los Carneros Natural and Historic Preserve, and Girsh Park. The "arm parcels" shown below (APNs 077-130-019 and 077-141-049) are subject to bike path/public open space easements.

Project Impacts

Fire Protection: The proposed project includes 60 new units with an average population per household of 2.6, resulting in approximately 156 new residents. The project and the new residents would primarily be served by Fire Station 11, which currently exceeds recommended service-to-population standards and, in some portions of its primary service area, cannot meet recommended response time standards. Therefore, while fire protection services would still be provided, some emergency calls from the project site may experience a delay. The Fire Department has reviewed the project in concept and provided comments in letters dated February 24th and August 17th, 2010. In an April 1, 2010 meeting with the applicant, concern was expressed about response time in the Goleta Valley. The Fire Department staff indicated they would require the payment of Development Impact Fees and the approval of a Development Agreement to offset the undue burden to the already overloaded emergency response area." With the payment of fees and approval of a DA, the project will not have a significant effect on fire protection services.

Police Protection: The Sheriff's Department currently maintains a staff of approximately 34 sworn officers assigned to the City of Goleta for a population to police office ratio of 1:900. Per the General Plan EIR (September 2006), the Sheriff's Department recommends that additional officers be assigned to the City at a range of 1:750 to 1:1,070 new residents. The project would be subject to payment of Development Impact Fees adopted for the purpose of requiring projects to pay a fair share of police services and facilities associated with cumulative development. The resulting impact to police protection services is considered less than significant.

Schools: The elementary school that serves the project site is Brandon Elementary School. The secondary schools that serve the site are Goleta Valley Junior High School and Dos Pueblos High School. Table 3 below shows current school enrollment as well as each District's estimated student generation rate/residential unit. As there is capacity to accommodate the new students associated with the new units, the impact on schools is not expected to be significant.

**Table 3
 School Capacity and Potential Impacts**

School	Current Enrollment	Capacity	Student Generation Rate	Project Added Students
Brandon Elementary School	446	475	0.2 Students/Unit	12
Goleta Valley Junior High School	860	1,000	0.04 Students/Unit	2
Dos Pueblos High School	2,365	2,565	0.05 Students/Unit	3
Sources: Goleta Union School District office Goleta Valley Junior High School Dos Pueblos Senior High School				

As maximum classroom size is frequently changing in response to School District budgetary issues and this project would add potentially 17 new students at public schools that are currently under capacity. Therefore, the project's contribution to school impacts is less than significant.

Recreation: As the project site is assumed to be zoned and designated for residential use, the offsite recreational demand associated with the incremental increase in use by residents of the 60 new homes is assumed to be met by existing and planned recreational facilities. As a subdivision is proposed, the Quimby Act applies whereby fees are paid on a per unit basis to offset costs of parks facilities. The impact to recreation is not expected to be significant.

Other Public Facilities: Project residents would have access to other public services such as the Goleta Public Library. The increase in use of the library from an additional 156 people is not expected to be significant, particularly with the payment of a Library Facility Fee.

3.15 Utilities and Service Systems

Existing Setting

Sewer Service: The project site is within the boundaries of the Goleta West Sanitary District (GWSD). GP/CLUP Policy PF 4.2 and GWSD Ordinance No. 60 require that any sewage generating uses constructed on this property be connected to a community sewer system. Sewer capacity of sixty (60) Equivalent Residential Units (ERU's) in District facilities is presently available to serve the property and is expected to be available to serve the Property if it is connected to the District sewer system pursuant to a District Sewer Service Connection Permit. In order to secure a District Sewer Service Connection Permit for the Property, it will be necessary to; 1) annex the Property to the District, and 2) comply with all District requirements for the issuance of a Connection Permit²⁶.

Water Service: Water service would be provided by the Goleta Water District (GWD). Marborg Industries provides solid waste collection within the City and all City generated solid waste is transported to the Tajiguas Landfill on the Gaviota Coast operated by Santa Barbara County.

Stormwater Runoff: The majority of the post-development stormwater runoff will be directed to a bio-detention pond near the southwest corner of the site. The basin's outlet flow rate would be limited to the existing pre-development runoff rates and would be discharged onto a rip-rap energy dissipater in El Encanto Creek. The outlet elevation of the bio-detention basin will be set above the ordinary high water elevation of the adjacent creek and no stream bank stabilization work is expected to be required for this project. Stormwater runoff from the onsite paved surfaces and concrete driveways will be conveyed to openings in curb and gutters and then to vegetated bio-swales where practicable or to other onsite storm drain systems²⁷.

²⁶ Sewer Capacity Letter, GWSD; February 18, 2010.

²⁷ Preliminary Hydrology Report; Triad/Holmes Associates, July 2010.

Project Impacts

Wastewater: Treatment of wastewater collected by GWSD is provided through a contract with the GSD. The GSD treatment plant has a capacity of 9.7 million gallons per day (based on average daily flow) but is currently limited to a permitted discharge of 7.64 million gallons per day pursuant to a National Pollutant Discharge Elimination System (NPDES) permit issued by the US Environmental Protection Agency (EPA) in concurrence with the States' Central Coast Regional Water Quality Control Board (CCRWQCB). The GWSD is allocated 40.78% of the capacity at the sewage treatment plant, which equates to about 3.12 million gallons per day (mgpd). The GWSD currently generates approximately 1.71 mgpd of sewage that is treated at the GSD plant, resulting in about 1.41 mgpd of remaining capacity in the GWSD's existing system. Applying the GWSD's wastewater generation rate of 184 gallons/day (gpd) per ERU, total project generated wastewater effluent would be 11,040 gpd. This represents approximately 0.8% of the 1.41 mgpd remaining allocated capacity of the GWSD. However since, for the purposes of the project's CEQA analysis, the property is assumed to already be designated for residential use, the impact to sewer service has been addressed as part of the General Plan Amendment EIR and is not expected to be significant.

Water: The GWD operates under the *Wright Judgment* that prohibits overdrafting of the Goleta Groundwater Basin (GGWB) and mandated a return of the basin to a hydrologically balanced condition in 1998. The District draws its water supply from Lake Cachuma (9,322 acre feet/year or AFY), the State Water Project (4,500 AFY), the GGWB (2,350 AFY), and wastewater reclamation (3,000 AFY) for a total yearly supply of 19,172 AFY for a normal rainfall year²⁸. Average current demand for GWD water (2007) is 15,554 AFY²⁹. The City's adopted *Environmental Thresholds and Guidelines Manual* includes water duty demand rates for a variety of land uses. For residential development at 6 units per acre, the per unit duty demand factor is 0.30 acre feet/unit/year or 18 acre feet/year (AFY). This equates to 0.5% of the Districts remaining average yearly supply. However since, for the purposes of the project's CEQA analysis, the property is assumed to already be designated for residential use, the impact to water service has been addressed as part of the General Plan Amendment EIR and is not expected to be significant.

Solid Waste: The City's *Environmental Thresholds and Guidelines Manual* provides solid waste generation factors for single-family residential (SFR) units and attached units. In accordance with these generation factors as shown in the calculations below, the project is anticipated to generate approximately 155 tons of solid waste/year that would be added to the yearly flow of solid waste to the Tajiguas Landfill.

SFRs:	3.01 people/units x 13 units x 0.95 tons/year = 37.17 tons/year/project
MFDs:	2.65 people/units x 47 units x 0.95 tons/year = 118.32 tons/year/project
TOTAL	155.49 tons/year/project

When a 50% credit for source reduction, recycling, and composting is given, anticipated project generated solid waste is estimated at 77.75 tons/year. Pursuant to the City's *Environmental Thresholds and Guidelines Manual*, any project that generates in excess of 196 tons of solid waste/year is considered to pose a potentially significant solid waste impact. Any project that generates in excess of 40 tons/year of solid waste is considered to pose an adverse contribution to cumulative impacts on the flow of solid waste to the Tajiguas Landfill. Again since, for the purposes of the project's CEQA analysis, the property is assumed to already be designated for residential use, the impact to solid waste facilities has been addressed as part of the General Plan Amendment EIR and is not expected to be significant.

Drainage Facilities: Please see the discussion under Hydrology and Water Quality.

²⁸ *Goleta Water District Water Supply Assessment*, May 22, 2008.

²⁹ *GWD Water Assessment*, May 22, 2008.