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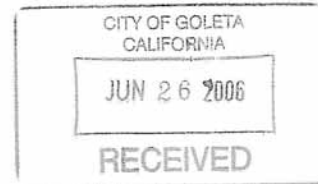
Santa Barbara Audubon Society, Inc.*A Chapter of the National Audubon Society*

5679 Hollister Avenue, Suite 5B, Goleta, CA 93117

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June 25, 2006

City of Goleta
 Planning and Environmental Services Department
 Attention: Ken Curtis
 130 Cremona Drive, Suite B
 Goleta, CA 93117



**RE: Draft EIR General Plan City of Goleta
 Revisions to Conservation Element 6/13/06**

Dear Mr. Curtis:

Santa Barbara Audubon (Audubon) has followed the creation of the General Plan for the City of Goleta, and wishes to comment on the draft EIR. We have reviewed primarily the Biological Resources and Land Uses and Recreation Sections. In general, Audubon is pleased with the EIR. We have also reviewed the revisions to the Conservation Element from June 13, 2006. Herein are some specific comments.

Revisions to the Conservation Elements.

Beach and Shoreline Resources; Marine Resources. Audubon supports the inclusion of the beach, shoreline and marine resources in Environmentally Sensitive Habitat Areas. These areas have high biologic productivity and support sensitive avian, invertebrate and marine organisms.

Management of EHSAs. We recommend review of Section CE 1.10 changes. Audubon suggested that "other low-impact methods such as hand crews for brushing, tarping and hot water/foam for weed control" be *allowed*, not prohibited, within and adjacent to ESHAs (d). These are the environmentally-sensitive techniques when fire hazard reduction is required. There are tractor-mounted mowers for cutting brush, but they are *not* the environmentally superior method of fire hazard reduction.

We appreciate the change for controlling invasive plant species. "Removal of nonnative invasive plant species within ESHAs may be allowed and encouraged, unless the nonnatives contribute to habitat values."

Allowable Uses and Activities in Streamside Protection Areas (CE 2.3). Audubon recommends that "foot trails, bicycle paths, and similar low-impact facilities for public access" be located in the outer portion of the SPA to maximize the buffer function to protect ESHA.

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CE 2.6 Restoration of Degraded Creeks. Audubon inclusion of the policy: “Channelized creek segments and culverts shall be evaluated and removed to restore natural channel bed and bank, where feasible.” The Goleta Community Plan had a similar policy (BIO-GV-11), but I don’t think it was ever implemented. The City of Goleta is proposing this in San Jose Creek in conjunction with the replacement of Hollister Avenue bridge.

Wetland Protection Policies.

Per Planning agency/City Council on June 13, the Conservation Element now separates protection for wetlands that are located in the coastal zone and those located inland. Audubon would support changes that require wetland buffers of no less than 50 feet for inland wetlands, but not loss of protection if a “wetland area is small, isolated, not part of a larger hydrologic system, and generally lacks productive or functional habitat value.”

“Small” wetland is a very imprecise term. If the City elects to reduce wetland protection for “small” inland wetlands, which Audubon does not support, a size needs to be stated, for example, less than 25 square feet. If destruction of a wetland is allowed, the mitigation should be a minimum of 3:1 replacement, and should be on-site unless demonstrated that this would preclude reasonable use of the parcel, then an off-site location within the city can be allowed.

B.1-1

Should the City of Goleta elect to provide different levels of protection for wetlands in the Coastal Zone and inland, and include provisions that would allow destruction of the inland wetlands, the EIR must evaluate the impacts of these policies.

CE 4.4 Protection of Monarch Butterfly ESHAs & CE 4.6 Standards Applicable to New Development Adjacent to Monarch EHSAs. Audubon made suggestions in comments on the Conservation Element that could, in our opinion, benefit the monarch eucalyptus groves and their function as monarch aggregation sites. We urge you to consider again permitting restoration of the understory and buffer with native species. There are areas of degradation from public use that may threaten the function of the groves. Please review the suggested changes in Audubon’s June 11 comment letter.

Buffer Areas for Raptor Species (CE 8.4). We appreciate the buffers for all raptor nests.

Use of Renewable Energy Sources (CE 13.3). Audubon is pleased with the revised wording that encourages and does not preclude alternative energy sources, and allows proposals to be evaluated on their merits and potential impacts.

Preparation of a Creek and Watershed Management Plan (IA-3). We applaud the City’s intent to prepare a Creek and Watershed Management Plan, and willingness to participate in regional planning efforts.

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EIR Biological Resources Section.

Future Service Areas. Audubon notes the deletion of the Future Service areas when the figures of Special-Status Species and ESHAs were combined in Figures 4-1, June 2006 (Fig 3.4-2 and 3.4-3). If these areas are still under consideration for the General Plan and the EIR analysis, we'd like to comment. The southwestern Future Service Area is mapped to include a portion of the state owned and managed Coal Oil Point Reserve (COPR), and the University of California North and South Parcel, in addition to the Ocean Meadows Gold Course. It seems inappropriate to include the COPR and perhaps the open space and housing areas of the University.

B.1-2

Habitat Types in the City. Table 3.4-1 should be revised as all sand is now to be designated ESHA (beach). The golf course properties include ESHA habitat--coastal bluffs and riparian habitat. Are these included separately? For all the habitat descriptions, native and nonnative species should be distinguished but are often intermixed. For example, under **Southern Foredunes**, native beach primrose is lumped with nonnative European rocket, hottentot fig and others. **Nonnative Grassland** should include the nonnative Harding grass, which is extensive at Bishop Ranch and proposed for eradication at Ellwood Mesa. **Southern Coastal Bluff Scrub** lists pampas grass as a nonnative, but the species is *Cortaderia selloana*, not *C. jubata*. The **Oak Woodland** text states 0.4 acre of coast live oak, but Table 3.4-1 lists 45.1 acres including live oak woodland and disturbed live oak woodland. Is this accurate? If so, the text should mention this large difference. **Southern Riparian Scrub** includes cottonwood; Black cottonwood (*Populus balsamifera trichocarpa*) predominates on the coastal plain, and the few Fremont cottonwood may have been planted or naturalized from planted trees.

B.1-3

Special-Status Habitats (3.4.1.4). Environmental Sensitive Habitat Areas. The EIR states that ESHAs include "nesting and roosting sites and related habitat areas for various species of raptors". The Conservation Element lists in CE 8.1 the nesting roosting areas, but does not mention the related habitat areas. Loss of foraging habitat is a major impact to raptors and should be considered. The EIR also refers to the "beach and dune areas that are nesting and foraging locations for the western snowy plover." The Conservation Element lists only nesting habitat. Audubon recommends inclusion of nesting, roosting and foraging habitat for western snowy plover and California least terns. The least terns are endangered, are currently nesting at COPR, and could utilize Ellwood Beach as well.

B.1-4

California Coastal Act Policies. Audubon would recommend inclusion of the policy that states that natural resource protection is high priority and public access is a goal of the Coastal Act where consistent with resource protection.

B.1-5

Restoration and Enhancement of ESHAs and ESHA buffers, Streamside Protection areas. "Site plans and landscaping shall be designed to protect ESHA, with priority given to protecting, supporting and enhancing wildlife habitat values. Planting of nonnative invasive species is prohibited in ESHAs and ESA buffers." In addition,

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development adjacent to ESHA must minimize impacts to ESHA. Audubon remains concerned that ESHAs will be further degraded from cumulative impacts. Impacts 3.4-3 and 3.4-4 recognizes this potential but seems to indicate that the policies listed will adequately reduce the impacts. With buildout in the City and in the adjacent lands, Audubon is concerned that the already small and fragmented ESHAs will lose ecological functions unless restoration and enhancement are actively employed. The City of Goleta should actively restore publicly-owned ESHA areas, and enhance wildlife corridors, require restoration and enhancement of ESHAs and buffers where the nexus is established of impacts from development adjacent to ESHA, and establish incentives for enhancements of ESHA and Streamside Protection Corridors. This can be a goal of the Creek and Watershed Plan. The proposed changes to wetland protections can result in loss of wetlands, where 95% of California wetlands have already been lost or severely degraded. Trails can fragment special status habitats, which is why Audubon recommends that trails be placed at the outer edge of buffers, to maximize the buffer function to protect ESHA.

B.1-6

Harm to Listed Species (Impact 3.4-5). CEQA requires that conditions do not get worse for listed species, but Audubon would like to see policies in the City of Goleta that aid the *recovery* of listed species. Class IV impacts are beneficial impacts, and the city can make it a goal. Examples are removal of barriers to fish migration for steelhead recovery, development and implementation of a Snowy Plover Management Plan, instituting a watershed invasive weed control effort to eradicate arundo, pampas grass and cape ivy, recovery of breeding habitat for yellow warbler is an indicator of healthy riparian systems.

B.1-7

Loss, Reduction, or Isolation of Local Populations of Native Species (Impact 3.4-6) & Break or Impairment of Function of Existing Wildlife Linkages (Impact 3.4-8). Badgers have been extirpated from the Goleta area since the 1980s. There has been some recovery of California quail breeding at COPR and the southern margin of Goleta Slough, but its tenuous. We must maintain coyote populations to keep the meso-predators such as skunks and raccoons in balance. CEQA doesn't require recovery of species, but the City can make a commitment to do so, and to reduce the risk of further loss as development threatens further loss from cumulative effects. Reestablishment of wildlife corridors is crucial--road undercrossings, and creek corridors that are marginal corridors can be improved. There are native grasslands on the Residences at Sandpiper site and Comstock Homes site (or there were); so the statement is inaccurate that "all known areas of native grassland...are conserved within an existing reserve."

B.1-8

Class IV Impacts. This sections is poorly explained. It is unclear if the author believes there are beneficial impacts. Protection of ESHA probably don't improve them, just protects them from further degradation.

B.1-9

Cumulative Impacts. It is unclear how the EIR concludes that cumulative effects of projects will be less than significant. The EIR states well the many possible impacts that could degrade sensitive habitats and sensitive species populations. Audubon asserts that there will

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be cumulative negative impacts unless restoration and enhancement efforts are instituted for sensitive habitats and species. See discussions above.

B.1-10

Land Use and Recreation Section (3.10).

Existing Parks and Open Space Areas. Table 3.10-2 is inconsistent in listing creeks and wetlands located within the parks and open spaces. For example, the Community Center is located on Old San Marcos Creek (ESHA). Audubon recommends that the name of the creek, wetlands and other sensitive habitats be listed for each area, with designated ESHA listed, probably in parentheses. This should be done for the corresponding Table 3-1 in the Open Space Element of the General Plan. This would help identify natural and recreational resources and alert the need for protection of ESHAs. The same recommendations apply to Table 3.10-3.

B.1-11

City of Goleta Ordinances. This section will require modification if the separate coastal and inland wetland policies are adopted.

B.1-12

Airport Influence Area (AIA) Zones. A map would be very helpful that shows the areas of the three Safety Areas. If there is a map in the General Plan, it should be referenced.

B.1-13

Summary.

Santa Barbara Audubon has reviewed the June 13 revisions to the Conservation Element and the draft EIR, and urges the City to protect wetlands and encourage restoration and enhancement of sensitive natural resources in the City of Goleta. Specific recommendations are provided to improve the Biological Resources Section of the EIR and Conservation Element of the General Plan.

Sincerely,



Darlene Chirman
 President

Response to Comment No. B.1-1

The commentator states support and in some cases rewording of GP/CLUP policies. While these comments do not pertain to the adequacy of the DEIR, the Audubon Society is directed to re-read Policies CE 1.10, 2.6, and 3 as their concerns were addressed and policy text revisions were incorporated in the GP/CLUP during the GP/CLUP public hearing process. The commentator's concern with CE 2.3 and 4.4 was reviewed at GP/CLUP public hearings and the City Council/Planning Agency chose to deny the request for the changes. City staff note that it is not the EIR's purpose to revise the text of the General Plan. As discussed in Section 1.0, "Introduction," the EIR is intended to evaluate the potential impacts of implementing the GP/CLUP. As such, no EIR text revisions are necessary.

Response to Comment No. B.1-2

The commentator has requested further analysis for ESHAs in the future service areas. Biological resources and impacts in the Future Service Areas are addressed in Section 4.4 of the EIR and are presented at a level consistent with a programmatic-level EIR and in context with the project description, which does not propose ground disturbance in the Future Service Areas.

Response to Comment No. B.1-3

The commentator has requested that Table 3.4-1 be revised to reflect updates and corrections to the distribution to habitat types shown on Figures 3.4-1 and 3.4-2. The maps, tables, and corresponding text in the FEIR regarding habitat types and ESHAs in the City and Future Service areas have been revised in response to comments on the DEIR and Draft GP/CLUP as follows:

1. Figure 4-1 in the GP/CLUP and Figure 3.4-1 and 3.4-2 in the FEIR have been updated and corrected based on site-specific information provided to the City regarding the following properties: Bella Vista Park, Dos Pueblos High School, Bishop Ranch, Sandpiper Golf Course, Lake Los Carneros, Cabrillo Business Park, the Residences at Sandpiper, the proposed Caltrans Hollister/Cathedral Oaks Interchange Project, Unitarian Church restoration site, and the vicinity of Del Oro Park.
2. The California Natural Diversity Database (CNDDDB) was searched for new records of special status species and to examine the data for recorded locations of special status species in the City and Future Service Areas. One record for Santa Barbara honeysuckle was removed because the CNDDDB record did not include a date or verifiable location; one location of southern tarplant was added to San Jose Creek, and one location of globose dune beetle was added to the beach below Ellwood Mesa. Figure 4-1 and Figure 3.4-2 now show the same records for special status species. Figure 3.4-3 was eliminated as an unnecessary duplication of the ESHA mapping included on Figure 3.4-2. (Figure 4-2 in the GP/CLUP was eliminated because it duplicated the ESHA mapping on Figure 4-1.)
3. The Service Area boundaries were kept on the FEIR maps but not added to the GP/CLUP because the CP/CLUP only applied to the lands within the existing City boundaries.
4. In the FEIR, the estimated acreage of habitat types and ESHAs the City and Service Areas were recalculated based on the revised versions of Figure 3.4-1 and Figure 3.4-2.

5. Regarding coyote bush scrub, the FEIR has been revised to indicate that this native scrub habitat is an important component of grassland communities, has component species also found in coastal sage scrub habitat, and typically occurs in proximity to riparian and wetland habitats; as such, it is a locally important habitat that qualifies as an ESHA.

Based on clarifications to the GP/CLUP that identify marine and beach and shoreline resources as ESHAs, all shoreline sand is identified as ESHA in the FEIR (in the DEIR, ESHA sand was limited to western snowy plover critical habitat).

The descriptions of habitat types in the City have been revised to incorporate the clarifications and corrections in the comment letter.

Response to Comment No. B.1-4

The commentator has requested that the EIR include impacts to western snowy plovers and California least terns. The EIR addresses potential impacts to California least terns as well as western snowy plovers on a program level in terms of impacts to ESHAs, direct harm to listed species, and impacts to habitats of special-status species.

Response to Comment No. B.1-5

The commentator has requested a policy that makes natural resource protection a high priority. Comment noted. No change to the EIR is required.

Response to Comment No. B.1-6

The commentator expresses the concern that ESHAs will be degraded from cumulative impacts, and suggests various restoration and enhancement strategies to be considered as a goal of the Creek and Watershed Plan. Potential cumulative impacts to biological resources are addressed in Section 3.4.3.4 of the EIR. As provided for by CEQA, biological studies were performed on a level commensurate with the GP/CLUP's program-level environmental analysis; site-specific analysis in future project-specific CEQA documents may assist in further refining potential impacts to ESHAs, including cumulative impacts.

Response to Comment No. B.1-7

The commentator requests that the City of Goleta establish policies that aid in the recovery of listed species. The requested policies have not been incorporated into the GP/CLUP because the City believes that recovery efforts are more-suitably addressed through future project-specific CEQA documents, rather than in the planning-level GP/CLUP.

Response to Comment No. B.1-8

The commentator has observed that native grassland is found on other sites, not just an existing preserve. Text regarding native grasslands has been corrected. Other comments noted; no response required.

Response to Comment No. B.1-9

The commentator has requested clarification for the discussion of Impact 3.4-12. The description of Impact 3.4-12 has been revised to add more details regarding the potential benefits for ESHAs and special status species from preservation and management activities.

Response to Comment No. B.1-10

The commentator has requested clarification for the effects of cumulative impacts resulting from the GP/CLUP. FEIR Section 3.4.3.4 has been revised to explain the conclusion that the City's contribution to cumulative effects on biological resources is less than significant. The EIR analysis is based on the assumption that significant impacts from activities under the City's jurisdiction would be reduced to less-than-significant levels in accordance with the GP/CLUP policies and applicable federal and state regulations.

Response to Comment No. B.1-11

The commentator is requesting that the names of creeks, wetlands, and ESHAs be included in Table 3.10-2; however this is inconsistent with the intent of the table. The intent of the table is to identify City parks such as mini parks, neighborhood open space, regional open space etc., as depicted on Figure 3.10-3 (the table references Figure 3.10-3). Creeks/wetlands/ESHAs are not parks or open spaces as identified in Figure 3.10-3.

Response to Comment No. B.1-12

The commentator states "This Section (3.10) will require modification if the separate coastal and inland wetland policies are adopted." This comment is related to the GP/CLUP and is not specific to the EIR. The commentator is directed to the GP/CLUP Policy CE 3.4, Protection of Wetlands, for more information regarding wetlands. The GP/CLUP protects wetlands citywide without differences between the inland and coastal areas.

Response to Comment No. B.1-13

References to the AIA have been deleted from the EIR since the AIA is not a regulatory planning boundary and is used solely for real estate disclosure purposes. Refer to response to comment A.3-2.

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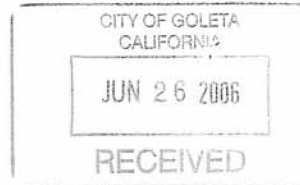
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June 26, 2006

Anne Wells, General Plan EIR Project Manager
 City of Goleta
 130 Cremona Drive, Suite B
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HAND DELIVERED

Re: City of Goleta Draft General Plan/Local Coastal Plan Draft EIR

Dear Ms. Wells:

We respectfully submit the following comments on the City's Draft General Plan/Local Coastal Plan Draft EIR. Additional, detailed comments on the adequacy of the analysis contained within the Draft EIR will be provided before the end of the comment period, currently scheduled for July 18, 2006. However, due to the size and complexity of the DEIR document, we would like to request an extended review period to allow for a more thorough and complete analysis.

B.2-1

We represent the interests of the Shelby Family Partnership LLC, owners of agricultural property located at 7400 Cathedral Oaks Road, within the City of Goleta. Because the General Plan/Local Coastal Plan is a dynamic document and continues to be revised based on input from the City Council and public comment, we do not believe the Draft EIR can accurately disclose the full impact of plan implementation at this time. We understand that the Transportation and Circulation Element of the Plan is still under revision, with a new public hearing on the Element identified for July 10. Given that the end of the review period would occur only a week later on July 18, this provides very little time to review the changes to the proposed project itself, and to ensure the Draft EIR accurately reflects the new policy, baseline and/or future direction. Even with the built-in flexibility awarded by the "programmatic" approach used within the Draft EIR analysis, it is expected that future changes to the project will result in the need for updated analysis.

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Ms. Wells
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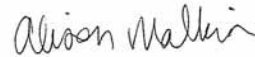
Furthermore, without the benefit of the technical appendices or a more detailed discussion of the methodologies used to assess the Plan's potential impacts and level of significance, we can not review the technical adequacy of facts and data provided within the Draft EIR. We request that a copy of any technical appendices be made available for public review.

B.2-3

Based on the above assertions, we believe an extended public comment period is warranted to provide adequate time to review the conclusions of the Draft EIR. Furthermore, given the dynamic nature of the Plan itself, we believe re-circulation of various sections of the Draft EIR may ultimately be required to ensure a complete and accurate discussion of impacts.

B.2-4

Very truly yours,



Alison K. Malkin, AICP
for PRICE, POSTEL & PARMA LLP

c: Mr. C.E. Chip E. Wullbrandt
Dr. Glynne Couvillion

Response to Comment No. B.2-1

CEQA Guidelines Section 15203, Adequate Time for Review and Comment, states:

The lead agency shall provide adequate time for other public agencies and members of the public to review and comment on a draft EIR or negative declaration that it has prepared.

- (a) Public agencies may establish time periods for review in their implementing procedures and shall notify the public and reviewing agencies of the time for receipt of comments on EIRs. These time periods shall be consistent with applicable statutes, the State CEQA Guidelines, and applicable clearinghouse review procedures.
- (b) A review period for an EIR does not require a halt in other planning or evaluation activities related to a project. Planning should continue in conjunction with environmental evaluation.

Further, CEQA Guidelines Section 15205(d), Review by State Agencies, states:

When an EIR or negative declaration is submitted to the State Clearinghouse for review, the review period set by the lead agency shall be at least as long as the period provided in the state review system operated by the State Clearinghouse. In the state review system, the normal review period is 45 days for EIRs and 30 days for negative declarations. In exceptional circumstances, the State Clearinghouse may set shorter review periods when requested by the lead agency.

The public review period provided for the Goleta GP/CLUP DEIR is consistent with the CEQA Guidelines as presented above. The DEIR public review period commenced on May 31, 2006 and closed on July 18, 2006, for a total of 49 days. This exceeds the 45-day requirement established under CEQA. Copies of the DEIR were made available to the public through multiple sources: online at the City of Goleta website; in hard copy at City Hall and the local public library; and on CD. Additional public participation was solicited through a public hearing (with afternoon and evening sessions) held on June 26, 2006. Related public participation opportunities are summarized in Section 2.5 of the DEIR. It is anticipated that the recommended GP/CLUP and Final EIR will be presented to the Planning Agency and City Council for final approval in September 2006. CEQA does not require that the DEIR identify the specific dates of future meetings that the lead agency may ultimately choose to hold on the project.

The sufficiency of DEIR public review was confirmed by the State Clearinghouse in their letter dated July 14, 2006 (see Comment Letter A.4). In sum, the duration of review and availability of the DEIR provided sufficient time for public and agency review and comment and do not warrant extension of the review period.

Response to Comment No. B.2-2

The commentator states the opinion that the DEIR does not fully disclose the impact of the GP/CLUP because the GP/CLUP was under revision at the time the DEIR was prepared. See response to comment B.4-11.

Response to Comment No. B.2-3

CEQA Guidelines Section 15146, Degree of Specificity, states:

The degree of specificity required in an EIR will correspond to the degree of specificity involved in the underlying activity which is described in the EIR.

- (a) An EIR on a construction project will necessarily be more detailed in the specific effects of the project than will be an EIR on the adoption of a local general plan or comprehensive zoning ordinance because the effects of the construction can be predicted with greater accuracy.
- (b) An EIR on a project such as the adoption or amendment of a comprehensive zoning ordinance on a local general plan should focus on the secondary effects that can be expected to follow from the adoption, or amendment, but the EIR need not be as detailed as an EIR on the specific construction projects that might follow.

Further, CEQA Guidelines Section 15147, Technical Detail, states:

The information contained in an EIR shall include summarized technical data, maps, plot plans, diagrams, and similar relevant information sufficient to permit full assessment of significant environmental impacts by reviewing agencies and members of the public. Placement of highly technical and specialized analysis and data in the body of the EIR should be avoided through inclusion of supporting information and analyses as appendices to the main body of the EIR. Appendices to the EIR may be prepared in volumes separate from the basic EIR document, but shall be readily available for public examination and shall be submitted to all clearinghouses which assist in public review.

Finally, CEQA Guidelines Section 15148, Citation, states:

Preparation of EIRs is dependent upon information from many sources, including engineering project reports and many scientific documents relating to environmental features. These documents should be cited but not included in the EIR. The EIR shall cite all documents used in its preparation.

The degree of specificity and technical detail provided in the Goleta GP/CLUP DEIR is consistent with the CEQA Guidelines as presented above. Sources of technical information used in the analysis are cited throughout the text as applicable and are summarized by environmental discipline in Chapter 8, References. In addition, technical appendices are provided at Appendix B, Water Supply Assessment, and Appendix C, Final Traffic Forecast Report, for those topics involving highly technical and specialized analysis and data. The degree of specificity and technical detail provided in the text of the EIR is sufficient for the public to assess the project's potential environmental impacts.

The technical data used for the GP/CLUP and EIR are consistent between both documents. The commentator has not identified specific inconsistencies in the information standards used for the GP/CLUP and EIR so as to permit a more detailed response.

Response to Comment No. B.2-4

CEQA Guidelines Section 15088.5, Recirculation of an EIR Prior to Certification, states:

- (a) A lead agency is required to recirculate an EIR when significant new information is added to the EIR after public notice is given of the availability of the draft EIR for

public review under Section 15087 but before certification. As used in this section, the term “information” can include changes in the project or environmental setting as well as additional data or other information. New information added to an EIR is not “significant” unless the EIR is changed in a way that deprives the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of the project or a feasible way to mitigate or avoid such an effect (including a feasible project alternative) that the project’s proponents have declined to implement.

The FEIR includes the following revisions to the DEIR:

1. refinements to the project description;
2. clarifications to the supporting environmental impact analysis; and
3. minor editorial corrections.

When compared to the DEIR, the Final EIR identifies no new significant environmental impacts, new alternatives, nor other information that would require recirculation as provided by CEQA Guidelines Section 15088.5.

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Goleta, CA 93117

HAND DELIVERED

Re: City of Goleta Draft General Plan/Local Coastal Plan Draft EIR

Dear Ms. Wells:

We respectfully submit the following comments on the City's Draft General Plan/Local Coastal Plan Draft EIR. Additional, detailed comments on the adequacy of the analysis contained within the Draft EIR will be provided before the end of the comment period, currently scheduled for July 18, 2006. However, due to the size and complexity of the DEIR document, we would like to request an extended review period to allow for a more thorough and complete analysis.

B.3-1

We represent the interests of the Kellogg family, owners of industrial property located at 50 South Kellogg, in the City of Goleta. Because the General Plan/Local Coastal Plan is a dynamic document and continues to be revised based on input from the City Council and public comment, we do not believe the Draft EIR can accurately disclose the full impact of plan implementation at this time. We understand that the Transportation and Circulation Element of the Plan is still under revision, with a new public hearing on the Element identified for July 10. Given that the end of the review period would occur only a week later on July 18, this provides very little time to review the changes to the proposed project itself, and to ensure the Draft EIR accurately reflects the new policy, baseline and/or future direction. Even with the built-in flexibility awarded by the "programmatic" approach used within the Draft EIR analysis, it is expected that future changes to the project will result in the need for updated analysis.

B.3-2

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Furthermore, without the benefit of the technical appendices or a more detailed discussion of the methodologies used to assess the Plan's potential impacts and level of significance, we can not review the technical adequacy of facts and data provided within the Draft EIR. We request that a copy of any technical appendices be made available for public review.

B.3-3

Based on the above assertions, we believe an extended public comment period is warranted to provide adequate time to review the conclusions of the Draft EIR. Furthermore, given the dynamic nature of the Plan itself, we believe re-circulation of various sections of the Draft EIR may ultimately be required to ensure a complete and accurate discussion of impacts.

B.3-4

Very truly yours,



Alison K. Malkin, AICP
for PRICE, POSTEL & PARMA LLP

c: Mr. Mark S. Manion
Mr. Frank Kellogg
Mr. Marvin Howell

Response to Comment No. B.3-1

See response to comment B.2-1.

Response to Comment No. B.3-2

The commentator states the opinion that the DEIR does not fully disclose the impact of the GP/CLUP because the GP/CLUP was under revision at the time the DEIR was prepared. See response to comment B.4-11.

Response to Comment No. B.3-3

See response to comment B.2-3.

Response to Comment No. B.3-4

See response to comment B.2-4.