

## **CHAPTER 3.0 ENVIRONMENTAL SETTING, IMPACTS, AND MITIGATION**

### **3.01 INTRODUCTION TO PROJECT IMPACT ANALYSIS**

On March 25, 2005, the NOP (see Appendix A) was prepared for the proposed General Plan/Coastal Land Use Plan (GP/CLUP). Based on the findings of the NOP, the City determined that an EIR would be required for the GP/CLUP. The City used the NOP, as well as agency and public input received during the NOP comment period (March 25, 2005 to April 26, 2005) and the scoping meeting (April 14, 2005) to determine the scope of the evaluation for the EIR.

The NOP identified several environmental issues that could result in potentially significant short-term and long-term impacts associated with the implementation of the GP/CLUP. This Final EIR addresses 13 environmental issue areas, which are evaluated in this chapter. These environmental issues and corresponding section numbers are as follows:

- Section 3.1, Aesthetics and Visual Resources;
- Section 3.2, Agriculture and Farmland;
- Section 3.3, Air Quality;
- Section 3.4, Biological Resources;
- Section 3.5, Cultural Resources;
- Section 3.6, Geology, Soils, and Mineral Resources;
- Section 3.7, Hazards and Hazardous Materials;
- Section 3.8, Population and Housing;
- Section 3.9, Water Resources;
- Section 3.10, Land Use and Recreation;
- Section 3.11, Noise;
- Section 3.12, Public Services and Utilities; and
- Section 3.13, Transportation and Circulation.

### **3.02 ORGANIZATION OF ENVIRONMENTAL ANALYSIS**

Sections 3.1 through 3.13 provide a detailed discussion of the environmental setting, impacts associated with implementing the GP/CLUP, and mitigation measures designed to reduce significant impacts where feasible. The residual impacts following the implementation of mitigation measures are also discussed, as are cumulative impacts.

#### **3.02.1 Existing Conditions**

The environmental setting section describes the physical environmental conditions in the project area as they relate to the issue in question. According to the California Environmental Quality Act (CEQA) Guidelines, the environmental setting normally constitutes the baseline physical conditions by which the lead agency determines whether or not an impact is significant.

### 3.02.2 Regulatory Framework

This section summarizes the applicable regulations, plans, and standards that apply to the GP/CLUP and relate to the specific issue area in question.

### 3.02.3 Project Impacts and Mitigation

This section discusses the thresholds of significance, the environmental impact analysis, mitigation measures that may be necessary to reduce environmental impacts, and the residual impacts following the implementation of recommended mitigation measures to be incorporated. It also contains a discussion of relevant GP/CLUP policies.

Thresholds of Significance. This section identifies the significance criteria, or where applicable, *thresholds of significance*, that will be used to evaluate the GP/CLUP's impacts. The criterion or threshold for a given environmental effect is the level at which the City finds the effect to be significant. Thresholds are based on the City's Environmental Thresholds and Guidelines Manual and/or the CEQA thresholds.

Discussion of Relevant General Plan Policies. This section identifies policies proposed in the GP/CLUP that are relevant to a given environmental issue.

Environmental Impact Analysis. The environmental analysis considers the potential impacts resulting from short-term and long-term implementation of the GP/CLUP. While the criteria for determining significant impacts are unique to each issue area, the analysis applies a uniform classification of the impacts based on the following definitions:

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

Based on the above criteria, the environmental impact analysis assesses each issue area to determine the significance level. These impacts are categorized using the City's guidance for classifying project-related impacts, as follows:

- **Class I** impacts are significant adverse impacts that cannot be feasibly mitigated, reduced, or avoided. If the GP/CLUP is approved, decision makers are required to adopt a statement of overriding considerations, pursuant to CEQA Section 15093, explaining why project benefits outweigh the disturbance caused by these significant environmental impact or impacts.
- **Class II** impacts are significant adverse impacts that can be feasibly reduced or avoided through the implementation of GP/CLUP policies, or by other recommended mitigation. If the project is approved, decision makers are required to make findings pursuant to CEQA

Section 15091, that impacts have been mitigated to the maximum extent feasible by implementing the recommended mitigation measures.

- **Class III** impacts are adverse impacts that are less than significant. These impacts do not require that CEQA findings be made.
- **Class IV** impacts include changes to the environment as a result of GP/CLUP implementation that would be beneficial.

Mitigation Measures. Mitigation measures are identified for potential GP/CLUP-related buildout impacts that are considered significant based on the significance criteria or thresholds of significance. These measures would reduce or avoid each impact, as appropriate.

For most environmental issues, potential impacts associated with GP/CLUP buildout are reduced below significance through the implementation of proposed General Plan policies. As a result, the GP/CLUP policies are intended to be *self-mitigating*. For other environmental issues, potential impacts are reduced through modifications to Draft GP/CLUP policies or by other recommended mitigation measures.

Residual Impacts. This section provides the final conclusion on the level of significance of the impact after all mitigation is considered and incorporated into the GP/CLUP.

Cumulative Impacts. This section summarizes the cumulative impacts of the GP/CLUP.

### 3.03 REQUIREMENTS FOR CUMULATIVE IMPACT ANALYSIS

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

Potential cumulative impacts are further described as follows:

- (a) The individual effects may be changes resulting from a single project or a number of separate projects (CEQA Guidelines, Section 15355[a]).*
- (b) The cumulative impact from several projects is the change in the environment which results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time (CEQA Guidelines, Section 15355[b]).*

Furthermore, according to CEQA Guidelines, Section 15130(a)(1):

*As defined in Section 15355, a cumulative impact consists of an impact which is created as a result of the combination of the project evaluated in the EIR together with other projects causing related impacts. An EIR should not discuss impacts which do not result in part from the project evaluated in the EIR.*

In addition, as stated in the CEQA Guidelines, Section 15064(i)(5), it should be noted that:

*The mere existence of significant cumulative impacts caused by other projects alone shall not constitute substantial evidence that the proposed project's incremental effects are cumulatively considerable.*

### 3.03.1 Evaluation

The cumulative impact analysis comprises: (1) the citywide impact analysis from full buildout of the proposed GP/CLUP; and (2) outside the City boundary, the cumulative impacts analysis is based on known or foreseeable projects in the unincorporated Santa Barbara County, City of Santa Barbara, and UCSB (see Table 3-1). The adoption of the GP/CLUP would involve no immediate physical environmental impact. The Plan would set the stage for future development within the City, and as such, the EIR analysis focuses on the "indirect" impacts of adoption of the GP/CLUP. These impacts would result primarily from development associated with:

- development of existing vacant lands consistent with the land use plan map;
- redevelopment of existing developed lands to more intensive or different uses;
- major planned street and highway and infrastructure improvements, consistent with the transportation improvement map; and
- future development consistent with the proposed land use map and General Plan goals, objectives, and policies.

The cumulative environment on which this future City development was assumed to occur included future growth within the region including the City of Santa Barbara Municipal Airport, Santa Barbara County from Highway 154 to the eastern City boundary and from Gaviota to the western City boundary, and UCSB. The City of Santa Barbara, Santa Barbara County, and UCSB growth projections for the region were added to growth assumed for the City, which is already factored into the GP/CLUP to arrive at the cumulative environment.

Because these impacts would occur over time as part of individual residential and commercial/industrial development projects, a project horizon year (2030) was established for purposes of analysis in this EIR. The growth and changes in land use that were analyzed as impacts of the project throughout the EIR were projected to the year 2030, employing a cumulative analysis methodology.

**TABLE 3-1  
CUMULATIVE CITY OF SANTA BARBARA, COUNTY OF SANTA BARBARA, AND UCSB  
DEVELOPMENT PROJECTS AS OF APRIL 2006<sup>1,2</sup>**

| <b>Project</b>                        | <b>Description/Location<sup>3</sup></b>                              | <b>Jurisdiction</b>   | <b>Status/<br/>Approximate ASF<sup>3</sup></b> |
|---------------------------------------|--|---|--|
| <b>City of Santa Barbara Projects</b> |  |   |  |
| 1                                     | Santa Barbara Airport Expansion                                      | Expansion of terminal   | City of Santa Barbara<br>Planning Stages       |
| 2                                     | Citrix Center Project  | 160,000 sq. ft. research and development/office facility and 20,000 sq. ft. retail / restaurant   | City of Santa Barbara<br>Approved              |
| <b>University Projects</b>            |  |   |  |
| 2                                     | LRDP Update  | UC Santa Barbara 25% increase in Enrollment Cap   | University<br>Planning Stages                  |
| 3                                     | Davidson Library Addition  | Expansion to main library including study space, office, storage, etc.  | University<br>Planning Stages<br>72,000        |
| 4                                     | Engineering II Addition  | Addition to 4 <sup>th</sup> floor of existing Engineering II building; to include dry research labs and offices for faculty, graduate students, and staff.  | University<br>Planning Stages<br>7,700         |
| 5                                     | Faculty Club Expansion   | Site located between Parking Lot 23 and the Campus Lagoon; addition may include dining room and kitchen expansion as well as the addition of 50 rooms (lodging).  | University<br>Planning Stages<br>24,027        |
| 6                                     | Public Safety Building Addition                                      | Addition to existing Public Safety Building on Mesa Road. Will house dispatch/ communications, patrol and investigations, EMT/paramedics quarters and administration.   | University<br>Planning Stages<br>11,520        |
| 7                                     | Physics II   | Location unknown; to house research laboratories, classrooms, laboratory support, and academic and administrative offices.  | University<br>Planning Stages<br>70,000        |
| 8                                     | Webb Hall Expansion  | Expansion of existing building to the west; to house research laboratories, classrooms, laboratory support, and academic and administrative offices for the Geological Sciences department.   | University<br>Planning Stages<br>10,000        |
| 9                                     | Mesa Road Widening   | Widen to four lanes between Ocean Road and Los Carneros.  | University<br>Planning Stages<br>N/A           |
| 10                                    | Campus Parking Structure 3   | Located at the site of existing Parking Lot 22. The structure would hold approximately 1,000 cars.  | University<br>Pending/<br>N/A                  |
| 11                                    | Extended Learning Services Building                                  | Located south of and adjacent to Campus Parking Structure 3 on Parking Lot No. 22. The project would provide office space for the Extended Learning Services program  | University<br>Pending/<br>10,000               |
| 12                                    | Alumni House   | Site at the southeast corner of the intersection of University and Mesa Road in Parking Lot 12.   | University<br>Pending/<br>9,250                |
| 13                                    | San Clemente Graduate Student Housing                                | Site along El Colegio Road and Los Carneros Road. 976 bed spaces of graduate student housing would be provided.   | University<br>Pending/<br>N/A                  |
| 14                                    | Education and Social Sciences Building and Film, TV and Media Center | Site is across Ocean Rd. from Rob Gym on existing Parking Lot 20-21; project may include 60,000 ASF for the Graduate School of Education, 60,000 ASF for the College of Letters and Science, 5,000 ASF for a lecture hall. Film, TV and Media Center to include 325-seat film theater, editing room, and viewing studios. | University<br>Pending/<br>125,000              |

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TABLE 3-1 CONTINUED

| Project | Description/Location <sup>3</sup>          | Jurisdiction   | Status/<br>Approximate ASF <sup>3</sup> |   |
|---------|--|--|---|---|
| 15      | North Campus Housing                       | 236 faculty housing units (duplex, village cluster, and courtyard housing types) adjacent to Phelps Road north of Ocean Meadows Golf Course. 151 family student housing units on a site at the intersection of Storke Road and Whittier Drive.   | University                              | Pending                                       |
| 16      | Psychology Building Addition **            | Addition to existing Psych. Building on UCen Rd.; will house research laboratories, classrooms, laboratory support, and academic and administrative offices.   | University                              | Approved/<br>12,000<br>(21,268 GSF)           |
| 17      | Snidecor Hall Office Wing Replacement **   | Site located east of Parking Lot 23 and south of the Event Center; addition to existing Snidecor Hall.   | University                              | Approved/<br>7,000 (new ASF)                  |
| 18      | Student Resource Building                  | Site located in the northern portion of Parking Lot 23; to include women's center, children's center, dean of students, educational opportunity program, tutorial program, and international student scholars offices.   | University                              | Approved/<br>43,100                           |
| 19      | Materials Research Lab Addition            | An approximately 8,100 GSF addition to the eastern end of the Materials Research Lab. The project is north of Engineering I on the Main Campus.  | University                              | Approved/<br>8,100 GSF                        |
| 20      | Residential Life Resource Center           | Building to be a two-story office-type building providing space for the Office of Residential Life, Student Resident Assignment Services, and associated administrative space. Site is adjacent to the existing Housing and Residential Services Administrative Offices off of Channel Islands Road. | University                              | Approved/<br>5,700<br>(9,200 GSF)             |
| 21      | Marine Sciences Research Building**        | Project is under construction on Lagoon Rd. Building to house research laboratories and laboratory support (16,022 SF), academic and administrative offices (16,840 SF) and education and outreach facilities (5,156 SF).  | University                              | Under Construction/<br>38,000<br>(61,405 GSF) |
| 22      | Life Sciences Building**                   | Project is under construction on UCen Rd. Four-story building to house research laboratories, classrooms (including a 150-seat lecture hall), laboratory support, and academic and administrative offices.   | University                              | Under Construction/<br>47,500<br>(78,600 GSF) |
| 23      | Harder Stadium Offices**                   | Project is under construction beneath a portion of the south bleachers at Harder Stadium on the University's Storke Campus. Project will provide surge space (basic generic office/dry teaching/research space) for the temporary relocation of occupants during other construction projects.        | University                              | Under Construction/<br>10,165<br>(12,565 GSF) |
| 24      | Intercollegiate Athletics Building**       | Project is under construction west of Robertson Gym. To provide new student-athlete training facilities, offices for coaches and administrative facilities.  | University                              | Under Construction/<br>28,600<br>(40,000 GSF) |
| 25      | Recreation and Aquatics Center Expansion** | Site west of existing Recreation and Aquatics Center. Facilities include an indoor multi-activity court, climbing wall, locker rooms, weight and cardiovascular training rooms, class and meeting rooms.   | University                              | Under Construction/<br>37,600<br>(56,100 GSF) |

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TABLE 3-1 CONTINUED

| Project                |  | Description/Location <sup>3</sup>  | Jurisdiction | Status/<br>Approximate ASF <sup>3</sup> |
|------------------------|--|--|--------------|---|
| 26                     | CNSI Building and Campus Parking Structure 2** | Near the East Gate entrance to Main Campus at existing parking Lot 10. The project includes an auditorium, laboratory, office, classrooms, parking structure for approx. 600 cars, and a ground-level café in the parking structure. | University   | Under Construction/<br>70,000           |
| 27                     | Kohn Hall Expansion **                         | Addition of a two-story wing at the eastern end of the courtyard of the existing Kohn Hall, near the East Gate entrance to Main Campus. Includes offices, a 50-seat seminar room, and small breakout/interactive areas.              | University   | Under Construction/<br>5,000            |
| 28                     | Arbor Food Service **                          | Reconstruction of the existing food service facility located west of Davidson Library. The existing 900 GSF facility would be enlarged to 3,300 ASF.   | University   | Under Construction/<br>3,300 GSF        |
| <b>County Projects</b> |  |  |              |   |
| 29                     | Cervantes Lot                                  | Isla Vista Master Plan potential housing site (1 acre, 25 units)   | County       | Future                                  |
|                        | APN 075-042-001                                | Multi-Family Residential<br>6519 Cervantes   |              |   |
| 30                     | Charvete/Bus Storage Lot                       | Future housing opportunity site. Rezone to design residential at 30 units per acre (1 acre, 12 units)  | County       | Future                                  |
|                        | APN 075-032-008                                | Multi-Family Residential<br>6587 Cervantes   |              |   |
| 31                     | Embarcadero Del Mar/El Colegio                 | Isla Vista Mater Plan potential housing site (0 acres, 12 units)   | County       | Future                                  |
|                        | APN 075-034-012                                | Multi-Family Residential<br>Corner of Embarcadero Del Mar and El Colegio   |              |   |
| 32                     | Friendship Manor                               | Future housing opportunity site. Rezone to design residential at 30 units per acre   | County       | Future                                  |
|                        | APN 075-020-035                                | (1 acre, 42 units) Multi-Family Residential<br>Corner of el Colegio and Camino Pescadero   |              |   |
| 33                     | Gerrity  | Isla Vista Master Plan potential housing site (0 acres, 9 units) Multi-Family Residential  | County       | Future                                  |
|                        | APN 075-064-001                                | 6555 Segovia   |              |   |
| 34                     | Isla Vista Community Center                    | New community center<br>Non-Retail Commercial<br>889 Camino Del Sur  | County       | Future                                  |
|                        | APN 075-010-013, 075-091-041                   |  |              |   |
| 35                     | McLennan                                       | Isla Vista Master Plan potential housing site (0 acres, 29 units) Multi-Family Residential   | County       | Future                                  |
|                        | APN 075-020-007                                | Inner Block of Picasso and Camino Pescadero  |              |   |
| 36                     | Isla Vista Downtown Mixed Use                  | Isla Vista Downtown Mixed Use<br>Residential/Commercial (11 acres, 375 units)<br>Multi-Family Residential<br>Downtown Isla Vista   | County       | Future                                  |
|                        | APN 073-113-019                                |  |              |   |

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TABLE 3-1 CONTINUED

| Project |  | Description/Location <sup>3</sup>   | Jurisdiction | Status/<br>Approximate ASF <sup>3</sup> |
|---------|--|---|--------------|---|
| 37      | MTD  | Future housing opportunity site<br>(17 acres, 343 units)  | County       | Future                                  |
| APN     | 059-140-006, 059-140-005, 059-140-004  | Multi-Family Residential<br>4678 Calle Real   |              |   |
| 38      | Pardall Gardens  | Isla Vista Master Plan potential housing site<br>(0 acres, 27 units)  | County       | Future                                  |
| APN     | 075-121-008  | Multi-Family Residential<br>Middle of 6500 block of Pardall   |              |   |
| 39      | San Marcos Growers   | Future housing opportunity site<br>(74 acres, 1295 units)   | County       | Future                                  |
| APN     | 065-030-012, 065-040-026, 065-040-041, 065-080-009, 065-080-010, 065-080-024 | Multi-Family Residential<br>4750 Hollister Avenue   |              |   |
| 40      | Tropicana Parking Lot  | Isla Vista Master Plan potential housing site<br>(1 acres, 42 units)  | County       | Future                                  |
| APN     | 075-041-012  | Multi-Family Residential<br>6510 Cervantes  |              |   |
| 41      | University Methodist Church  | Future housing opportunity site. Rezone to design residential at 30 units per acre<br>(2 acres, 35 units)   | County       | Future                                  |
| APN     | 075-101-022  | Multi-Family Residential<br>870 Camino Del Sur  |              |   |
| 42      | Firefox Masonry<br>02CUP 00000 00038   | 5,400 SF In Three New Buildings In The AG-I-10 Zone District For Stone Carving Business   | County       | Pending                                 |
| APN     | 071-140-071  | Industrial<br>5381 Ekwill Street  |              |   |
| 43      | Goleta Water/Modular Office  | Modular office (14,405 SF)<br>Non-retail commercial   | County       | Pending                                 |
| APN     | 061-051-032  |   |              |   |
| 44      | Laguna Blanca School Master Plan 03CUP 00000 00035                           | 41,407 SF educational facility<br>Non-retail commercial<br>4125 Paloma Drive  | County       | Pending                                 |
| APN     | 063-141-029  |   |              |   |
| 45      | Por La Mar/Caird Greenhouses<br>00-DP-021                                    | Development plan for a total of 1,498,961 SF of new greenhouse space, coolers and loading dock, accessory structures, and a six employee units on 61.26 acres, zoned AG-I-10 within both the Coastal Zone and Inland Area | County       | Approved                                |
| APN     | 071-190-036  | Non-retail commercial<br>905 South Patterson  |              |   |
| 46      | Raintree Ranch Equestrian Center<br>03CUP 00000 00041                        | Commercial animal boarding and riding stables<br>Non-retail commercial<br>6040 La Goleta Road   | County       | Pending                                 |
| APN     | 077-130-002  |   |              |   |

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TABLE 3-1 CONTINUED

| Project |  | Description/Location <sup>3</sup>   | Jurisdiction | Status/<br>Approximate ASF <sup>3</sup> |
|---------|--|---|--------------|---|
| 47      | St. Anthanasius Church<br>01CUP 00000 00152  | New Church Facility, Temple, Chapel, Fellowship Hall  | County       | Approved                                |
|         | APN 071-140-072                              | Non-retail commercial<br>Hollister/Ekwill Street  |              |   |
| 48      | Turnpike Shopping Center                     | Mixed Use Commercial Residential<br>Demo existing 7,818 commercial buildings and add 18,000 SF to Vons, build new 2,500 SF building, and build 15 units above Vons and 16 in NE corner of retail commercial lot | County       | Pending                                 |
|         | APN 065-040-042                              | 149-189 South Turnpike Road   |              |   |
| 49      | Unocal Mixed Use***<br>03PRE 00000 00003     | 2,650 SF of retail space<br>Retail commercial<br>881 Embarcadero Del Mar  | County       | Pending                                 |
|         | APN 075-111-014                              |   |              |   |
| 50      | Abrego Road Investments<br>01DVP-00000-00032 | Demo 2 SFDs and construct 3 new triplex units. One existing duplex to remain.<br>Multi-Family Residential<br>6639 Abrego Road   | County       | Pending                                 |
|         | APN 075-052-007                              |   |              |   |
| 51      | Camino Campana                               | Subdivide existing single family lot into 11 new parcels<br>Single Family Residential<br>600 Camino Campana   | County       | Pending                                 |
|         | APN 069-262-009                              |   |              |   |
| 52      | Anderson Lot Split<br>TPM 14,437             | Reconfigure 2 lots (2 net new, 3 total)<br>Single Family Residential<br>1550 Fairview Avenue  | County       | Pending                                 |
|         | APN 069-010-001                              |   |              |   |
| 53      | Cavaletto/Noel Housing<br>01GPA-00000-00009  | General Plan Amendment from agriculture to residential<br>Multi-Family Residential<br>560 Merida Drive  | County       | Pending                                 |
|         | APN 069-100-006                              |   |              |   |
| 54      | Hacienda Vieja<br>02TRM-00000-00002          | Five new lots (4 net new)<br>Single Family Residential<br>4865 Vieja Drive  | County       | Pending                                 |
|         | APN 065-240-020                              |   |              |   |
| 55      | Hourigan Tract Map<br>02TRM-00000-00005      | Nine new lots (8 net new)<br>Single Family Residential<br>1118 North Patterson Avenue   | County       | Pending                                 |
|         | APN 069-060-040                              |   |              |   |
| 56      | La Franella Cove<br>TPM 14,612               | Lot split resulting in 4 net new lots<br>Single Family Residential<br>780 North Patterson Avenue  | County       | Pending                                 |
|         | APN 067-110-027                              |   |              |   |

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TABLE 3-1 CONTINUED

| Project |   | Description/Location <sup>3</sup>  | Jurisdiction | Status/<br>Approximate ASF <sup>3</sup> |
|---------|---|--|--------------|---|
| 57      | Ocean Meadows Tract Map<br>TPM 14,628                                 | Sub-division of 70 acre single lot into 32 individual lots and 22 apartments<br>Single Family Residential<br>6925 Whittier Drive   | County       | Pending                                 |
|         | APN 073-090-062   |  |              |   |
| 58      | Park Hills Estates<br>TM 14,484                                       | 14 single acre lots<br>Single Family Residential<br>4700 Via Los Santos  | County       | Pending                                 |
|         | APN 059-290-041   |  |              |   |
| 59      | Pebble Hill Place Lot Split<br>02TPM-00000-00012                      | 4-Way lot split (3 net new)<br>Single Family Residential<br>342 Pebble Hill Place  | County       | Pending                                 |
|         | APN 067-210-031   |  |              |   |
| 60      | Preserve at San Marcos<br>01DVP-00000-00071                           | The residential lots would be clustered into 5 lots at the end of Via Gaitero on the west side and 11 lots clustered at the ends of Cieneguitas and Cocopah<br>Single Family Residential | County       | Approved                                |
|         | APN 055-010-006 and others  |  |              |   |
| 61      | Rainbolt<br>TPM 14,444, 97-DP-020                                     | 3 Lot net increase<br>Single Family Residential<br>4835 Vieja Drive  | County       | Pending                                 |
|         | APN 065-240-025   |  |              |   |
| 62      | Rancho Danza Del Sol<br>TPM 14,447                                    | 3-Way lot split (2 new)<br>Single Family Residential<br>1140 Via Regina  | County       | Pending                                 |
|         | APN 059-010-079   |  |              |   |
| 63      | Rennick Lot Split<br>03TPM-00000-00009                                | 4-Way lot split<br>Single Family Residential   | County       | Under Construction                      |
|         | APN 067-120-01  |  |              |   |
| 64      | Sueno Student Housing<br>02NEW-00000-00195                            | New apartment building consisting of four one bedroom units and two 450 sq. ft. attached garages<br>Multi-Family Residential<br>6736 Sueno Road  | County       | Pending                                 |
|         | APN 075-091-035   |  |              |   |
| 65      | The Villas Housing Development<br>TM 14,615/<br>02TRM-00000-00009/02D | 16 Units (15 net increase), 10 market rate, 6 affordable<br>Multi-Family Residential<br>4986 Calle Real  | County       | Pending                                 |
|         | APN 067-210-039   |  |              |   |
| 66      | Tremigo Condos<br>01-GP-001,<br>02TRM-00000-00006                     | Condominium development 50% affordable<br>Multi-Family Residential<br>385 Hollister Avenue   | County       | Proposed                                |
|         | APN 061-092-021   |  |              |   |

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TABLE 3-1 CONTINUED

| Project |  | Description/Location <sup>3</sup>   | Jurisdiction                                 | Status/<br>Approximate ASF <sup>3</sup> |
|---------|--|---|--|---|
| 67      | University San Clemente GSH                        | University San Clemente Graduate Student Housing Project (120 acres, 371 units)<br>Multi-Family Residential<br>South side of Storke field along El Colegio  | County                                       | Proposed                                |
|         | APN 073-120-014                                    |   |  |   |
| 68      | Unocal Mixed Use***<br>03PRE-00000-00003           | 29 Single Occupancy Apartments<br>Multi-Family Residential<br>881 Embarcadero Del Mar   | County                                       | Proposed                                |
|         | APN 075-111-014                                    |   |  |   |
| 69      | Paradise Ivy Mixed Use                             | Mixed Use   | 8,000 sf commercial;<br>24 residential units |   |
|         |  |   |  |   |
|         |  |   |  |   |
| 70      | Aegis Medical Clinic<br>02CUP-00000-00073          | Medical Clinic to move into existing 4,815 SF building<br>Non-Retail Commercial<br>4129 State Street  | County                                       | Approved                                |
|         | APN 061-110-029                                    |   |  |   |
| 71      | Andrach***<br>00-LUS-704 GO, 00-CP-126, 00-V-01    | 2,214 SF Commercial Building with<br>3 Units<br>Non-Retail Commercial<br>4422 Hollister Avenue  | County                                       | Approved                                |
|         | APN 061-83-005                                     |   |  |   |
| 72      | Girls Inc.<br>99-DP-050                            | 17,440 SF building for classrooms and admin offices, an attached 9,523 SF gymnasium, a soccer field, and other playfields, picnic areas, etc.<br>Non-Retail Commercial<br>4973 Hollister Avenue                   | County                                       | Approved                                |
|         | APN 065-180-035                                    |   |  |   |
| 73      | Patterson Packing Mini-Storage<br>01-DP-006        | Development Plan for 1,897 SF of market space, 1,810 SF of office space, and 58,449 SF of mini-storage space for a total of 62,156 SF in the C-1 zone district.<br>Non-Retail Commercial<br>4973 Hollister Avenue | County                                       | Approved                                |
|         | APN 069-160-054, 069-160-052                       |   |  |   |
| 74      | Andrach***<br>00-LUS-704 GO,<br>00-CP-126, 00-V-01 | Commercial building with 2 units (Mixed Use)<br>Multi-Family Residential<br>4422 Hollister Avenue   | County                                       | Approved                                |
|         | APN 061-083-005                                    |   |  |   |
| 75      | Devereux School Master Plan<br>91-DPF-025 AM01     | 33 Acres and 20 residential units<br>Multi-Family Residential<br>701 Storke Road  | County                                       | Approved                                |
|         | APN 073-090-029                                    |   |  |   |

(continued on next page)

TABLE 3-1 CONTINUED

| Project |   | Description/Location <sup>3</sup>   | Jurisdiction | Status/<br>Approximate ASF <sup>3</sup>          |
|---------|---|---|--------------|--|
| 76      | Frouzandeh<br>96-DP-007, TPM<br>14,473          | 3 Residential units<br>Single Family Residential<br>4314 Cuna Drive   | County       | Approved   |
|         | APN 061-091-004                                 |   |              |  |
| 77      | Forte Ranch Phase II<br>TM 14,340<br>94-DPF-008 | 57 Residential units plus three 7-acre RR-5 lots (52<br>built, 5 remaining) 30 acres<br>Single Family Residential<br>273 San Antonio Road                     | County       | Approved   |
|         | APN 059-480-CA1 and<br>others                   |   |              |  |
| 78      | Funke Lot Split<br>TPM 14,493                   | 4 Residential lots (3 net new) 5 acres<br>Single Family Residential<br>1240San Antonio Creek Road   | County       | Approved   |
|         | APN 059-440-017                                 |   |              |  |
| 79      | Las Brisas at More<br>Mesa<br>98-DP-041         | 8 Residential lots, 4 acres<br>Single Family Residential<br>Calle las Brisas @ Mockingbird Lane   | County       | Approved   |
|         | APN 065-680-039                                 |   |              |  |
| 80      | Pozzato/La Riata<br>TM 14,281<br>93-DP-016 AP01 | 24 Residential lots, 28 acres<br>Single Family Residential<br>1300 La Riata Lane  | County       | Approved   |
|         | APN 059-460-025                                 |   |              |  |
| 81      | Vintage Ranch<br>TM 14,357 MC<br>97-LUS-440 GO  | 11 Residential lots, 10 occupied, 1 barn, 1<br>commercial horse boarding facility (1.36 acres) on<br>7 acres<br>Single Family Residential<br>745 Puente Drive | County       | Approved   |
|         | APN 061-271-023, 061-271-<br>025                |   |              |  |
| 82      | Warkentin Lot Split<br>TPM 14,464               | 4 Residential lots (3 new lots) 4 acres<br>Single Family Residential<br>1100 San Antonio Creek Road   | County       | Approved   |
|         | APN 059-440-020                                 |   |              |  |
| 83      | Bezek/New SFD<br>02BDP 00000 01312              | 9,089 SF new SFD, 1,334 SF garage, and 500 SF<br>porch<br>Single Family Residential   | County       | Under Construction/<br>Building Permit<br>Issued |
|         | APN 063-110-010                                 |   |              |  |
| 84      | Bezek/New SFD<br>01BDP 00000 00323              | New 1,604 SF mobile home<br>Single Family Residential   | County       | Under Construction/<br>Building Permit<br>Issued |
|         | APN 059-221-011                                 |   |              |  |

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TABLE 3-1 CONTINUED

| Project |   | Description/Location <sup>3</sup>   | Jurisdiction | Status/<br>Approximate ASF <sup>3</sup>          |
|---------|---|---|--------------|--|
| 85      | Biegen/Mobile Home<br>01-BDP-00000-00323                        | New 1,604 SF mobile home  | County       | Under Construction/<br>Building Permit<br>Issued |
|         | APN 059-221-011   |   |              |  |
| 86      | Brown New SFD/<br>Attached Car/Storage<br>01BDP 00000 00716     | New SFD with attached garage and storage<br>Single Family Residential                 | County       | Under Construction/<br>Building Permit<br>Issued |
|         | APN 077-030-013   |   |              |  |
| 87      | Castaneda/New Mobil<br>Home<br>02BDP 00000 00332                | Install new mobile home<br>Single Family Residential                                  | County       | Under Construction/<br>Building Permit<br>Issued |
|         | APN 559-243-099   |   |              |  |
| 88      | Clark/New SFD<br>01BDP 00000 01172                              | New SFD and attached garage below<br>Single Family Residential                        | County       | Under Construction/<br>Building Permit<br>Issued |
|         | APN 067-270-002   |   |              |  |
| 89      | Douglas Keep/New<br>Single Family Dwelling<br>01BDP 00000 00102 | New SFD<br>Single Family Residential  | County       | Under Construction/<br>Building Permit<br>Issued |
|         | APN 065-310-010   |   |              |  |
| 90      | ENG/New SFD<br>02BDP 00000 00972                                | New 2,774 SF SFD with attached garage<br>Single Family Residential                    | County       | Under Construction/<br>Building Permit<br>Issued |
|         | APN 065-310-022   |   |              |  |
| 91      | Erburu/New SFD<br>01BDP 00000 01278                             | New 9,833 SF SFD, 1,057 SF garage, and 1,495<br>SF porch<br>Single Family Residential | County       | Under Construction/<br>Building Permit<br>Issued |
|         | APN 063-132-001   |   |              |  |
| 92      | Fingal/M.H. Install<br>01CNP 00000 01384                        | Mobil home install<br>Single Family Residential                                       | County       | Under Construction/<br>Building Permit<br>Issued |
|         | APN 559-180-073   |   |              |  |
| 93      | Forouzandeh/New SFD<br>02BDP 00000 01718                        | New 1,410 SF SFD, 410 SF garage, and 155 SF<br>porch<br>Single Family Residential     | County       | Under Construction/<br>Building Permit<br>Issued |
|         | APN 061-091-004   |   |              |  |
| 94      | Forouzandeh 3 Condo<br>Unit<br>01BDP 00000 00012                | 3 condo unit (detached)<br>Multi-Family Residential                                   | County       | Under Construction/<br>Building Permit<br>Issued |
|         | APN 061-092-018   |   |              |  |

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TABLE 3-1 CONTINUED

| Project |   | Description/Location <sup>3</sup>   | Jurisdiction | Status/<br>Approximate ASF <sup>3</sup>          |
|---------|---|---|--------------|--|
| 95      | Gabler/SFD<br>01BDP 00000 01366                                       | New SFD 12,492 SF<br>Single Family Residential  | County       | Under Construction/<br>Building Permit<br>Issued |
|         | APN 061-122-001   |   |              |  |
| 96      | Godkin/New SFR<br>01BDP 00000 01590                                   | New SFD<br>Single Family Residential  | County       | Under Construction/<br>Building Permit<br>Issued |
|         | APN 061-271-025   |   |              |  |
| 97      | Hermitage #23 /New<br>Mobile Home With<br>Awning<br>02BDP 00000 00904 | Install new mobile home with awning<br>Single Family Residential  | County       | Under Construction/<br>Building Permit<br>Issued |
|         | APN 559-240-023   |   |              |  |
| 98      | Hermitage /New Mobile<br>Home<br>02BDP 00000 00514                    | Install new mobile home with 5' x 16' awning<br>Single Family Residential                                     | County       | Under Construction/<br>Building Permit<br>Issued |
|         | APN 559-243-001   |   |              |  |
| 99      | Hermitage /Mobile<br>Home Install<br>03CNP 00000 00904                | Install new mobile home (52' x 24') with 572 SF<br>carport, 198 SF awning<br>Single Family Residential        | County       | Under Construction/<br>Building Permit<br>Issued |
|         | APN 559-183-023   |   |              |  |
| 100     | Johnson/(02IVP-011)<br>New Duplex West<br>02BDP 00000 00182           | Addition of appx. 2,008 SF 2 <sup>nd</sup> story duplex to<br>existing 2,363 SFD<br>Single Family Residential | County       | Under Construction/<br>Building Permit<br>Issued |
|         | APN 075-091-043   |   |              |  |
| 101     | Jones/New Mobile<br>Home<br>02BDP 00000 00189                         | Install new mobile home<br>Single Family Residential  | County       | Under Construction/<br>Building Permit<br>Issued |
|         | APN 559-243-049   |   |              |  |
| 102     | Knaus/New SFD<br>02BDP 00000 01471                                    | New 900 SF SFD<br>Single Family Residential   | County       | Under Construction/<br>Building Permit<br>Issued |
|         | APN 077-080-033   |   |              |  |
| 103     | Lopez/Mobile Home<br>Install<br>02CNP 00000 00787                     | Mobile home install<br>Single Family Residential  | County       | Under Construction/<br>Building Permit<br>Issued |
|         | APN 559-243-009   |   |              |  |
| 104     | Magid/Detached<br>Residential Unit 600 SF<br>01BDP 00000 00571        | Detached second residential unit<br>Single Family Residential   | County       | Under Construction/<br>Building Permit<br>Issued |
|         | APN 065-202-003   |   |              |  |

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TABLE 3-1 CONTINUED

| Project |   | Description/Location <sup>3</sup>   | Jurisdiction | Status/<br>Approximate ASF <sup>3</sup>          |
|---------|---|---|--------------|--|
| 105     | Mobile Home<br>01CNP 00000 00101                      | New mobile home installation<br>Single Family Residential                                   | County       | Under Construction/<br>Building Permit<br>Issued |
|         | APN 559-243-074                                       |   |              |  |
| 106     | Nelson/New SFD<br>01BDP 00000 00035                   | New single-family residence and 2 <sup>nd</sup> unit<br>Single Family Residential           | County       | Under Construction/<br>Building Permit<br>Issued |
|         | APN 067-171-021                                       |   |              |  |
| 107     | Nelson/New SFD<br>01BDP 00000 01620                   | New SFD one story lot #10<br>Single Family Residential                                      | County       | Under Construction/<br>Building Permit<br>Issued |
|         | APN 061-271-023                                       |   |              |  |
| 108     | Nunez SFD<br>98BP5 01253 01804                        | New single family dwelling permit #266093<br>Single Family Residential                      | County       | Under Construction/<br>Building Permit<br>Issued |
|         | APN 059-010-084                                       |   |              |  |
| 109     | Pratt New SFD and<br>Garage<br>02BDP 00000 02101      | New SFD and garage<br>Single Family Residential   | County       | Under Construction/<br>Building Permit<br>Issued |
|         | APN 063-045-009                                       |   |              |  |
| 110     | Ralphs New Grocery<br>Store<br>02BDP 00000 01417      | Ralphs new grocery store<br>Retail Commercial   | County       | Under Construction/<br>Building Permit<br>Issued |
|         | APN 065-080-027                                       |   |              |  |
| 111     | Rimer Mobile Home<br>02CNP 00000 00398                | New mobile home installation. No porches,<br>awnings, or decks<br>Single Family Residential | County       | Under Construction/<br>Building Permit<br>Issued |
|         | APN 059-240-008                                       |   |              |  |
| 112     | Salster New Mobile<br>Home<br>03CNP 00000 00356       | Install New Mobile Home<br>Single Family Residential  | County       | Under Construction/<br>Building Permit<br>Issued |
|         | APN 059-160-007                                       |   |              |  |
| 113     | Sanchez/New SFD<br>01BDP 00000 00947                  | New 1,450 SF with attach 516 SF garage<br>Single Family Residential                         | County       | Under Construction/<br>Building Permit<br>Issued |
|         | APN 059-222-016                                       |   |              |  |
| 114     | St. George/ 4 Unit<br>Conversion<br>02BDP 00000 01081 | Conversion of SFD to new 4 unit multi-family<br>dwelling<br>Single Family Residential       | County       | Under Construction/<br>Building Permit<br>Issued |
|         | APN 075-201-014                                       |   |              |  |

(continued on next page)

TABLE 3-1 CONTINUED

| Project   |   | Description/Location <sup>3</sup>  | Jurisdiction | Status/<br>Approximate ASF <sup>3</sup>       |
|---|---|--|--------------|---|
| 115   | UYESAKA/New Mobile Home<br>03CNP 00000 00006                              | New mobile home (52' x 24') with carport awning and 2 entry porches<br>Single Family Residential | County       | Under Construction/<br>Building Permit Issued |
| APN   | 559-182-024   |  |              |   |
| 116   | Waters New SFD<br>01BDP 00000 01203                                       | 3,821 SF new SFD, 720 SF garage, and 423 SF porch<br>Single Family Residential                   | County       | Under Construction/<br>Building Permit Issued |
| APN   | 067-100-003   |  |              |   |
| 117   | County Parks/South Coast RR<br>Museum/Visitor Center<br>01BDP 00000 01432 | New 768 SF visitors center<br>Non-retail commercial  | County       | Under Construction/<br>Building Permit Issued |
| APN   | 077-160-057   |  |              |   |
| 118   | Minke/New Mobile Home<br>02BDP 00000 00377                                | Install new manufactured home<br>Single Family Residential                                       | County       | Under Construction/<br>Building Permit Issued |
| APN   | 579-120-035   |  |              |   |
| 119   | SB Humane Society/Spay and Neuter Clinic<br>01BDP 00000 02158             | Spay and neuter clinic of 1,875 SF<br>Non-Retail Commercial                                      | County       | Under Construction/<br>Building Permit Issued |
| APN   | 071-220-036   |  |              |   |
| 120   | Traphagen/New Mobile Home<br>02BDP 00000 01093                            | New Mobile Home Unit<br>Single Family Residential  | County       | Under Construction/<br>Building Permit Issued |
| APN   | 579-210-015   |  |              |   |
| <p><sup>1</sup> Note: There are 9 Wireless Projects proposed. These are not included in this table.</p> <p><sup>2</sup> Source: Office of Budget and Planning, September 2003, City of Goleta, County of Santa Barbara.</p> <p><sup>3</sup> ASF = Assignable Square Footage; GSF = Gross Square Footage; Parking and residential square footage is not monitored under the requirements of the LRDP.</p> <p>Note:<br/> ** Under construction or approved and awaiting construction.<br/> *** Projects with both Commercial/Industrial and Residential uses are listed once under each of these sections. Square footage is totaled in the Commercial/Industrial section and units are totaled in the Residential section.</p> |   |  |              |   |



|   |   |
|---|---|
| Chapter 3.0.....                                      | 1 |
| Environmental Setting, Impacts, and Mitigation .....  | 1 |
| 3.01 Introduction To Project Impact Analysis.....     | 1 |
| 3.02 Organization of Environmental Analysis.....      | 1 |
| 3.02.1 Existing Conditions.....                       | 1 |
| 3.02.2 Regulatory Framework .....                     | 2 |
| 3.02.3 Project Impacts and Mitigation.....            | 2 |
| 3.03 Requirements for Cumulative Impact Analysis..... | 3 |
| 3.03.1 Evaluation .....                               | 4 |

Acronyms

University of California, Santa Barbara (UCSB.....**Error! Bookmark not defined.**

Citations

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Tables

Table 3-1 Cumulative City of Santa Barbara, County of Santa Barbara, and UCSB..... 5

Figures

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Miscellaneous

In June 2004, the NOP was prepared for the proposed project (Appendix A)..... 1

Glossary

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