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# **CEQA Addendum for Hollister/Kellogg Park Project General Plan Amendments**

**Case No. 12-044-GPA, RZ**

## **Goleta General Plan/ Coastal Land Use Plan Final Environmental Impact Report (SCH #2005031151)**

*Prepared for:*



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**July 8, 2013**

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- Figure 3-2 – Open Space Element, Park and Recreation Plan Map
- Figure 3-5 – Open Space Element, Open Space Plan Map

## CHAPTER 1.0 INTRODUCTION

### 1.1 BACKGROUND

The City of Goleta (City) prepared this Addendum to the Final Environmental Impact Report (EIR) for the City's General Plan/Coastal Land Use Plan (GP/CLUP) (SCH #2005031151) that was certified in October 2006 (2006 Final EIR). This Addendum addresses site-specific General Plan amendments relating to Assessor Parcel Number 071-090-090 (formerly 071-090-077 and -078) and one General Plan amendment of a non-site-specific nature to the Housing Element, described as follows:

- a. **FIGURE 2.1 - Land Use Element, Land Use Plan Map:** Change land use designation of the subject site from Planned Residential (10-units per acre) (northerly 3.33 acres) and Old Town Commercial (southerly 0.67 acre) to Open Space/Active Recreation;
- b. **FIGURE 3-2 - Open Space Element, Park and Recreation Plan Map:** Add Site Number "F" on the subject site;
- c. **TABLE 3-1 - Open Space Element, Existing and Planned Parks and Open Space Areas, Planned New Parks and Open Spaces:** Add the following Map# F item corresponding to the change to Figure 3-5 as depicted below:

071-090-090	F	Hollister/Kellogg Park	Neighborhood Park	4.0	Located between Kellogg Ave and San Jose Creek, just north of Hollister Ave
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- d. **FIGURE 3-5 – Open Space Element, Open Space Plan Map:** Designate the subject site as an Active Park Site; and
- e. **TABLE 10-2 – Housing Element, Summary of Housing Unit Potential in Goleta (2009 to 2014):** Remove 30 units from the Vacant Residentially Zoned Sites, Less Than 20 Units Per Acre category, changing the total from 366 to 336, and the overall total in that column from 466 to 436 (non-site-specific).

This document was prepared pursuant to the California Environmental Quality Act (California Public Resources Code §§ 21000 *et seq.*, "CEQA") the regulations promulgated thereunder (14 Cal. Code of Regulations §§ 15000, *et seq.*, the "CEQA Guidelines"), and the City's Environmental Guidelines ("Goleta Guidelines").

The 2006 Final EIR is a Program EIR evaluating the potentially significant adverse environmental impacts of the GP/CLUP. From 2008 to 2010, the City completed a series of amendments to the GP/CLUP, along with a Supplemental EIR and Addenda to address changes in environmental effects associated with the City initiated GP/CLUP amendments and several project-specific GP/CLUP amendments. Collectively, these CEQA documents make up the entirety of the environmental analysis and are hereafter referred to as the "GP/CLUP EIR". The amendments to the 2006 Final EIR are listed in Table 1 and incorporated by reference into this Addendum.

**Table 1**  
**2006 GP/CLUP Environmental Impact Report Addenda and SEIRs**

Adoption Date	City GPA No.	General Plan Amendment Project Name	GPA Adopting Resolution No.	Type of Environmental Document / Resolution No.
10-2-06		Adoption of Goleta General Plan / Coastal Land Use Plan	Reso. No. 06-38	EIR / Reso. No. 06-37
2-19-08	03-050	Villages at Los Carneros	Reso. No. 08-06	EIR / Reso. No. 08-02
6-17-08	07-201	Track 2 - Minor Changes	Reso. No. 08-30	Addendum/Reso. No. 08-30
11-4-08	08-057	Harwin Family Trust	Reso. No. 08-056	Notice of Exemption
5-19-09	07-102	Haskell's Landing	Reso. No. 09-30 & Reso. No. 09-33	Addendum (EIR & Supplemental EIR by County) / Reso. No. 09-26
5-19-09	09-033	Track 2.5 - Building Intensity Standards	Reso. No. 09-32 & Reso. No. 09-33	Addendum - Reso. No. 09-32
8-18-09	07-200	Track 1 - Housing Element Update	Reso No. 09-44	Addendum - Reso No. 09-44
11-17-09	07-202	Track 3 - Substantive Changes	Reso. No. 09-59	Supplemental EIR/Addendum Reso. No. 09-59
11-16-10	10-123	Housing Element 2007-2014	Reso. No. 10-57	Addendum – Reso No. 10-56
2-15-11	08-196	Montecito Bank and Trust	Reso. No. 11-09	Addendum – Reso. No. 11-07
7-17-12	11-080 11-081	Willow Springs II Residential Project (ESHA, Park, Tsunami Maps)	Reso. No. 12-046	Addendum – Reso. No. 12-045
10-2-12	08-143	Westar Mixed Use Project (Land Use Change)	Reso No. 12-068	Addendum - Resol No. 12-069

**Relationship to Hollister/Kellogg Park Project (12-044-GPA, RZ)**

These proposed amendments to the General Plan are requested by the City of Goleta in association with the development of a new neighborhood park in Old Town Goleta. The Hollister/Kellogg Park project will be developed on the subject 3.99 acre site. The Hollister/Kellogg Park project is subject to, and will be processed in accordance with, CEQA.

## 1.2 CEQA GUIDELINES – ADDENDA TO EIRS AND SUBSEQUENT EIRS

CEQA Guidelines §§ 15163(a) and 15164(a) allow a Lead Agency or a Responsible Agency to prepare an addendum to a previously certified EIR if some changes or additions are necessary and none of the conditions described in CEQA Guidelines § 15162 calling for the preparation of a subsequent or supplemental EIR have occurred. CEQA Guidelines § 15164(e) requires substantial evidence that a subsequent EIR is not necessary.

CEQA Guidelines §§15162 and 15163 state that, for a project covered by a certified EIR, preparation of a subsequent or supplemental EIR rather than an addendum is required only if one or more of the following conditions occur:

1. Substantial changes are proposed in the project that will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
2. Substantial changes occur with respect to the circumstances under which the project is undertaken that will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in severity of previously identified significant effects.
3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:
  - a. The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
  - b. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
  - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
  - d. Mitigation measures or alternatives that are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

As set forth in this Addendum, none of the conditions described above will occur because of, or in relation to, the minor changes resulting from implementation of the Project. Therefore, an Addendum is appropriate, and neither a subsequent EIR under CEQA Guidelines § 15162 nor a supplemental EIR pursuant to CEQA Guidelines § 15163 are required.

### **1.3 SCOPE OF THE ADDENDUM**

The Addendum addresses each of the environmental resource areas that were previously analyzed in the GP/CLUP EIR:

- aesthetics and visual resources;
- agriculture and farmland;
- air quality;
- biological resources;
- cultural resources;
- geology, soils, and mineral resources;
- hazards and hazardous materials;
- population and housing;
- water resources;
- land use and recreation;
- noise;
- public services and utilities; and
- transportation and circulation

### **1.4 ADOPTION AND AVAILABILITY OF ADDENDUM**

This Addendum to the GP/CLUP EIR will be considered for recommendation for certification by the City of Goleta Planning Commission and certification by the City of Goleta City Council. This Addendum is available for general public review at the following locations:

City of Goleta  
Department of Planning & Environmental Review  
130 Cremona Drive, Suite B  
Goleta, California 93117

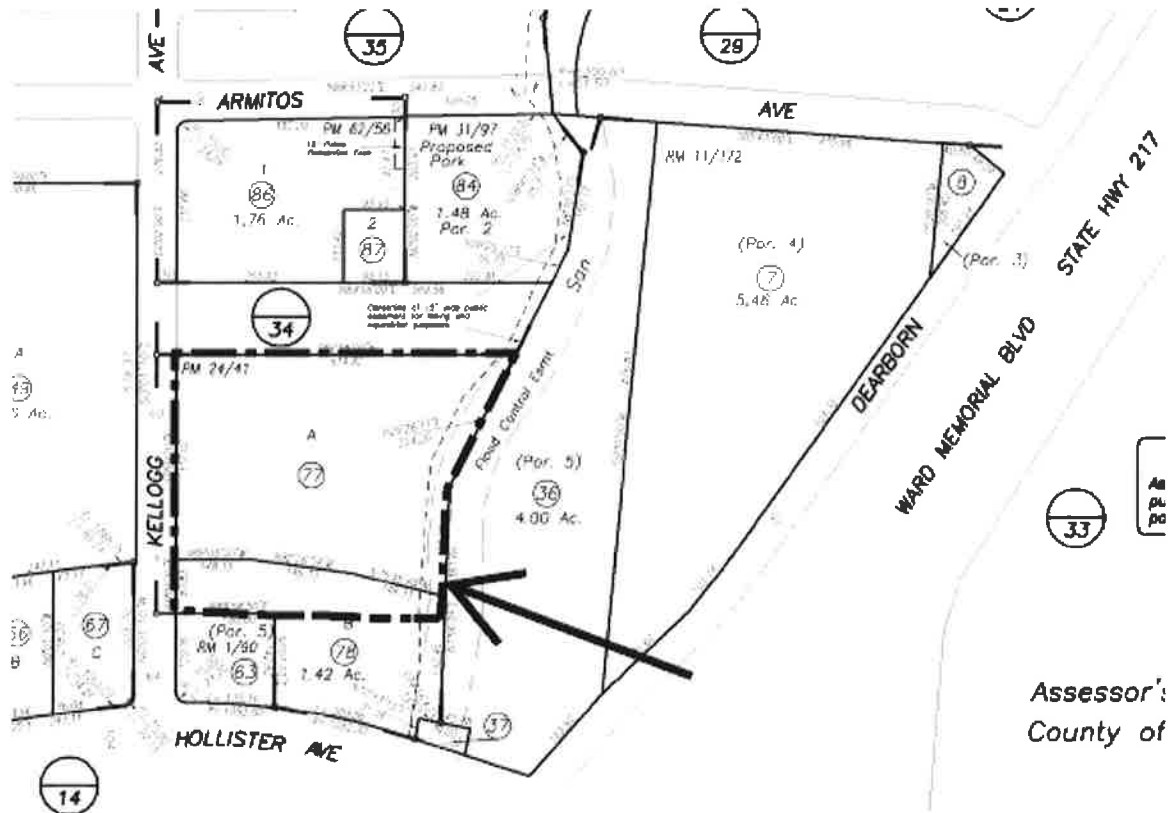
Goleta Valley Public Library  
500 North Fairview Avenue  
Goleta, California 93117

## CHAPTER 2.0 PROJECT DESCRIPTION

### 2.1 PROJECT LOCATION

This Addendum addresses site-specific General Plan amendments relating to Assessor Parcel Number 071-090-090 (formerly 071-090-077 and northerly 0.67 acre of 071-090-078). The subject property totals approximately four acres in size and is located between South Kellogg Avenue and San Jose Creek, approximately 215 feet north of Hollister Avenue. The southerly 0.67 acre is designated as Old Town Commercial under the a General Plan and is zoned C-2 Retail Commercial, while the northerly 3.33 acres is designated Planned Residential and zoned DR-10 Design Residential (10-units per acre). The area along the east side of the site encompassing the San Jose Creek corridor and its associated riparian habitat is designated as an Environmentally Sensitive Habitat Area (ESHA) in Figure 3-5 "Open Space Plan Map" of the General Plan's Open Space Element.

#### Location Map



### 2.2 GOLETA'S GENERAL PLAN/COASTAL LAND USE PLAN (GP/CLUP)

The fundamental goals of the GP/CLUP are to: (1) ensure a high quality environment by protecting and conserving the community's cultural, historical, natural, and environmental assets, values, and resources; (2) provide a sustainable economy that is not solely dependent on growth, but provides for economic prosperity and well-being for current and future residents; (3) maintain adequate service standards, including level of service (LOS) on area highways; and (4) enable income group



opportunities to meet current and future housing needs. These goals are retained as part of the Addendum and were used as a guide during the GP/CLUP and environmental review processes to date.

Under the Government Code (Section 65350 *et seq.*), cities must adopt a general plan as a guide to their physical development. The role of the general plan is to act as the city's constitution for the physical use of resources, to express the community's preservation and development goals, and to establish public policy relative to the distribution of future public and private land use. The plan must contain the seven elements mandated by state law and may include other optional elements.

The City's adopted GP/CLUP establishes goals, policies, and objectives for guiding future change in the City.

## 2.3 PUBLIC PARTICIPATION

The General Plan, General Plan EIR, and this Addendum are available for review at City Hall and are posted on the City's website ([www.cityofgoleta.org](http://www.cityofgoleta.org)). Opportunities for public participation will include future noticed public hearings of the Planning Commission and City Council.

The public comment period for this addendum is July 10, 2013 to August 8, 2013 at 5:00 pm.

The Planning Commission will be considering this Addendum for recommendation to the City Council for certification at a public hearing as follows:

Hearing Date and Time: August 12, 2013 at 6:00 pm  
Place: City Council Chambers  
Goleta City Hall  
130 Cremona Drive, Suite B, Goleta CA 93117

The City Council will be considering this Addendum at a public hearing as follows:

Hearing Date and Time: September 3, 2013 at 6:00 pm  
Place: City Council Chambers  
Goleta City Hall  
130 Cremona Drive, Suite B, Goleta CA 93117

All interested persons are encouraged to attend the public hearing and to present written and/or oral comments. All letters should be addressed to: City of Goleta Neighborhood Services Dept., Attn: Claudia Dato, 130 Cremona Drive, Suite B, Goleta CA 93117; or faxed to (805) 961-8084; Attention: Claudia Dato, Senior Management Analyst; or emailed to [cdato@cityofgoleta.org](mailto:cdato@cityofgoleta.org). Written comments must be provided prior to the close of the public review period on February 11, 2013. Comments should be limited to environmental issues.

## 2.4 PROJECT DESCRIPTION

The subject project (hereinafter "Project") includes the following changes to the General Plan in association with development of a new neighborhood park:

- a. **FIGURE 2.1 - Land Use Element, Land Use Plan Map:** Change land use designation of the subject site from Planned Residential (10-units per acre) (northerly 3.33 acres) and Old Town Commercial (southerly 0.67 acre) to Open Space/Active Recreation;

- b. **FIGURE 3-2 - Open Space Element, Park and Recreation Plan Map:** Add Site Number "F" on the subject site;
- c. **TABLE 3-1 - Open Space Element, Existing and Planned Parks and Open Space Areas, Planned New Parks and Open Spaces:** Add the following Map# F item corresponding to the change to Figure 3-5 as depicted below:

071-090-090	F	Hollister/Kellogg Park	Neighborhood Park	4.0	Located between Kellogg Ave and San Jose Creek, just north of Hollister Ave
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- d. **FIGURE 3-5 – Open Space Element, Open Space Plan Map:** Designate the subject site as an Active Park Site (Note: the ESHA designation along San Jose Creek will be retained); and
- e. **TABLE 10-2 – Housing Element, Summary of Housing Unit Potential in Goleta (2009 to 2014):** Remove 30 units from the Vacant Residentially Zoned Sites, Less Than 20 Units Per Acre category, changing the total from 366 to 336, and the overall total in that column from 466 to 436 (non-site-specific).

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## CHAPTER 3.0 ENVIRONMENTAL ANALYSIS

### 3.1 SIGNIFICANCE DETERMINATION

The criteria for determining the significance of environmental impacts in this Addendum are the same as those contained within the GP/CLUP EIR. 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. During approval of the GP/CLUP, the City adopted a statement of overriding considerations, pursuant to the CEQA § 15093, explaining why project benefits outweighed 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. During approval of the GP/CLUP, the City made findings, pursuant to CEQA §15091, that impacts were mitigated to the maximum extent feasible by implementing the recommended mitigation measures.
- **Class III** impacts are adverse impacts that are less than significant. During approval of the GP/CLUP, the City was not required to make CEQA findings regarding these impacts.
- **Class IV** impacts include changes to the environment as a result of GP/CLUP implementation that would be beneficial.

The General Plan Amendments analyzed in this Addendum do not result in any new significant environmental effects, do not result in any substantial increases in the severity of a previously identified significant effect, do not involve substantial changes in circumstances under which the project is undertaken, and do not require new or modified mitigation measures.

### 3.2 REQUIREMENTS FOR CUMULATIVE IMPACT ANALYSIS

CEQA Guidelines § 15130 requires a reasonable analysis of the cumulative impacts of a 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 § 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 § 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 § 15355[b]).

Furthermore, according to CEQA Guidelines § 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 § 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 project's incremental effects are cumulatively considerable.

#### GP/CLUP EIR Cumulative Analysis

The cumulative impact analysis evaluated in the GP/CLUP EIR comprises: (1) the City-wide impact analysis from full buildout of the adopted 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. The City's prior adoption of the GP/CLUP involved no immediate direct physical environmental impacts. Rather, the Plan set the stage for future development within the City and, as such, the EIR analysis focused 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 GP/CLUP 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 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 the General Plan EIR. The growth and changes in land use that were analyzed as impacts of the project throughout the General Plan EIR were projected to the year 2030, employing a cumulative analysis methodology.

The ultimate buildout of the City will be minimally affected by these General Plan Amendments. Although development under the land use plan map will change from residential and commercial to an open space/active recreation designation, this use was already anticipated by the General Plan as the Open Space Element designated the subject property as a future park site, and the residential component of the existing land use designation was not included in the City's Regional Housing Needs Assessment (RHNA) calculations. The reduction in the potential number of units from the land use change is approximately 1% of the total housing unit potential identified in the Housing Element of the General Plan. There will be no change to urban services or public infrastructure as water, sewer and other utilities and urban services already serve the subject site. Therefore, no revisions to the cumulative impact analysis presented in the General Plan EIR are necessary as part of this Addendum.

### **3.3 ANALYSIS**

#### **3.3.1 Potential Environmental Effects Analysis**

##### **Aesthetics and Visual Resources**

Section 3.1 of the GP/CLUP EIR describes the following within the existing City boundary:

- Environmental setting for aesthetics and visual resources relating to the Project;
- The impacts associated with aesthetics and visual resources that would result from development under existing designations; and
- Mitigation measures that would reduce these impacts.

The GP/CLUP EIR identified potential aesthetics/visual resources impacts associated with buildout (Impacts 3.1-1 through 3.1-6).

According to the GP/CLUP EIR, visually attractive open spaces within Goleta include public recreation areas. In association with the project, the change in land use designation from Planned Residential and Old Town Commercial to an Open Space for Active Recreation designation will result in a beneficial impact to aesthetics and visual resources. Buildout of the site under the new designation will consist of predominantly landscaped open space and creekside riparian enhancement, and will preserve existing views to the mountains. Conversely, development under the existing residential or commercial designations could result in construction of structures that would impede views. The change in land use designation to Open Space/Active Recreation would also be consistent with the Open Space Element's Park and Recreation Plan Map (Figure 3-2) which indicates a "Planned Future Park Site" in the area. The ESHA designation along San Jose Creek will also be retained.

Based on this analysis, the Project would not affect the analysis presented in Section 3.1 of the GP/CLUP EIR.

##### **Agriculture and Farmland**

Section 3.2 of the GP/CLUP EIR describes the following within the existing City boundary:

- Environmental setting for agriculture and farmlands relating to the Project;
- The impacts associated with agriculture and farmland that would result from development under existing designations; and
- Mitigation measures that would reduce these impacts.

The GP/CLUP EIR identified potential agriculture/farmland impacts associated with buildout (Impacts 3.2-1 through 3.2-4).

The Project's proposed change in land use designation of the subject site from Planned Residential (10-units per acre) (northerly 3.33 acres) and Old Town Commercial (southerly 0.67 acre) to Open Space/Active Recreation does not include changes to agricultural designations and/or areas in agricultural production. The site is only four acres in size, has been a fallow field for several years, and is surrounding by urban uses. Moreover, the site is not designated or zoned for agricultural uses. Therefore, the Project would not affect the analysis presented in Section 3.2 of the GP/CLUP EIR.

## **Air Quality**

Section 3.3 of the GP/CLUP EIR describes the following within the existing City boundary:

- Environmental setting for air quality relating to the Project;
- The impacts associated with air quality that would result from development under existing conditions; and
- Mitigation measures that would reduce these impacts.

The GP/CLUP EIR identified potential air quality impacts associated with buildout (Impacts 3.3-1 through 3.3-4). The GP/CLUP EIR also identified potential greenhouse gas emissions impacts associated with buildout (Impacts 3.3-5 and 3.3-6).

The Project's proposed change in land use designation will result in a beneficial impact to air quality and greenhouse gas emissions. Due to lower trip generation rates associated with the less intensive parks and open space uses, traffic related air quality and greenhouse gas impacts will be reduced. In addition, the very nature of the open space designation, which includes significantly more landscaped open space than is typically found in residential or commercial developments, is expected to further off-set any emissions generated by use of the property. Given the smaller size of the site, it is expected that most people using the future park and open space area will walk or bike to the site from the surrounding neighborhood.

For the reasons stated above, the Project will not adversely affect air quality impacts and greenhouse gas emissions associated with buildout as evaluated in the GP/CLUP EIR. Therefore, the Project would not affect the analysis presented in Section 3.3 of the GP/CLUP EIR.

## **Biological Resources**

Section 3.4 of the GP/CLUP EIR describes the following within the existing City boundary:

- Environmental setting for biological resources relating to the Project;
- The impacts associated with biological resources that would result from development under existing conditions; and
- Mitigation measures that would reduce these impacts.

The GP/CLUP EIR identified potential biological impacts associated with buildout relating to Special Status Habitats including Coastal Sage Scrub, Environmentally Sensitive Habitat Areas, listed species, etc. (Impacts 3.4-1 through 3.4-10).

When the 2006 Final EIR was adopted, the mapping depicting ESHAs was based on the best available data at the time, including the Goleta Community Plan and aerial photography. The subject

ESHAs are shown on Open Space Element Figure 3-5 and Conservation Element Figure 4-1. More specifically, an ESHA is shown along the east side of the site in association with San Jose Creek and its riparian corridor. General Plan Policy CE 1.5 allows for modifications to ESHAs designated on General Plan maps based on site-specific studies. Such a study has been completed for the site and is on file at the City of Goleta, 130 Cremona Dr., Suite B, Goleta CA 93117 (Rincon, *Biological Resources Assessment for the Hollister/Kellogg Park and the Armitos to Hollister Avenue Creek Path, December 2012*). However, the Project's proposed General Plan amendments do not remove or modify the ESHA designation and the same General Plan policies pertaining to ESHAs and creekside buffers would apply to both the existing and proposed land use designations. Therefore, the amendments would not affect associated biological impacts evaluated in the General Plan EIR. Buildout would also not be affected because there will be no change to the general area available for future development.

Therefore, for the reasons stated above, the Project will not affect the analysis presented in Section 3.4 of the GP/CLUP EIR.

### **Cultural Resources**

Section 3.5 of the GP/CLUP EIR describes the following within the existing City boundary:

- Environmental setting for cultural resources relating to the Project;
- The impacts associated with cultural resources that would result from development under existing conditions; and
- Mitigation measures that would reduce these impacts.

The GP/CLUP EIR identified potential cultural impacts associated with buildout relating to damage to sites of cultural, historical or paleontological significance (Impacts 3.5-1 through 3.5-3).

The Project's proposed General Plan amendments will not affect the analysis for impacts to cultural resources because there would be no change to the general area subjected to ground-disturbing activities and future development. If anything, the potential to disturb cultural resources may be reduced because the grading and subsurface disturbances needed to develop parks and open space uses under the proposed land use designation are likely to be less intensive or substantial than what would be required for residential or commercial development.

Mitigation measures included in the GP/CLUP EIR would reduce cultural resource impacts to less than significant levels. The Project's proposed General Plan amendments would not affect the analysis presented in Section 3.5 of the GP/CLUP EIR. Any residual impacts caused by the Project is not expected to be significant.

### **Geology, Soils and Mineral Resources**

Section 3.6 of the GP/CLUP EIR describes the following within the existing City boundary:

- Environmental setting for geology, soils and mineral resources relating to the Project;
- The impacts associated with geology, soils and mineral resources that would result from development under existing conditions; and
- Mitigation measures that would reduce these impacts.

The GP/CLUP EIR identified potential geologic impacts associated with buildout relating to exposure of people or structures to adverse effects resulting from seismic activity, landslides, liquefaction, etc. (Impacts 3.6-1 through 3.6-4).

The Project's proposed General Plan amendments will not significantly affect the potential geology/soils impacts evaluated in the GP/CLUP EIR. Potential impacts related to geology, soils and mineral resources are likely to be reduced because the grading and subsurface disturbances needed to develop parks and open space uses under the proposed land use designation are likely to be less intensive or substantial than what would be required for residential or commercial development. Therefore, the Project's General Plan amendments would not affect the analysis presented in Section 3.6 of the GP/CLUP EIR.

### **Hazards and Hazardous Materials**

Section 3.7 of the GP/CLUP EIR describes the following within the existing City boundary:

- Environmental setting for hazards and hazardous materials relating to the Project;
- The impacts associated with hazards and hazardous materials that would result from development under existing conditions; and
- Mitigation measures that would reduce these impacts.

The GP/CLUP EIR identified potential hazards/hazardous materials impacts associated with buildout (Impacts 3.7.3).

Regardless of the type of development that might occur on the site, (i.e., residential, commercial, or recreation) there is some potential for exposure to hazards. In this case, a technical study (Phase I Environmental Site Assessments) performed by Sigma Engineering Inc. (May 26, 2011) relating to potential exposure to hazardous materials revealed no recognized environmental conditions (RECs) or hazardous materials associated with the subject site. Although the Project's change in land use designation from residential and commercial would result in a change from potentially exposing employees or residents to potentially exposing park users, this change is not expected to result in new impacts, increase the severity of previously identified impacts, or require additional or new mitigation measures as compared to those discussed in the GP/CLUP EIR. Therefore, the Project's General Plan amendments would not affect the analysis presented in Section 3.7 of the GP/CLUP EIR.

### **Population and Housing**

Section 3.8 of the GP/CLUP EIR describes the following within the existing City boundary:

- Environmental setting (existing conditions and regulatory setting) for population and housing relating to the proposed project;
- Population and housing impacts associated with implementation of the proposed project; and
- Mitigation measures that would reduce these impacts.

The GP/CLUP EIR identified potential Class II impacts relating to the jobs-housing balance in the City (Impacts 3.8-1 through 3.8-4). Impact 3.8-3 found that an additional 3,880 residential units were possible at full buildout which would result in a Class II impact that could be reduced to a level of insignificance. Impact 3.8-4 found that full buildout would result in approximately 3,400 to 3,900 new jobs. This was also classified as a Class II impact that could be mitigated to a level of insignificance with implementation of other General Plan policies.

The ultimate buildout of the City will be minimally affected by the Project's General Plan amendments. Although development under the land use plan map will change from residential and commercial to an



open space/active recreation designation, this use was already anticipated by the General Plan. The Open Space Element designated the subject property as a future park site, and the residential component of the existing land use designation was not included in the City's Regional Housing Needs Assessment (RHNA) calculations. The reduction in the potential number of units (approximately 30) from the land use change is approximately 1% of the total housing unit potential identified in the Housing Element of the General Plan. Therefore, the Project's proposed amendments will not significantly affect the potential for buildout under existing land use designations and associated population and housing impacts evaluated in the GP/CLUP EIR. As a result, the Project's General Plan amendments will not affect the analysis presented in Section 3.1 of the General Plan EIR. Finally, as discussed in the GP/CLUP EIR, residual impacts are not expected to be significant.

## **Water Resources**

Section 3.9 of the GP/CLUP EIR describes the following within the existing City boundary:

- Environmental setting for water resources relating to the Project;
- The impacts associated with water resources, including tsunami inundation, that would result from development under existing conditions; and
- Mitigation measures that would reduce these impacts.

The GP/CLUP EIR identified potential water resources impacts associated with buildout (Impacts 3.9-1 through 3.9-9).

The GP/CLUP EIR identified adequacy of water supplies to serve new development as a Class II impact as well as a Class I cumulative impact (Impacts 3.9-1 through 3.9-7 and 3.9-9). The conversion from the existing commercial and residential land use designations to Open Space/Active Recreation is not expected to significantly change the water demand. It is anticipated that future recreation and open space uses on the site will have similar water needs in comparison to both the historical uses of the site as well as the current land use designations. With the exception of a modest multi-purpose grass field, development of the majority of the site will rely on drought tolerant native plant species.

Based on the above analysis, no new impacts to water resources are expected to result from the Project. Residual impacts are expected to be significant as discussed in the GP/CLUP EIR, but the land use designation change is not expected to substantially increase the severity of previously identified significant effects. Therefore, the Project's proposed amendments would also not affect the analysis presented in Section 3.9 of the GP/CLUP EIR.

## **Land Use and Recreation**

Section 3.10 of the GP/CLUP EIR describes the following within the existing City boundary:

- Environmental setting for land use and recreation relating to the Project;
- The impacts associated with land use and recreation that would result from development under existing conditions; and
- Mitigation measures that would reduce these impacts.

The Project's proposed amendments include a change in the General Plan land use designations from Planned Residential and Commercial Old Town to Open Space/Active Recreation. The existing Environmentally Sensitive Habitat (ESHA) designation along San Jose Creek and its associated

riparian habitat will be unaffected and will remain in place. The below table depicts a comparison of the allowable uses in the existing and proposed land use designations.

	<b>Planned Residential (R-P) Existing</b> (from Table 2-1 in GP/CLUP)	<b>Commercial Old Town (C-OT) Existing</b> (from Table 2-2 in GP/CLUP)	<b>Open Space/Active Recreation (OS-AR) Proposed</b> (see Table 2-4 in GP/CLUP)
<b>Allowed Uses</b>	<ul style="list-style-type: none"> <li>• One single-family Detached Dwelling Per Lot</li> <li>• Single-family Attached and Detached Dwellings</li> <li>• Multi-unit Apartment Dwellings</li> <li>• Second (accessory) Residential Units</li> <li>• Home Occupations</li> </ul>	<ul style="list-style-type: none"> <li>• General merchandise</li> <li>• Food and Drug Stores</li> <li>• Apparel and Specialty Stores</li> <li>• Building/Landscape materials and equipment</li> <li>• Eating and drinking establishments</li> <li>• Other Retail Trade Establishments</li> <li>• Coastal-Related Commercial</li> <li>• Finance, insurance and real estate</li> <li>• Personal Services</li> <li>• Business Services</li> <li>• Professional Services</li> <li>• Medical and health-related services</li> <li>• Educational Services</li> <li>• Entertainment and recreation services</li> <li>• Other services</li> <li>• Hotels, Motels, B and Bs</li> <li>• RV Parks</li> <li>• Retail – Automotive Sales and Repair</li> <li>• Auto Services (Gas) Stations</li> <li>• Car wash</li> <li>• Residential units</li> <li>• One caretaker unit per parcel</li> <li>• Religious institutions</li> <li>• Public &amp; Quasi-Public Uses</li> <li>• Wireless Communications/ Telecommunications</li> </ul>	<ul style="list-style-type: none"> <li>• Caretaker Residential Unit</li> <li>• Active Recreation</li> <li>• Open Space and Passive Recreation</li> <li>• Golf Course including Customary Ancillary Uses</li> <li>• Nature Preserve</li> </ul>
<b>Maximum Resid. Density</b>	• 5.01-13 units/acre	• 20 units/acre maximum (no minimum)	• N/A
<b>Structure Height<sup>1</sup></b>	• 35 feet (Inland Area)	• 30 feet	• N/A
<b>Max. Lot Cover. Ratio</b>	• 0.30	• N/A	•

The GP/CLUP EIR identified potential land use and recreation impacts associated with buildout (Impacts 3.10-1 through 3.10-8). Those that apply to recreational facilities are summarized below.

<sup>1</sup> Recommended standard

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GP/CLUP EIR *Impact 3.10-2* entitled “*Adverse Physical Effect on the Environment Due To Construction of Planned Recreational Facilities*” indicated that the construction of new or expanded recreational facilities, parks, and open spaces listed in Table 3.10-3 has potential to result in potentially significant physical effects on the environment due to short-term construction activities. However, the inclusion of several policies in the General Plan would ensure that impacts involving the construction of planned recreation facilities are reduced to a less-than-significant level.

GP/CLUP EIR *Impact 3.10-6* entitled “*Adverse Physical Effect on the Environment Due To Buildout of Planned Recreational Facilities*” indicates that new and expanded recreational facilities, parks, and open space (see Table 3.10-3), have the potential to result in adverse physical effects on the environment due to overuse and/or lack of adequate maintenance. These impacts would be considered potentially significant. However, the GP/CLUP EIR concludes that there are several policies included in the General Plan that would ensure that these potential impacts are reduced to a less-than-significant level.

GP/CLUP EIR *Impact 3.10-7* entitled “*Substantial Physical Deterioration or Accelerated Deterioration of Existing Recreational Facilities Due To Buildout of GP/CLUP Land Uses*” indicates that buildout of the current GP/CLUP land uses have potential to lead to greater wear and tear of existing recreational facilities due the introduction of new development. The City currently has a low level of service for active-use parks and recreational services. This level of service will be degraded further if additional parks and other recreational facilities (i.e. trails, open space and recreation-oriented community centers) are not provided to support both new and existing development. The quality of existing facilities will also be degraded (deteriorated) due to overuse from new and existing development if additional recreational facilities are not provided.

To address the noted impacts, the GP/CLUP EIR provides for the protection of existing open space areas and set-aside park sites in the capacity analysis of designated housing sites; however, additional facilities will also be needed in order to provide adequate active-use recreation opportunities (e.g. sports fields, tennis courts, swimming pools, and trails) for existing and future residents and to maintain the quality and service of existing facilities. Future planned recreation facilities, in addition to policies and implementation actions supporting the maintenance of existing and provision of new facilities, will potentially lead to less wear and tear on existing recreational facilities. GP/CLUP policies from the Land Use, Open Space, and Conservation Elements also address potential impacts to existing recreation facilities. A number of policies are included in the GP/CLUP that will ensure that potential impacts are reduced to less-than-significant levels. In addition, given the nature of the potential impacts, the change in land use designation to Open Space/Active Recreation will have a beneficial effect by providing four acres for a future neighborhood park, and therefore will directly serve to address the existing park deficiencies in the community.

Based on the above analysis, the Project’s proposed General Plan amendments would not affect the analysis presented in Section 3.10 of the GP/CLUP EIR.

## **Noise**

Section 3.11 of the GP/CLUP EIR describes the following within the existing City boundary:

- Environmental setting for noise relating to the Project;
- The impacts associated with noise that would result from development under existing conditions; and
- Mitigation measures that would reduce these impacts.

The GP/CLUP EIR identified potential Class I and II long term impacts due to potential exposure of existing or planned noise sensitive receptors to increased noise (Impacts 3.11-1 through 3.11-5 and 3.11-7). The change from residential and commercial to open space for active recreation would reduce the number of sensitive receptors exposed to noise. Were residential development to occur under the existing land use designations, future residents could be affected by noise sources from traffic or the railroad tracks located to the north. Although parks and open space are also considered sensitive noise receptors, any future park developed under the new land use designation would only operate during less sensitive daytime hours. Furthermore, parks and playgrounds typically have a higher acceptable ambient noise level, typically 70 Ldn (day-night sound level) as opposed to 60-65 Ldn for residential uses. Accordingly, the Project's proposed amendments would reduce the number of people exposed to noise, and future noise impacts would likely be reduced from the level discussed in the GP/CLUP EIR.

Residual impacts are expected to be significant as discussed in the GP/CLUP EIR, but the land use designation change is not expected to substantially increase the severity of previously identified significant effects. Therefore, the Project's General Plan amendments would not affect the analysis presented in Section 3.11 of the GP/CLUP EIR.

### **Public Services and Utilities**

Section 3.12 of the GP/CLUP EIR describes the following within the existing City boundary:

- Environmental setting for public services and utilities relating to the Project;
- The impacts associated with public services and utilities that would result from development under existing conditions; and
- Mitigation measures that would reduce these impacts.

The GP/CLUP EIR identified potential public services and utilities impacts associated with buildout (Impacts 3.12-1 through 3.12-6). The GP/CLUP EIR identified Class II impacts relating to increased demand for public services including police and fire protection and school facilities (Impacts 3.12-1 through 3.12-6). The Project's proposed General Plan amendments and change in land use designation would result in significantly less structural development and only daytime uses that would contribute less cumulative demand on police and fire protection and school facilities than would the buildout under existing land use designations. The project is not expected to create new impacts to public services and utilities, and residual impacts are not expected to be significant as discussed in the GP/CLUP EIR. Therefore, the Project's General Plan amendments would not affect the analysis presented in Section 3.1 of the GP/CLUP EIR.

### **Transportation and Circulation**

Section 3.13 of the GP/CLUP EIR describes the following within the existing City boundary:

- Environmental setting for transportation and circulation relating to the Project;
- The impacts associated with transportation and circulation that would result from development under existing conditions; and
- Mitigation measures that would reduce these impacts.

The GP/CLUP EIR identified transportation and circulation impacts associated with buildout (Impacts 3.13-1 and 3.13-2).

City Traffic Consultant Jim Biega prepared a traffic study analyzing the existing land use designations and the proposed land use designation. This analysis was peer reviewed by City staff. This study analyzed traffic and circulation impacts by removing the traffic associated with residential and commercial buildout of the entire property from the traffic forecasts and replacing it with the traffic associated with buildout of the subject property with a neighborhood park. The study used trip generation data from the Institute of Transportation Engineers (ITE) *Trip General Manual*. The traffic analysis prepared by Mr. Biega concluded that trip generation under the proposed Open Space/Active Recreation land use designation would be significantly less than it would under the existing Planned Residential (10-units per acre) and Old Town Commercial land use designations. Given the nature of a neighborhood park, most users are expected to walk or ride bicycles to the park site from the surrounding residential area. Given the small size of the site, development of an active park will not be large enough to attract higher volumes of users as might be seen with a community or regional park. Overall, the Project's proposed General Plan amendments are likely to have a beneficial affect on traffic by producing fewer trips than would the existing land use designation, thereby generating less of an impact to area intersection levels of service. All intersection and roadway impacts would remain the same as discussed in the GP/CLUP EIR. Residual impacts are expected to be significant as discussed in the GP/CLUP EIR, but the land use designation change will not increase the severity of previously identified significant effects. Therefore, the Project's proposed General Plan amendments would not affect the analysis presented in Section 3.1 of the GP/CLUP EIR.

### **3.4 Conclusion**

The Project includes amendments to the Land Use Element, Figure 2-1, to change the land use designation of the subject site from Planned Residential (10-units per acre) (northerly 3.33 acres) and Old Town Commercial (southerly 0.67 acre) to Open Space/Active Recreation, as well as make associated changes to the Open Space Element to designate the site for a future neighborhood park. The Project also includes a minor amendment to the Housing Element to remove 30 units from the overall housing unit potential in Goleta.

As shown in this analysis, the Project would not result in any new significant impacts and would not increase the severity of previously identified significant impacts. No changes to mitigation measures would occur or be required as a result of the Project. Finally, none of the other conditions described in CEQA Guidelines §§ 15162 and 15163 (requiring a subsequent or supplemental EIR) exist. Therefore, this Addendum is the appropriate level of CEQA review for the project.

## **Chapter 4.0**

### **LIST OF PREPARERS/REVIEWERS**

#### **4.1 CITY OF GOLETA**

This CEQA Addendum has been prepared by Claudia Dato, Senior Management Analyst in the City of Goleta Department of Neighborhood Services and Public Safety.

This Addendum has been reviewed by:

Jennifer Carman, Director of Planning and Environmental Review  
Pat Saley, Contract Planning Manager  
Anne Wells, Advanced Planning Manager (General Plan Manager)  
Winnie Cai, Deputy City Attorney

## CHAPTER 5.0 REFERENCES

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- Rincon Consultants, Colby Boggs. December 2012. Biological Resources Assessment for the Hollister/Kellogg Park and the Armitos to Hollister Avenue Creek Path.
- Rincon Consultants, Julie Broughton and Colby Boggs, December 3, 2012. Certified Arborist Tree Survey for the Hollister/Kellogg Park and Armitos to Hollister Multi-Use Creek Path.
- Sigma Engineering, Inc., T.K. Kim. May 2011. Phase I Environmental Site Assessment for 170 So. Kellogg Avenue and 5580 Hollister Avenue, Goleta

## **APPENDIX 1**

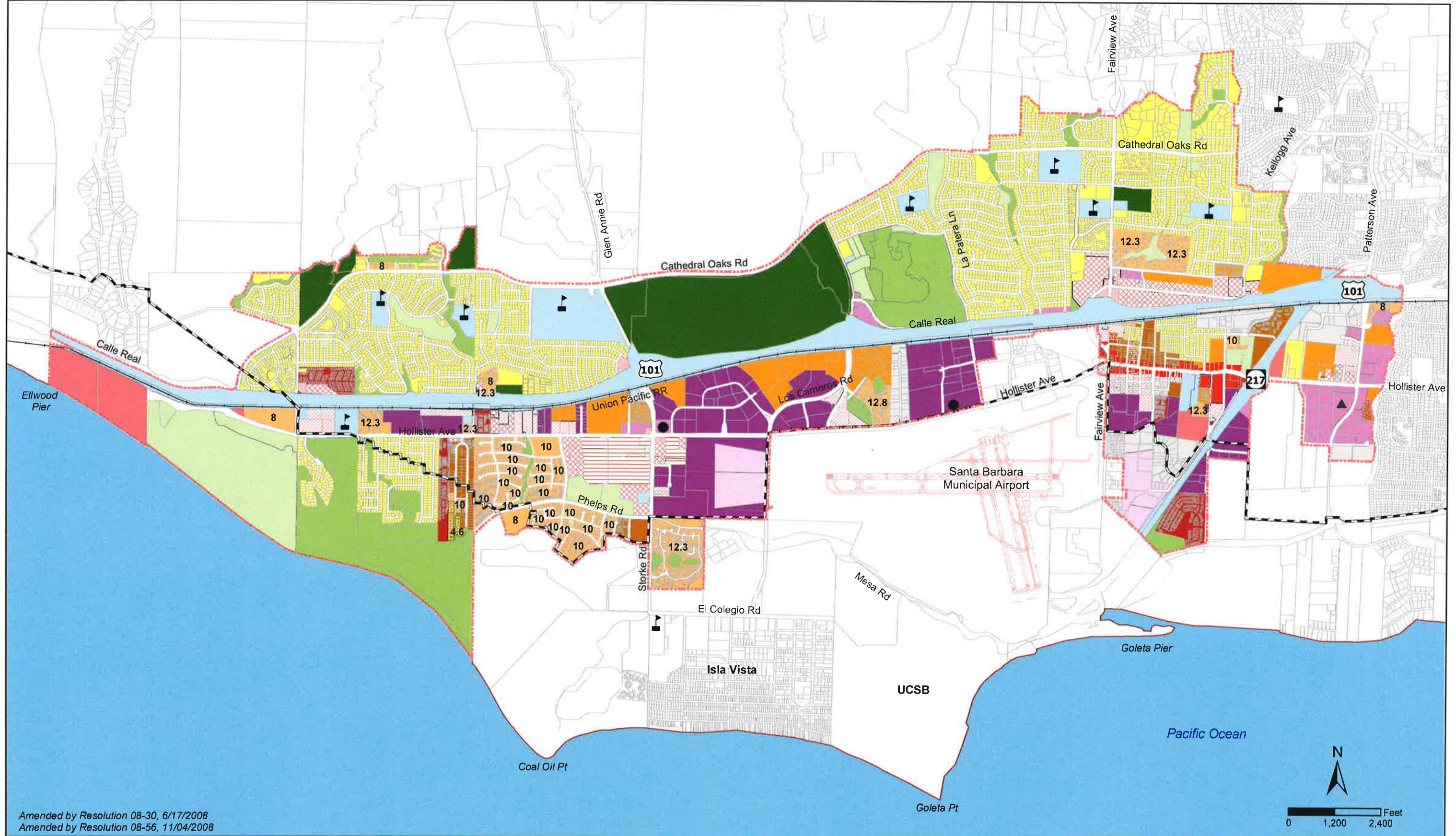
### **ILLUSTRATIVE MAPS SHOWING PROPOSED GENERAL PLAN AMENDMENTS:**

**Figure 2-1  
Land Use Element, Land Use Plan Map**

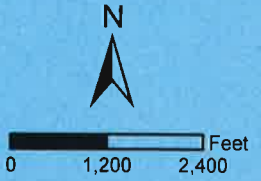
**Figure 3-2  
Open Space Element, Park and Recreation Plan Map**

**Figure 3-5  
Open Space Element, Open Space Plan Map**






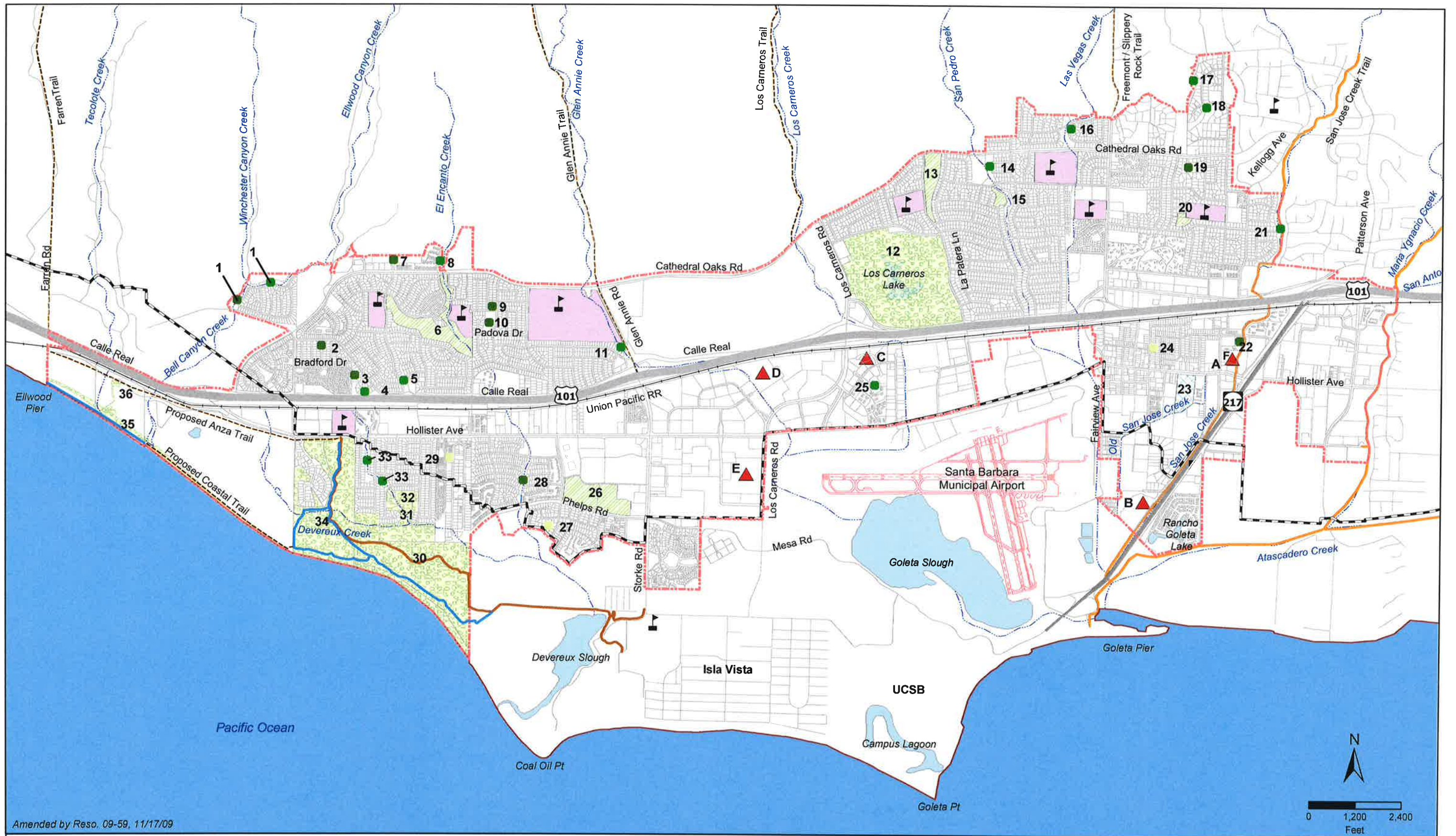
Amended by Resolution 08-30, 6/17/2008  
 Amended by Resolution 08-56, 11/04/2008



Residential Use Categories	Commercial Use Categories	Office and Industrial	Other Use Categories	Overlay Areas	Other Features
Single-Family	Regional	Business Park	Agriculture	Hotel Overlay	Goleta City Boundary
Planned Residential	Community	Office and Institutional	Open Space / Passive Recreation	Hospital Overlay	Coastal Zone Boundary
Medium Density	Old Town	Service/Industrial	Open Space / Active Recreation	Open Space Overlay	Schools
High Density	Visitor-serving	General Industrial	Public / Quasi-public		# Maximum Density in Planned Residential Areas (units/acre)
Mobile Home Park	Intersection				
	General Commercial				

**Figure 2-1**  
**LAND USE PLAN MAP**  
 GENERAL PLAN/COASTAL LAND USE PLAN  
 November 2008





Amended by Reso. 09-59, 11/17/09

Legend		Existing and Proposed Trails	Other Features
	Goleta Valley Community Center		
	1 Mini Park		
	1 Neighborhood Open Space		
	1 Neighborhood Park		
	Community Park		
	Regional Open Space		
	Planned Future Park Site		

Note: Site numbers correspond to Table 3-1, which provides data for each site.

Source: The Juan Bautista de Anza Trail and Coastal Trail locations are based on the locations presented in the Draft Ellwood-Devereux Coastal Open Space Habitat Management Plan (URS, 2004).

**Figure 3-2**  
**PARK AND RECREATION PLAN MAP**



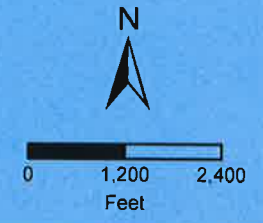


Amended by Reso. 09-59, 11/17/09

Note: Tsunami run-up areas and flood plain information are shown in Safety Element Figure 5-2.

- Legend**
- Open Space for Outdoor Recreation**
    - Active Park Sites
    - Passive Parks /Open Space Areas
    - Private Recreational Areas
  - Open Space for Preservation of Natural Resources**
    - Environmentally Sensitive Habitat Areas
  - Open Space for Managed Production of Resources**
    - Agriculture
  - Open Space for Public Health and Safety**
    - Flood Plain(See Note)
    - Tsunami Run-up Areas(See Note)

- Other Features**
- Goleta City Boundary
  - Coastal Zone
  - Creeks
  - Schools



**Figure 3-5**  
**OPEN SPACE PLAN MAP**

