

Village at
LOS CARNEROS
Project

GENERAL PLAN AMENDMENTS 1, 2, & 3

**Goleta General Plan / Coastal Land Use Plan
Final Environmental Impact Report**

(SCH #2005031151)

Volume I



Submitted To:

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

PREPARED BY:

envicom
CORPORATION

4165 E. Thousand Oaks Blvd., Suite 290
Westlake Village, CA 91362
(818) 879-4700

**Final CEQA Addendum for
Village at Los Carneros Project
General Plan Amendments**

Case No. 10-043-GPA

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

Prepared for:



Planning and Environmental Review Department
130 Cremona Drive, Suite B
Goleta, California 93117

Prepared by:

Envicom Corporation
4165 East Thousand Oaks Blvd., Suite 290
Westlake Village, CA 91362

February 7, 2014

<u>SECTION</u>	<u>PAGE</u>
1.0 INTRODUCTION	1
1.1 General Plan Overview	1
1.2 Village at Los Carneros Site Specific General Plan Amendments	2
1.3 CEQA Authority for the Addendum Analysis	2
1.4 Scope of Addendum	3
1.5 Adoption and Availability of Addendum	4
2.0 PROJECT DESCRIPTION	5
2.1 Introduction	5
2.2 Project Location and Background	5
2.2.1 Location	5
2.2.2 Raytheon Specific Plan	5
2.2.3 Village at Los Carneros I (2008)	7
2.2.4 Village at Los Carneros I (2010-2013)	7
2.3 Changes to the GP/CLUP	9
2.4 Public Participation	14
3.0 ENVIRONMENTAL ANALYSIS	15
3.1 Introduction	15
3.2 Method for Determining Significance	15
3.3 Requirements for Cumulative Impact Analysis	16
3.4 Consistency with Goleta's General Plan/Coastal Land Use Plan	16
3.4.1 Environmental Analysis	16
3.4.2 General Plan Amendment No. 1	17
3.4.3 General Plan Amendment No. 2	22
3.4.4 General Plan Amendment No. 3	31
3.4.5 Conclusion Regarding Addendum as an Appropriate Mechanism for the Assessment of Environmental Impacts of the Proposed General Plan Amendments	38
4.0 LIST OF PREPARERS	39
4.1 City of Goleta	39
4.2 Envicom Corporation	39
5.0 REFERENCES	40
5.1 Printed References	40

TABLES

Table 1	2006 General Plan/Coastal Land Use Plan and Subsequent Environmental Impact Report Addenda and SEIRs	1
Table 2	Summary of Allowed Uses and Standards, I-BP v. R-MD Land Use Designations	12

FIGURES

Figure 1	Project Location Map	6
Figure 2	Final Map 14500 Proposed Land Use Designation Changes	10
Figure 3	Proposed Changes to Land Use Map	11
Figure 4	Revised Land Use Plan Map	12
Figure 5	Sites Suitable for Residential Development and Location of Housing Opportunity Sites (Revised, July 11, 2013)	26

1.0 INTRODUCTION

1.1 GENERAL PLAN OVERVIEW

This document was prepared pursuant to the California Environmental Quality Act (CEQA) (Public Resources Code §§ 21000, *et seq.*) and CEQA Guidelines (California Code of Regulations, Title 14, §§ 15000, *et seq.*). The City of Goleta (“City”) prepared this Addendum to the Final Environmental Impact Report (FEIR) for the General Plan/Coastal Land Use Plan (State Clearing House No. 2005031151), which was certified by the City Council in 2006 and which evaluated the potential environmental effects of the General Plan/Local Coastal Plan adopted at that time.

The General Plan/Coastal Land Use Plan (GP/CLUP) is the City’s primary planning document, intended to guide decisions regarding growth and development in the City through goals, objectives and policies that address growth, housing, environmental protection, neighborhood compatibility, resource preservation, public facilities and services, transportation, and other key issues.

The GP/CLUP has been amended several times since 2006. All such amendments were accompanied by a CEQA analysis as reflected in various CEQA documents listed in **Table 1** and incorporated by reference into this Addendum; all of these are incorporated in to the FEIR for purposes of this Addendum.

Table 1
2006 General Plan/Coastal Land Use Plan
and Subsequent Environmental Impact Report Addenda and SEIRs

GPA No.	Title	Type of Environmental Document	CC Resolution No.
07-200	Track 1 - Housing Element Update	Addendum	09-44
07-201	Track 2 - Minor Amendments	Addendum	08-30
09-033	Track 2.5 - Building Intensity Standards	Addendum	09-32/09-33
07-202	Track 3 - Substantive Amendments	Supplemental EIR & Addendum	09-59
03-050	Village at Los Carneros Corners	EIR	EIR – 08-02 GPA – 08-06
07-102	Haskell’s Landing	Addendum (EIR & Supplemental EIR by County)	Addendum – 09-26 GPA – 09-30 & -33
10-123	Housing Element Update	Addendum	Addendum – 10-56 GPA – 10-57
08-196	Montecito Bank and Trust Project	Addendum	Addendum – 11-07 GPA – 11-09
08-128	Willow Springs Phase Two	Addendum & EIR	Addendum-11-080 & 081
08-143	Westar Mixed Use Village	Addendum & EIR	Addendum 12-68 GPA – 12-62

1.2 VILLAGE AT LOS CARNEROS SITE SPECIFIC GENERAL PLAN AMENDMENTS

The City of Goleta is currently processing an application for entitlements for the Village at Los Carneros (VLC) mixed-use residential Project, which entitlements include a tentative map, development agreement, zone change, site plan review, and repeal of the Raytheon Specific Plan, which is an obsolete planning document no longer needed to guide the development of its remaining parcels. A Project-level EIR is being prepared for this Project pursuant to CEQA.

To approve the proposed Project, two site-specific, Applicant-initiated General Plan Amendments and one City-initiated General Plan Amendment (GPA) are required. These GPAs are the subject of this Addendum. As explained in greater detail in Section 2.0 (Project Description), the requested General Plan Amendments consist of the following:

General Plan Amendment No. 1

The first of the requested General Plan Amendments requires minor adjustments in the boundaries that designate land use over small portions of Parcels 1 – 6 of Map 14,500 so that they may conform to the uses either proposed and/or existing on the Project site. Approval of this proposed GPA would require land use designation changes from residential use to business park use to 4 parcels (APN 073-330-024, 026, 027 and 028) totaling 1.89 acres and land use designation changes from business park use to residential use to 2 parcels (APN 073-330-023 and 025) totaling 0.79 acres on General Plan Land Use Element Figure 2-1 (Land Use Plan Map). Details of the proposed revision is illustrated in Figure 2 of this Addendum. The proposed revised General Plan Figure 2-1 (Land Use Plan Map), reflecting the revision, is shown in Figure 4 3 of this Addendum.

General Plan Amendment No. 2

The second site-specific General Plan Amendment would remove Lots 4, 6 and 7 of Map 14,500 from the list of Central Hollister Affordable Housing Opportunity Sites, requiring revision of Figure 10A-2 (Sites Suitable for Residential Development and Location of Housing Opportunity Sites) and a revision to Housing Element Subpolicy 11.6 (Inclusionary Requirement for Affordable Housing Opportunity Sites) to remove a reference to enumerated sites 24, 25, and 26, which correspond to these lots.

General Plan Amendment No. 3

The third General Plan Amendment is a City-initiated amendment required to implement the repeal of the Raytheon Specific Plan, adopted by the Santa Barbara County Board of Supervisors in 1984 and amended in 1994 and 2008. Accommodating the repeal of the Raytheon Specific Plan will require minor revisions to the Land Use Element to eliminate reference to the Specific Plan in Subpolicy LU8.1 (Applicability) and Subpolicy LU 8.5 (Coordinated Development Plan and Quality Design).

1.3 CEQA AUTHORITY FOR THE ADDENDUM ANALYSIS

CEQA and the CEQA Guidelines establish the type of environmental documentation that is required when changes to a project occur or new information arises after an EIR is certified or a Negative Declaration adopted for a project. Section 15164 of the Guidelines defines the appropriate use of Addendums and Section 15162 establishes criteria for determining whether

more detailed information, such as the preparation of a Subsequent or Supplemental EIR, is needed.

Section 15164(a) states:

When an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines on the basis of substantial evidence in the light of the whole record, one or more of the following:

- (1) Substantial changes are proposed in the project, which will require major revisions in the previous EIR 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 to be undertaken, which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the 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 shows any of the following:*
 - a. The project will have one or more significant effects not discussed in the EIR.*
 - 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*
 - d. Mitigation measures or alternatives that are considerably different from those analyzed in the previous EIR would substantially reduce one or more effects on the environment but the project proponents decline to adopt the mitigation measure.*

Accordingly, this Addendum reviews the proposed changes to the General Plan to determine whether, if approved, the implementation of the General Plan revisions proposed herein would result in significant environmental impacts not previously defined, analyzed, and either mitigated to a less than significant level or made subject to an adopted Statement of Overriding Considerations upon certification of the FEIR as outlined in Table 1.

1.4 SCOPE OF ADDENDUM

This Addendum to the GP/CLUP FEIR addresses new or modified environmental impacts that may be associated with the implementation of the previously described site-specific Applicant-initiated and City-initiated GPAs.

The scope of analysis of this Addendum addresses each of the environmental resource areas that were previously analyzed in the GP/CLUP FEIR, inclusive of the following:

- Aesthetics and Visual Resources;
- Agriculture and Farmland;
- Air Quality;
- Biological Resources;
- Cultural Resources;
- Geology, Soils, and Mineral Resources;
- Greenhouse Gas Emissions;
- Hazards and Hazardous materials;
- Population and Housing;
- Water Resources;
- Land Use and Recreation;

- Noise;
- Public Services and Utilities; and
- Transportation and Circulation.
- Mandatory Findings

1.5 ADOPTION AND AVAILABILITY OF ADDENDUM

This Addendum to the GP/CLUP FEIR will be considered for recommendation for adoption by the City of Goleta Planning Commission and certification by the City of Goleta City Council. In accordance with CEQA Guidelines Section 15164(c), an Addendum need not be circulated for public review but can be included in or attached to the FEIR. The decision-making body considers the Addendum with the FEIR before making a decision on the Project.

The Addendum will be available for general public reference at the following locations:

City of Goleta
Planning and Environmental Review Dept.
130 Cremona Drive, Suite B
Goleta, California 93117

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

2.0 PROJECT DESCRIPTION

2.1 INTRODUCTION

This Addendum addresses only those new or modified environmental impacts and/or mitigation measures that may be associated with two, site-specific Applicant-initiated GPAs and one City-initiated GPA briefly described in the Introduction and further described in the Project Description that follows. The Addendum does not address the impacts associated with the various approvals sought for the associated Village at Los Carneros II Project, which are the subject of a separate, Project-level EIR (12-EIR-002).

2.2 PROJECT LOCATION AND BACKGROUND

The Addendum addresses the three General Plan Amendments, all associated with the proposed and/or existing development of Lots 1 through 8 of Map 14,500, recorded in 1999. Each GPA is a “project” pursuant to CEQA and therefore requires an appropriate level of environmental review pursuant to the State’s CEQA Guidelines.

2.2.1 Location

The Raytheon Specific Plan property is located in the City of Goleta. The City is located in southern Santa Barbara County, California, west of the City of Santa Barbara, between the foothills of the Santa Ynez Mountains and the Pacific Ocean as shown in Figure 2-1 of the GP/CLUP FEIR and in the General Plan. The City is bisected by U.S. Highway 101, which traverses the City in an east-west alignment. State Route 217 connects US-101 to the University of California at Santa Barbara (UCSB) to the south. The southern portions of the City are located within the California Coastal Zone and are subject to the jurisdiction of the California Coastal Commission. Map 14,500 is located south of U.S. 101, west and northwest of Los Carneros Road and east of Tecolotito Creek as shown in **Figure 1**. (Project Location Map).

2.2.2 Raytheon Specific Plan

The County approved the Raytheon Specific Plan and first subsequent amendment prior to the incorporation of the City. The Specific Plan site covers approximately 67 acres and corresponds to the boundaries of Map 14,500. Map 14,500 divided the Raytheon Specific Plan property into eight lots. The Raytheon Specific Plan was adopted to regulate the development of up to 700,000 square feet of office and manufacturing buildings on approximately 63 acres. The Raytheon Specific Plan also includes specifications for commercial development on lot 8 of Map 14,500, which is triangular parcel approximately 3.4 acres in size that is separated from the balance of the Specific Plan property by Los Carneros Road.

Two of the eight lots created by Map 14,500 were developed in conformance with the Raytheon Specific Plan and associated Development Agreement. Lot 1 is developed with a 106,846-square foot office building and lot 3 is developed with a 106,874-square foot office and manufacturing building. The Raytheon Specific Plan was amended in 2008 (2008 Amendment) to allow for residential development on Lots 2, 4, 5, 6 and 7. Lots 2 and 5 (approximately 16.11 acres) were entitled pursuant to a Development Agreement (03-050-OA) dated February 19, 2008 and recorded as Document No. 2008-0033046 in the official records of Santa Barbara County. The 2008 entitlements permitted the development of 275 residential multi-family units in nine buildings and an associated clubhouse and pool on Lots 2 and 5, with modified lot lines,



Source: Village at Los Carneros, General Plan Amendments 1, 2, 3, Feb. 7, 2014.

and installation of temporary and permanent infrastructure improvements, including interior roads and a bridge over Tecolotito Creek on the remaining lots. The 2008 Amendment also permitted a future multi-family residential development on Lots 4, 6 and 7 to be developed according to the DR-20 zoning district requirements. Lot 8 was not affected by the 2008 amendment and remained zoned for commercial development. These entitlements were never acted upon.

2.2.3 Village at Los Carneros I (2008)

As described above, the City approved a 275-unit residential development on approximately 16.11 acres of the project site in 2008. The development occupied all of Lots 2 and 5 and portions of Lots 4, 6, and 7 of Map 14,500, the latter to provide access to the development, utility connections, landscape, and drainage facilities. The 2008 project permitted development of 212 ownership units and 63 affordable rental apartments, which units were to be developed in partnership with a local non-profit. The requested approvals included a General Plan Amendment to revise General Plan Subpolicy CE 10.3, which prohibited post development storm water discharge rates in excess of the predevelopment condition; an Ordinance Amendment (OA) for a new Development Agreement covering the proposed residential development to replace the prior Development Agreement related to non-residential use of Los 2 and 5 of Map 14,500; a Specific Plan Amendment to the Raytheon Specific Plan to allow for the proposed residential development and the re-designation of Lots 2, 4, 5, 6, and 7 for medium density residential use pursuant to the designation in the City's General Plan; a Recorded Map Modification (RM) to adjust parcel boundaries of Lots 1-7 of Map 14,500; a Final Development Plan (FDP) for the development of Lots 2 and 5; approval of a Vesting Tentative Map (VTM) for condominium purposes, which subdivided Lots 2 and 5 of Map 14,500 into ten lots, including one for each proposed residential building and a tenth lot (Lot A) for the proposed community/recreation center and associated amenities; an amendment to the existing FDP for Lot 1 (83-DP-010) to allow for construction of the Calle Koral/Los Carneros intersection improvements, plus replacement and supplemental parking/landscaping on Lot 1 of Map 14,500; and an Amendment to the FDP for Lot 3 (84-DP-011) to allow for the construction of replacement and supplemental parking and changes to the landscaping to accommodate Calle Koral/Los Carneros intersection improvements. The 2008 project, called the Village at Los Carneros (hereinafter referred to as Village at Los Carneros I) was accompanied by a project-level FEIR, which was certified by the City. However the project itself was never constructed, the approved Vesting Tentative Map was never recorded, and neither party executed the proposed Development Agreement.

2.2.4 Village at Los Carneros II (2010-2013)

In 2010 Comstock Homes filed for entitlements for a new version of the Village at Los Carneros, hereinafter referred to as the Village at Los Carneros II (the "Project"). The proposed Project, for which these pending General Plan Amendments are requested, includes two components and covers approximately 63.31 acres of the original Raytheon Specific Plan area.

Component 1

Component 1 consists of the Village at Los Carneros II, together with its associated access and amenities. The Project would be constructed on approximately 44.13 acres of the site, corresponding generally to Lots 2, 4, 5, 6, and 7 of Map 14,500. Approximately 30.22 net acres of the Project site will contain 465 residential units, together with ancillary walkways, driveways, parking, and landscaping. Approximately 12.41 net acres of the Project site would be occupied

by public and private amenities. The Village at Los Carneros II Project is intended to supersede and replace any of the approvals granted in February 2008 for the Village at Los Carneros I. It is a comprehensive development proposal that covers all of the residentially designated and zoned properties within Map 14,500 and covered by the Raytheon Specific Plan.

Component 2

The second component of the Project includes minor alterations to the parking area of the existing business park developed on Lots 1 and 3 of Map 14,500 and requires the approval of lot line adjustments on these developed lots to accommodate the proposed development of the above referenced residential Project. The actual adjustment would be accomplished through the recordation of Vesting Tentative Map (VTM) 32,050, assuming its approval as part of the Village at Los Carneros II requested entitlements.

Related Actions - Vesting Tentative Map (VTM) 32,050

Upon approval and recordation, VTM 32,050 would subdivide the contiguous seven lots of Map 14,500 into 14 individual lots. The VTM would also adjust the lot boundaries for Lots 1 and 3 of Map 14,500 pursuant to the pending GPA and requested Zone Change.

Related Action - Zone Changes

The proposed Project includes a request for several zone changes as follows:

- Rezone approximately 28 acres of Residential Design-20 (DR-20) and approximately 16 acres of Planned Residential Development (PDR-275) to Planned Residential Development (PDR-465).
- Rezone approximately 0.786 acre of Industrial Research Park (MRP) to Planned Residential Development (PRD-465).
- Rezone approximately 1.170 acres of DR-20 and 0.725 acre of PDR-275 to MRP.

The rezoning actions would conform the site zoning to the General Plan Land Use designations granted by General Plan Amendment 1, as described in this Addendum.

Entitlement Actions

While not a part of the General Plan Amendments, which are the subject of the analysis in this Addendum, the overall Project would require additional, separate, approvals by the City Council. The environmental effects of these entitlement actions would be analyzed in a Project-level EIR prepared for the Project as a separate document (SCH No. 2011111001). The entitlement actions are listed below for informational purposes only:

- Repeal of the Raytheon Specific Plan 10-043-SPA.
- Approval of Development Agreement 10-043-OA to secure, among other things, the future construction of the 70 affordable rental units on the Project site.
- Approval of Vesting Tentative Map 32,050 as described above.
- Approval of Zone Changes, as described above.
- Approval of Development Plan 10-043-DP setting Project-specific standards for the development of 395 market-rate ownership and rental units on the Project site.

- Approval of Development Plan 10-044-DP setting Project-specific standards for the development of 70 affordable rental units on the Project site.
- Development Plan Amendment 10-045-DP to amend the existing development plan for Lot 1 (83-DP-010) to allow for the construction of the Calle Koral/Los Carneros intersection and Development Plan Amendment to amend the existing development plan for Lot 3 (84-DP-011) to allow for the changes to the landscape and parking plan associated with the lot line revisions and zone change.
- Minor Conditional Use Permit 10-043-CUP for fences and walls more than six (6) feet in height in the front yard setback and eight (8) feet in height in the side and rear yard setback.

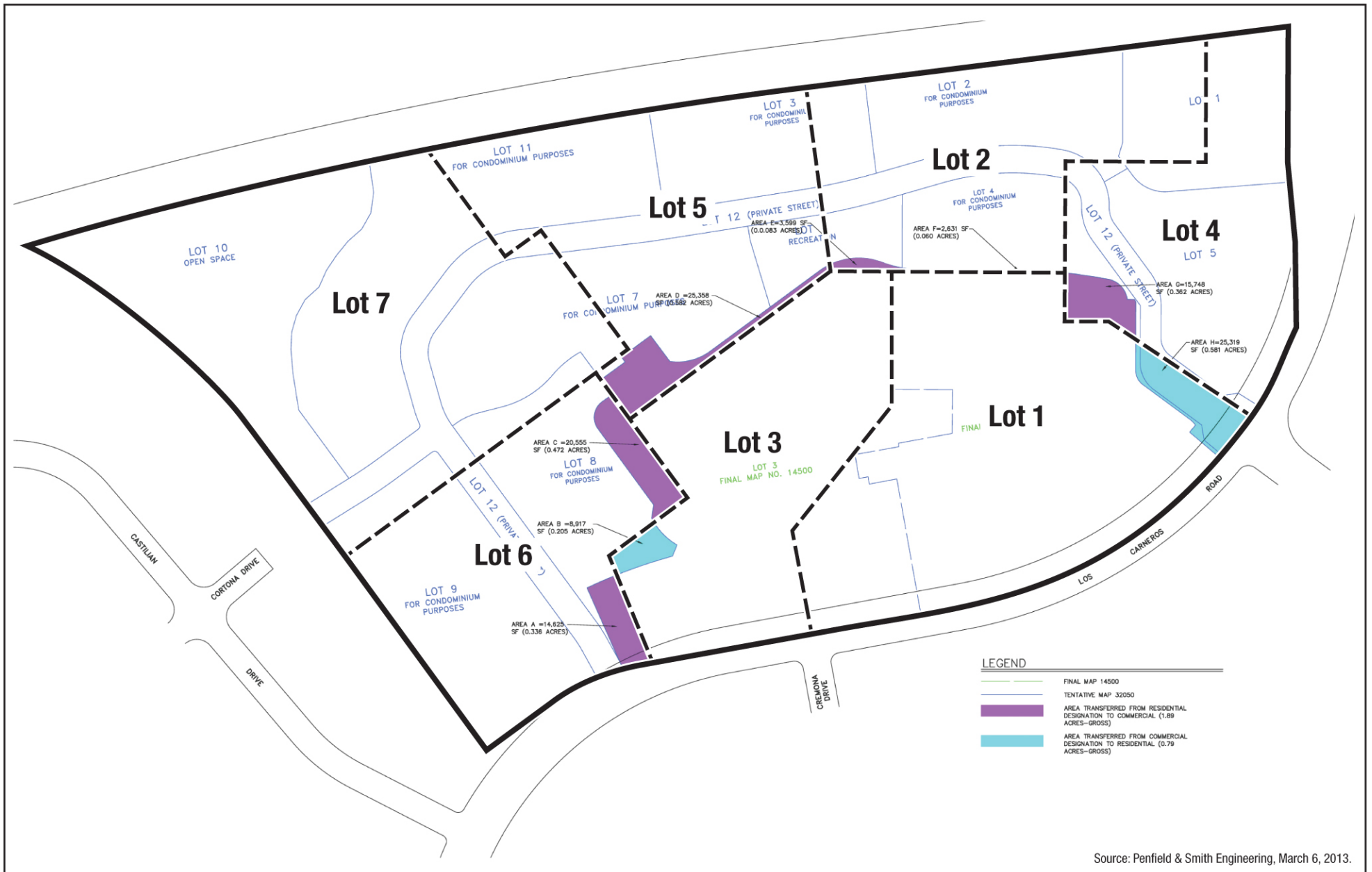
2.3 CHANGES TO THE GP/CLUP

General Plan Amendment No. 1

The first of the requested site-specific General Plan Amendments requires minor adjustments in the land use designation and zoning boundaries affecting small portions of Parcels 1 – 6 of Map 14,500 so that the land use and zoning boundaries may conform to the uses either proposed and/or existing on the Project site. The proposed revisions in General Plan land use designation would re-designate approximately 1.89 acres located variously in Lots 2, 4, 5, and 6 of Map 14,500 (APNs 073-330-024, 026, 027 and 028) from Medium Density Residential (R-MD) to Business Park (I-BP) and would re-designate approximately 0.79 acre, located variously in Lots 1 and 3 of Map 14,500 (APNs 073-330-023 and 025) from Business Park (I-BP) to Medium Density Residential (R-MD). The Amendment would result in a net gain of 1.1 acres of Business Park (I-BP) land located within Lots 1 and 3 of Map 14,500. Since these lots are already fully developed, and the land use designation would only impact portions of the existing parking area, the Amendment would not result in any real gain or loss of business park use or residential units. However, for purposes of CEQA analysis, there is an assumption that these changes *could* result in such an effect. The proposed new Vesting Tentative Map (VTM), will adjust lot lines between the affected parcels to reflect the land use designations granted by the approval of this proposed GPA. The proposed revisions are illustrated on **Figure 2** (Proposed Land Use Designation Changes) and **Figure 3** (Proposed Changes to Land Use Map). Subsequent approval of the proposed zone change will revise the zoning on the re-designated parcels to conform to their new General Plan land use designations. The proposed General Plan Land Use Plan Map amendment is shown in **Figure 4**.

General Plan Amendment No. 2

The second site-specific General Plan Amendment would remove Lots 4, 6, and 7 of Map 14,500 from the list of Central Hollister Affordable Housing Opportunity Sites. This Amendment requires a revision of Figure 10A-2 (Sites Suitable for Residential Development and Location of Housing Opportunity sites), and a revision to Housing Element Subpolicy 11.6 (Inclusionary Requirement for Affordable Housing Opportunity Sites) to remove a reference to enumerated sites 24, 25, and 26, which correspond to these lots. Removing these lots from the list of sites designated as Central Hollister Affordable Housing Opportunity Sites would limit the allowed development density on the lots to 20 dwelling units per acre pursuant to the City's standard for medium density residential land use designations, and would reduce the number of required affordable housing units to be developed on these lots. For this reason, a mitigation measure is included in the environmental assessment that would replace Subpolicy 11.6 and guarantee



Source: Penfield & Smith Engineering, March 6, 2013.

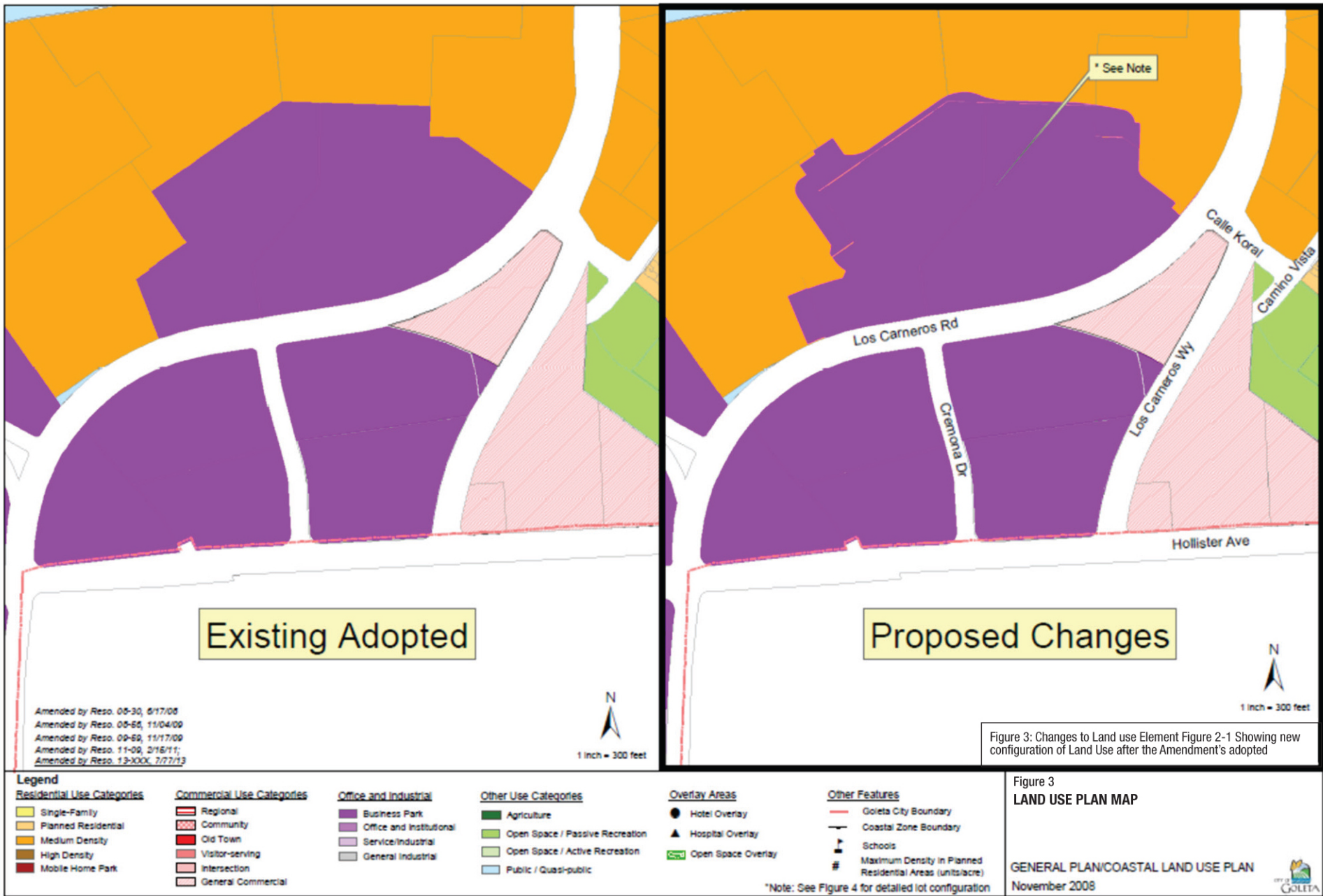
Source: Village at Los Carneros, General Plan Amendments 1, 2, 3, Feb. 7, 2014.

VILLAGE AT LOS CARNEROS PROJECT – ADDENDUM TO GP/CLUP FEIR (SCH #2005031151)

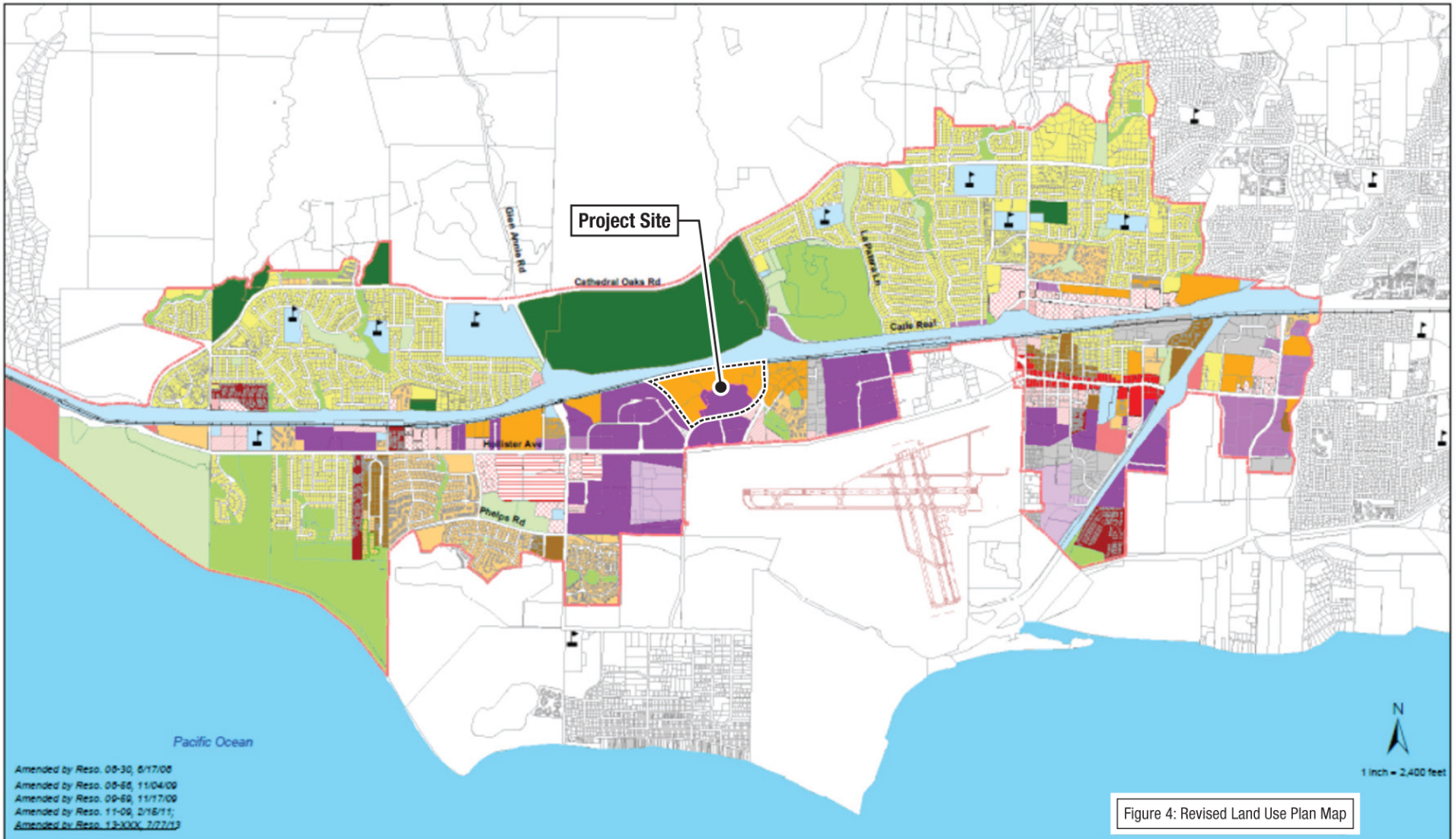


Map 14500 Proposed Land Use Designation Changes





Source: Village at Los Carneros, General Plan Amendments 1, 2, 3.




Amended by Reso. 09-30, 6/17/08
 Amended by Reso. 09-66, 11/04/09
 Amended by Reso. 09-69, 11/17/09
 Amended by Reso. 11-09, 2/16/11
 Amended by Reso. 13-000, 7/27/13

Figure 4: Revised Land Use Plan Map

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

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



Source: Village at Los Carneros, General Plan Amendments 1, 2, 3, Feb. 7, 2014.

performance of the proposed construction of affordable housing units as part of the Project through a Development Agreement associated with the pending entitlements (or any subsequent proposal for development of the site). Approval of this proposed GPA would also require a revision to Figure 10A-2 to remove enumerated sites 24, 25, and 26 and a minor revision of Housing Element Subpolicy HE 11.6 and Land Use Element Subpolicy LU 8.4 to remove reference to these enumerated sites. With approval of General Plan Amendment No. 2, HE Subpolicy 11.6 would be amended to read as follows:

HE 11.6 – Inclusionary Requirement for Affordable Housing Opportunity Sites: *Vacant sites rezoned from nonresidential districts to Medium Density Residential at 20 to 25 units per acre to meet the City’s RHNA units for extremely low, very low, and low income households and hereby designated as the Central Hollister Affordable Housing Opportunity Sites. These sites, shown in Figure 10A-2, include site numbers 23, 24, 25, 26, and 27. [No other change to the balance of the Policy]*

With approval of General Plan Amendment No. 2, Land Use Subpolicy 8.4 would be amended to read as follows:

LU 8.4 – Affordable Housing Development: *The land area addressed by this policy, which was re-designated from nonresidential to residential use through adoption of this plan, is intended to accommodate a substantial portion of the future production of affordable housing units within the city. These sites-Properties designated 23 and 27 on Figure 10A-2 of the Housing Element shall be subject to an Affordable Housing Overlay Zone.*

General Plan Amendment No. 3

The third General Plan Amendment is a City-initiated Amendment required to implement the repeal of the Raytheon Specific Plan, requested as part of the entitlement of the Village at Los Carneros II Project in a separate action. The Santa Barbara Board of Supervisors adopted the Raytheon Specific Plan in 1984 and subsequently amended it in 1994. The City amended it again in 2008. As noted, the first two actions were taken before the City’s incorporation. The Raytheon Specific Plan allows development of Lots 1 through 8 of Map 14,500 with a mix of commercial, office, and light industrial uses. Two lots (1 and 3) were developed pursuant to the Specific Plan and are currently occupied by office buildings, surface parking and landscape. Lot 8 is non-contiguous and undeveloped but is designated by the Goleta General Plan for commercial use and is zoned for that purpose. Lots 2, 4, 5, 6, and 7 are contiguous to one another and to Lots 1 and 3 but are designated for medium density residential development by the Goleta GP/CLUP and are zoned for residential-compatible uses. In 2008, the City adopted Resolution 09-07, approving Case No 03-050-SP, which amended the Raytheon Specific Plan to allow residential development on Lots 2, 4, 5, 6, and 7 of Map 14,500. The approval of the Amendment was a part of the larger entitlement process undertaken for the approval of the 275 unit residential development Village at Los Carneros I. The 2008 entitlements also included a zone change from DR-20 to PRD-275 on Lots 2 and 5. The balance of the residentially designated lots remained in the DR-20 zone. The Specific Plan was amended rather than repealed, because the development of Lots 4, 6 and 7 was still in the future, and the Specific Plan was needed to ensure comprehensive and cohesive development of the balance of the property consistent with the requirements imposed on Lots 2 and 5.

The consideration for repealing the Specific Plan was requested because the proposed development of residential uses on Lots 2, 4, 5, 6 and 7 of Map 14,500 as a single, comprehensive Project, accompanied by a new Vesting Tentative Map and a Development Agreement, eliminated the need for a Specific Plan to govern of future development of the site. The current Village at Los Carneros II Project is a comprehensive development plan that accounts for all of the residentially zoned contiguous lots and also proposes a separate rezoning consistent with a comprehensive plan. Accommodating the repeal of the Raytheon Specific Plan, if approved, will require minor revisions to Land Use Element Subpolicy LU 8.1 (Applicability) and Subpolicy LU 8.5 (Coordinated Development Plan and Quality Design) to eliminate reference to the Raytheon Specific Plan. The changes to these Subpolicies are shown below:

LU 8.1 – Applicability: *Twenty-four vacant parcels of land totaling 68.25 acres situated largely within the North Willow Springs and ~~Raytheon Specific Plan~~ the Castilian Drive area are designated for future medium-density residential development. This area lies between Hollister Avenue and the Union Pacific railroad tracks, extending from east of Los Carneros Way to Storke Road. These vacant lands, a portion of which is interspersed with existing business park development, collectively include a large portion of the residential development capacity defined by this Plan.*

LU 8.5 – Coordinated Development: *In considering proposed projects within the Central Hollister Residential Development Area, emphasis shall be given to coordinated planning and design for the mixed use area as a whole, including the parcels designated for Business Park uses. This may be accomplished by ~~amendment of the Raytheon Specific Plan~~ the creation of specific plans for lands within its boundaries and by ~~preparation of a second Specific Plan encompassing lands within the North Willow Springs area.~~*

The provisions of ~~the specific plans~~ and/or coordinated development projects shall: [END of proposed changes]

2.4 PUBLIC PARTICIPATION

This Addendum together with the GP/CLUP and GP/CLUP FEIR are available for review at City Hall and are posted on the City's website (www.cityofgoleta.org). CEQA Guidelines § 15164(c) exempts the Addendum from public circulation.

3.0 ENVIRONMENTAL ANALYSIS

3.1 INTRODUCTION

This Addendum to the GP/CLUP FEIR addresses the significance of any potential environmental effects and the need for any mitigation measures associated with two site-specific General Plan Amendments and the one City-initiated General Plan Amendment, previously described.

3.2 METHOD FOR DETERMINING SIGNIFICANCE

The criteria for determining the significance of environmental impacts in this Addendum are the same as those contained in the GP/CLUP FEIR. 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 CEQA Guidelines §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. During approval of the GP/CLUP, the City made findings pursuant to CEQA Guidelines § 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. 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 GPAs subject to this Addendum would:

- **GPA No. 1:** Make minor changes in the land use designations for Business Park (I-BP) and Medium Density Residential (R-MD) on the Project site consistent with the development proposal, which requires minor revisions to Land Use Element Figure 2-1.
- **GPA No. 2:** Remove Lots 4, 6 and 7 of Map 14,500 from the list of Central Hollister Affordable Housing Opportunity Sites, requiring a revision of Housing Element Subpolicy 11.6 and Land Use Subpolicy 8.4 to remove references to sites 24, 25, and 26, which correspond to the above cited lots, and a revision to Housing Element Technical Appendix Figure 10A-2 to remove these enumerated locations.
- **GPA No. 3:** Revise Land Use Element Subpolicies 8.1, and 8.5 to remove reference to the Raytheon Specific Plan to reflect the repeal of the Raytheon Specific Plan requested as part of the entitlements for the Project. Approval of GPA 3 is contingent upon approval of the repeal of the Raytheon Specific Plan as a separate entitlement action.

3.3 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).

The City’s previous adoption of the GP/CLUP involved no immediate direct physical environmental impacts. Rather, the GP/CLUP projected future development within the City, and the FEIR analysis focused on “indirect” impacts associated with the adoption of the GP/CLUP.

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 GP/CLUP FEIR. Since an Addendum involves the assessment of only minor technical changes in the conditions assumed to exist, no change in the FEIR-assessed cumulative impacts would occur and cumulative impact assessment is not a part of this Addendum.

3.4 CONSISTENCY WITH GOLETA’S GENERAL PLAN/COASTAL LAND USE PLAN

The proposed General Plan Amendments are minor revisions to the General Plan that are consistent with its fundamental goals. No changes to the Plan’s goals are proposed and the General Plan Amendments are considered consistent with them.

3.4.1 Environmental Analysis

An environmental analysis has been performed for each of the proposed General Plan Amendments enumerated in the Introduction and Project Description. Each GPA has been reviewed separately pursuant to each of the City’s identified threshold topics.

For an Addendum to be an adequate environmental document for a project pursuant to CEQA, the project must involve only a minor technical change or addition. From an environmental perspective, the Lead Agency must demonstrate the following with respect to that proposed change:

- That the project will not have one or more significant effects not discussed in the previous EIR;
- That the project would not create effects that result in an increase of the severity of significant effects already identified in the previous EIR;
- That all feasible mitigation measures are accepted and adopted; and
- That no additional mitigation measures are required to reduce one or more significant effect or, if these are required, that they are imposed as part of the environmental assessment.

3.4.2 General Plan Amendment No. 1

General Plan Amendment No. 1 relates to land use designation changes on General Plan Figure 2-1. This Amendment includes changing residential use to Business Park use on 4 parcels (APNs 073-330-024, 026, 027 and 028) totaling 1.89 acres, and changing Business Park use to Residential use to 2 parcels (APN 073-330-023 and 025) totaling 0.79 acres. The proposed General Plan Land Use Figure 2-1 Amendment is shown in **Figures 32 and 43**. Although the uses allowed in the two affected land use designation differ considerably from one another, the proposed change in land use designation boundaries would result in an insignificant change in the overall inventories of land in the designated land use categories and therefore meets the “minor technical change” criteria for the use of an Addendum. An illustration of the proposed revision in land use designations that would be reflected on the Land Use Map is provided in **Figure 3**. CEQA requires a “worst reasonable case” analysis of impacts. For purposes of this analysis, the proposed revision of land use designations *could* potentially result in a loss of 25 dwelling units and a potential increase of 15,000 square feet of Business Park uses on the Project site. For any of these potential results of the proposed General Plan Amendment to actually occur, implementation would require an entitlement action in the context of a separate project, subject to its own individual environmental review and the mitigation of any project-specific impacts.

For purposes of the Addendum, the determination of the significance of an impact is based on whether the potential change would result in a new and significant impact not previously considered by the GP/CLUP FEIR and/or whether the potential change would result in any significant increase in the severity of any residual significant and unmitigated impact identified in the GP/CLUP FEIR. Unless those standards are exceeded, the GPA’s impact would be considered less-than-significant.

Aesthetic and Visual Resources

The existing and proposed land use designations would allow buildings of up to three-stories or a maximum of 35 feet in height. These limitations would not change as a result of the proposed revision of land use designation. The mitigation measures imposed by the FEIR would remain the same. While the GP/CLUP FEIR identified residual adverse impacts to visual resources as a result of implementation of the General Plan, the proposed GPA would not result in a significant increase in the severity of those residual impacts. Accordingly, for purposes of this Addendum, the GPA’s impact on Aesthetic and Visual Resources would be less-than-significant (**Class III**).

Agriculture and Farmland

As the proposed change in land use designation does not include changes to agricultural land use designations, GPA No. 1 would have ***no impact***.

Air Quality

The GP/CLUP FEIR identified a potential Class I impact (Impact 3.3-5) relating to cumulative ROG and NO_x emissions. Potential Class II impacts (Impact 3.3-6) relating to cumulative PM₁₀ emissions. Long-term cumulative contributions to operational greenhouse gas emissions were also identified (Class II Impact 3.3-7).

The proposed modification of the land use designations on the site would result in the generation of one less vehicular trip based on maximum potential build out. This is an insignificant change that would not affect overall emissions or air quality, would not increase the severity of any identified impact, including significant and unavoidable cumulative impacts, and would remain subject to all relevant mitigation measures identified in the FEIR, and therefore would result a less than significant impact. (**Class II**)

Biological Resources

Impacts to biological resources are site specific and are a function of actual development, which is not considered as part of this Addendum. The revisions in land use designation would not directly impact biological resources. Indirect impacts could result from the development facilitated by the GPA. However mitigation measures to reduce the impact of overall implementation of the General Plan on biological resources are included in the GP/CLUP FEIR and additional Project-specific mitigation measures would be imposed upon any subsequent development of the affected areas. Accordingly, the application of mitigation measures contained in the FEIR or subsequent Project entitlement action would reduce any impacts associated with the proposed land use designation change to a less than significant level (**Class III**).

Cultural Resources

The proposed amendment would not alter the City's overall developable area as identified in the General Plan. Impacts to cultural resources are associated with specific development, which is not the subject of this Addendum. The revision of land use designations would not result in any new, previously unknown direct or indirect impacts to cultural resources. Development facilitated by the approval of the GPA could directly or indirectly impact such resources. However, that development is subject CEQA review in a separate, project-level EIR and mitigation measures, if required, would be imposed in that document. Therefore, for purposes of the Addendum, this GPA would have a less than significant impact on cultural resources (**Class III**).

Geology, Soils and Mineral Resources

The proposed GPA would not alter the City's developable area identified in the General Plan, and would not result in new or significantly more severe direct impacts associated with geology, soils and mineral resources. Any direct impacts associated with development facilitated by this GPA would be addressed and mitigated through the Project-level EIR and entitlement process. Accordingly, the GPA would have a less than significant impact with respect to this topical area and its thresholds (**Class III**).

Greenhouse Gas Emissions

The GP/CLUP does not address Greenhouse Gas (GHG) emissions, nor does the GP/CLUP FEIR. However, the 2009 Supplemental EIR prepared for the Track 3 GP/CLUP Amendments, identifies potential Class II impacts (Impact 3.3-7) relating to long-term cumulative contributions to operational greenhouse gas emissions. As outlined in the GP/CLUP Supplemental EIR, the build out of the City under the GP/CLUP would contribute to GHG Emissions as follows:

- **Transportation emissions:** new vehicle CO₂ emissions would result from new residential, commercial, industrial, and public service development.
- **Direct energy consumption emissions:** new buildings would consume natural gas for heating, cooking, and other processes and other area sources.
- **Indirect electricity emissions:** new buildings would consume electricity.
- **Industrial emissions:** new industries would also consume fossil fuels and other GHGs for industrial purposes.
- **Emissions associated with landfills:** development would result in increased generation of waste, which would require disposal in a landfill, which would increase methane emissions.
- **Agricultural emissions:** no net expansion in agricultural development would be expected so no new emissions from agricultural operations would occur.
- **Emissions associates with land use changes:** development would result in conversion of natural vegetation and agricultural lands that would result in the loss of carbon sinks.

The GP/CLUP Supplemental EIR identified the following General Plan policies that would reduce the impacts resulting from build out:

- Policy CE 13: Energy Conservation
- Policy HE 3: Linkage of Housing and Jobs
- Policy TE 7: Public Transit (Bus Transportation)
- Policy TE 8: Rail Transportation
- Policy TE 10: Pedestrian Circulation
- Policy TE 11: Bikeway Plan
- Policy TE 15: Regional Transportation

The GP/CLUP Supplemental EIR also included Mitigation Measure AQ-1 requiring the addition of a Policy to the General Plan to develop a Greenhouse Gas Reduction Plan, which would develop an inventory of current GHG emissions and identify methods to reduce GHG emissions. The City of Goleta adopted Conservation Element Implementation Action Five (CE-IA-5), which requires the City to adopt a Greenhouse Gas Reduction Plan. The GP/CLUP Supplemental EIR concluded that implementation of the Policies listed above and implementation of the City's Greenhouse Gas Reduction Plan, currently being drafted, would reduce impacts to less than significant for the 2030 planning horizon.

In addition, the Green Building Code (Goleta Municipal Code Chapter 15.12), mandates requirements for planning and design, energy efficiency, water efficiency and conservation, material conservation and resource efficiency, environmental quality, and installer and special

inspector qualifications. Goleta Municipal Code Chapter 15.13 establishes minimum energy efficiency standards for new building construction. By requiring development to be constructed with greater energy efficiency, GHG emissions resulting from build out of the General Plan would be decreased.

The GPA revision to the land use designations on the Project site would result in one less vehicular trip based on maximum potential build out. This is an insignificant change that would not affect overall emissions and would not increase the severity of any identified GHG or related Air Quality impacts. The Project would remain subject to all relevant General Plan policies and the mitigation measure identified in the GP/CLUP Supplemental EIR. Therefore, this GPA would result in a less than significant impact regarding Greenhouse Gas Emissions. **(Class II)**

Hazards and Hazardous Materials

The GP/CLUP FEIR identified a potential hazard impact associated with specific project sites, which included a Class I Impact due to risk of upset for properties located in proximity to hazardous uses such as a railroad right-of-way. The site of the land use designation changes is located in proximity to the Union Pacific railroad right-of-way and associated U.S. 101 right-of-way. However, the proposed GPA would not have a direct impact on the level of risk associated with the development a project in this location. The GPA would result in a reduction of 1.1 acres designated for residential development, thereby resulting in a reduction in the total number of housing units *technically* permitted to be constructed on the Project site pursuant to maximum permitted density, This reduction could *potentially* reduce the number of individuals exposed to this hazard. The impact of the GPA would not increase the severity of significant and unmitigated impacts identified with risk of upset in the FEIR and therefore would have an overall less than significant effect. **(Class III)**

Population and Housing

The GP/CLUP FEIR identified potential Class II impacts relating to population and housing production in the City (Impacts 3.8-1 through 3.8-4), including impacts relating to the increase in the number of housing units and a potential increase in locally available employment. The GPA *could* result in a decrease in the number of residential units that could be constructed on the Project site, and could technically result in a potential for a slight increase in employment opportunities by increasing the potential for additional M-RP development if existing onsite business park development were to expand.

Impact 3.8-3 determined impacts associated with the development of an overall additional 3,880 residential units could be mitigated to a less than significant level and provided mitigation measures to accomplish this reduction. Since the GPA could slightly reduce the number of *potential* (though not actual) residential units, its impacts do not exceed those assessed and mitigated for in the GP/CLUP FEIR and would be less-than-significant. **(Class III)**

FEIR Impact 3.8-4 found that full build out of the GPA would result in the creation of approximately 3,400 to 3,900 new local employment opportunities, resulting in a Class II impact that could be mitigated to a level of insignificance with implementation of other General Plan policies. This GPA would allow for the *potential* to slightly expand business park development onsite, which could potentially increase the number of local employment opportunities available on the site by a small amount. This increase is within the scope of impact identified and mitigated for in the GP/CLUP FEIR and its impact would be less-than-significant. **(Class III)**

Water Resources

The GP/CLUP FEIR 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). As General Plan build out would not change significantly as a result of the proposed GPA, no new direct impacts to water resources would occur as a result of its approval. Since this GPA would not result in an increase in the severity of any previously identified adverse impacts to Water Resources its effects would be considered less-than-significant. **(Class III)**

Land Use and Recreation

The GP/CLUP FEIR identified several Class II impacts relating to potential conflicts with land use policies, habitat conservation plans, neighborhood compatibility and/or regulations relating to build out of the City. The minor changes proposed by this Amendment to modify the land use designations on the subject property would not have a substantial direct effect on any identified land use impacts. The types structures allowed pursuant to the existing land use designations as compared to structures allowed by the Amendment would be similar (see Table 2), resulting in only a minor modification to the location where each would be allowed. A minor change in the ratio of areas designated for residential or business park development would not impact any of the thresholds within the Land Use and Recreation topical areas. Therefore, the land use and recreation impacts of the requested land use designation changes would be less-than-significant. **(Class III)**

The land use designation change *could* potentially result in fewer future residents at build out. Consequently, there could be a potential reduction in demand for recreation facilities. Given that the potential change would be so small, Recreation impacts addressed in the GP/CLUP FEIR would be similar and the GPA's impact would be less-than-significant. **(Class III)**

Noise

The GP/CLUP FEIR identified potential Class I and II long-term impacts due to potential exposure of existing or projected future sensitive receptors to increased noise (Impacts 3.11-1 through 3.11-5 and 3.11-7). The proposed change in land use designations could result in a negligible reduction in the number of sensitive receptors exposed to potentially excessive noise by slightly reducing the potential number of sensitive receptors on the Project site. The change would not, however, substantially increase or decrease the severity of any unmitigated significant effects identified in the FEIR as regards noise and therefore, for purposes of the Addendum, would be less-than-significant. **(Class III)** Project-specific noise impacts would be addressed and mitigated for in the Project's separate EIR.

Public Services and Utilities

The GP/CLUP FEIR identified Class II impacts related to increased demand for public services including police and fire protection and school facilities (Impacts 3.12-1 through 3.12-6) as a result of General Plan build out. As the number of potential residents could decrease as a result of the land use designation change, impacts associated with population increase could also decrease slightly and in any case would be well within the level of impact assessed and mitigated for by the GP/CLUP FEIR. Therefore, this GPA be less-than-significant. **(Class III)**

Transportation and Circulation

The GP/CLUP FEIR identified Class I and II transportation and circulation impacts (Impacts 3.13-1 and 3.13.-2) associated with General Plan build out, even with funding and construction of all identified mitigation measures.

For purposes of assessing the impact potentially associated with the proposed GPA, Kittelson and Associates prepared a memorandum including a Traffic Analysis for General Plan Consistency for the proposed Amendment. The analysis evaluated the effects of the proposed land use designation changes on traffic as assessed by the GP/CLUP FEIR. The results of that analysis were provided in a Memorandum to the City of Goleta, which is incorporated by reference into this analysis and included as an Appendix. The memorandum concluded that the GPA land use designation revisions would result in a net reduction in total trip generation of one less trip in the P.M. peak hour. The memorandum also concluded that the land use modification proposed by this Amendment would not compromise the capacity threshold for PM peak hour trip generation established by the City's Gp/CLUP. While residual impacts are associated with the full build out of the General Plan, this GPA would not substantially increase the severity of those impacts to transportation and circulation and for purposes of this Addendum would have a less than significant impact. **(Class III)**

Mandatory Findings

The minor changes affected by the modifications to the General Plan created by General Plan Amendment 1 would not change the conclusions reached by the certified GP/CLUP FEIR regarding the environmental effects addressed in the Mandatory Findings of Significance Section of the FEIR. As noted for Biological Resources, approval of GPA 1 would have no direct impact on biological resources. There are no known impacts to Historic Resources in any of the areas affected by GPA 1. In common with the GP/CLUP FEIR, GPA 1 would not result in significant impacts to the environment and would not degrade the quality of the environment beyond the level already assessed in GP/CLUP FEIR. Approval of GPA 1 would not increase the number of residential units on the affected sites beyond what has already been accounted for in the GP/CLUP FEIR. The environmental setting conditions for GPA 1 are essentially the same as those previously reviewed by the GP/CLUP FEIR. The contribution of GPA 1 to cumulative impacts has already been reviewed by the GP/CLUP FEIR. Approval of GPA 1 would not, for the reasons noted above, have a substantial adverse impact on human beings either directly or indirectly in excess of those already identified in the GP/CLUP FEIR.

GPA No. 1 Environmental Impact Conclusions

The proposed Amendment to revise the General Plan Land Use map to reflect the proposed revisions in land use designation would have no significant impact on any of the topical issues reviewed above. Although the GP/CLUP FEIR identified significant unmitigated impacts associated with a particular area of assessment, the proposed revision of land use designations would not result in an increase in the severity of those potential impacts. Accordingly, for purposes of this Addendum, the proposed General Plan Amendment No. 1 would result in only minor technical changes and results in only less than significant changes in the level of impact identified or the mitigation measures proposed by the GP/CLUP FEIR.

3.4.3 General Plan Amendment No. 2

GPA No. 2 would remove Lots 4, 6 and 7 of Map 14,500 from the list of Central Hollister Affordable Housing Opportunity Sites. It would require the removal of reference to sites 24, 25,

and 26 from Housing Element Subpolicy HE 11.6, Land Use Subpolicy 8.4, and removal of these sites from Figure 10A-2 of the Technical Memorandum to the City's Housing Element.

With approval of General Plan Amendment No. 2, Housing Element Policy 11.6 would be amended to read as follows:

"Vacant sites rezoned from nonresidential districts to Medium Density Residential at 20 to 25 units per acre to meet the City's RHNA units for extremely low, very low, and low income households and hereby designated as the Central Hollister Affordable Housing Opportunity Sites. These sites, shown in Figure 10A-2, include site numbers 23, 24, 25, 26 and 27. [No other change to the balance of the Policy]"

With approval of General Plan Amendment No. 2, Land Use Policy 8.4 would be amended to read as follows:

"The land area addressed by this policy, which was re-designated from nonresidential to residential use through adoption of this plan, is intended to accommodate a substantial portion of the future production of affordable housing units within the city. These sites Properties designated 23 and 27 on Figure 10A-2 of the Housing Element shall be subject to an Affordable Housing Overlay Zone."

The City's Housing Element provides goals, objectives and policies intended to provide a balance of housing opportunities required to meet the needs of a range of household income levels. The City is a member of the Santa Barbara County Association of Governments (SBCAG). As required by Government Code § 65584, SBCAG, in common with other regional Associations or Councils of Government, is required to set regional housing provision goals based on population growth projections and to allocate any deficit in housing units among its member municipalities and unincorporated County areas. To accomplish this task, SBCAG publishes a Regional Housing Needs Allocation (RHNA) Plan in accordance with applicable law. The most current RHNA covers the period between 2007 and 2014. This allocation is the basis for the City's Housing Element's new and rehabilitated housing goals and, in particular, its goals for the production of housing that would be affordable to very-low and low-income households. According to the published RHNA one of its major functions, *"is to assure [sic] a fair distribution of housing among cities and unincorporated county sub-regions, so that the quality and mix of newly built housing is affordable to low and moderate income households and is equitably shared and located in proximity to jobs. Housing targets are intend to assure that adequate sites and zoning exist to address anticipated housing demand during the planning period."*

Table 6 of the SBCAG 2007-2014 RHNA quantifies the allocation of housing to the City of Goleta for the planning period. According to that Table, the City of Goleta's housing allocation by income level is as follows:

- Very Low: 377
 - Low: 279
 - Moderate: 230
 - Above Moderate: 755
- Total: 1,641*

Of concern in evaluating the potential environmental impacts of removing enumerated sites 24, 25, and 26 (corresponding to Lots 4, 6 and 7 of Map 14,500) from the list of Central Hollister

Affordable Housing Opportunity Sites is the extent to which that removal might affect the City's ability to meet its RHNA allocation for low (656 du) and moderate income (230 du) households. In addition, the loss of affordable housing units that must be built would have the effect of technically "displacing" significant numbers of people (i.e. potential low and moderate income residents) who, without this provision, could lose an opportunity for decent and affordable housing within the City.

The goals and policies of the Housing and Land Use Elements include some of the primary tools available to the City to reach its RHNA allocation goals. As stated in Policy HE 10 (Projection of New Affordable Housing), Subpolicy HE 10.3 (Designated Affordable Housing sites):

"[g]iven the limited availability of developable land within its boundaries, housing opportunity sites or areas are designed. These sites are vacant and designated for densities of 20 dwelling units per acre or greater (See maps, policies and programs under Policy HE 6). Development proposals on these sites may be subject to special affordability provisions, pursuant to the Inclusionary Housing Policy set forth in Policy HE II. The purpose of the special affordability provisions is to locate new multi-family residential development close to transit corridors and close to employment areas through the rezone of non-residential land to residential use. The costs associated with special affordability provisions are intended to be offset by concessions and/or incentives identified in Policy HE 10."

Housing Element Subpolicy 11.6 states that sites designated as Central Hollister Affordable Housing Opportunity Sites must provide a minimum of 20% of for sale units affordable to extremely low, very low, low, and moderate and above moderate-income households.

GPA No. 2 would remove the Central Hollister Affordable Housing Opportunity Sites designation from three of five designated sites: Lots 4, 6, and 7 of Map 14,500. These locations are identified on Figure 10A-2 in the Technical Appendix to the Housing Element and cover approximately 18 acres (i.e., net developable acres) zoned for Medium Density Residential at 20-25 units per acre. Twenty-five units per acre is possible only with the exercise of inclusionary incentives for the production of affordable housing. Lots 4, 6, and 7 of Map 14,500 could at maximum provide a total of 360 to 450 dwelling units. Based on the allocation of units required pursuant to Subpolicy HE 11.6, the following allocation of units would be required based on income limit percentages established by the U.S. Department of Housing and Urban Development and adopted by the State of California:

- 18 units to 23 units of housing affordable to extremely low and very low income households (i.e., up to 30 or 50 percent of Area Median Income [AMI] respectively).
- 18 units to 23 units of housing affordable to low income households (i.e. up to 80 percent of AMI).
- 18 units to 23 units of housing affordable to moderate income households (i.e. 80 – 120 percent AMI).
- 18 units to 23 units of housing affordable to households earning between 120 – 200 percent of AMI.

The General Plan includes an additional inclusionary affordable housing Subpolicy HE 11.5, which would remain in place when Lots 4, 6, and 7 are no longer designated as Central Hollister

Affordable Housing Opportunity Sites. The maximum density permitted under Subpolicy HE 11.5 would total 360 dwelling units for Lots 4, 6, and 7. A total of 36 units affordable to extremely low-, very low-, and low-income households and 18 units affordable to moderate income households would be required. The removal of Lots 4, 6, and 7 from the list of Central Hollister Affordable Housing Opportunity Sites would result in the potential net loss of 10 units of housing affordable to extremely low-, very low-, and low-income households, and 5 units of housing affordable to moderate income households, assuming that the balance of the housing produced would be priced within the affordability index of those households with income exceeding 120 percent of area median income based on the current market price of housing in the Goleta market.

According to the City's Housing Element Table 10-2 (Summary of Housing Unit Potential in Goleta (2009-2014)), and the text that follows, the City sites currently zoned at 20 dwelling units per acre have the capacity to provide 1,220 units. Of these, 963 units could be located on currently vacant residential sites. Under Subpolicy HE 11.5, 20 percent of these units would be subject to an affordability requirement, or approximately 244 units, and none need be provided if rental housing is developed on these sites per the 2009 Amendments.

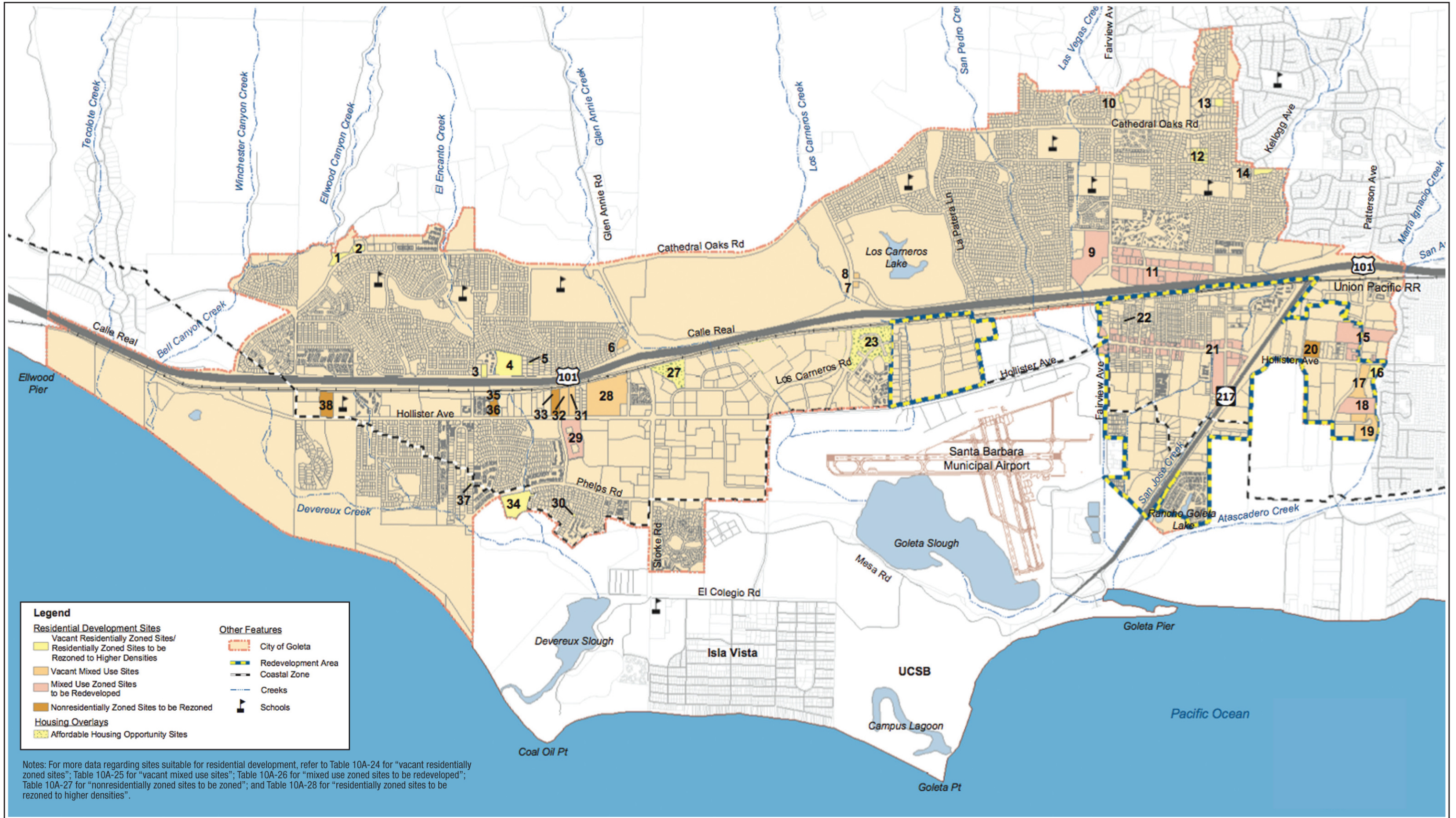
Pursuant to State law, a municipality need only demonstrate the "capacity" to provide housing affordable to the range of income levels allocated pursuant to the RHNA (i.e., property zoned to a density sufficient to support lower income housing and a set of incentives, including density bonuses and inclusionary requirements, to help offset the cost) to all segments of its population. It does not have the responsibility for actually providing it.

Removal of the Central Hollister Affordable Housing Sites designation from sites 24, 25, and 26 leaves only two other sites (23 and 27 shown in **Figure 5** – Revision to Figure 10A-2) within the Central Hollister area as sites subject to the affordable housing requirements specified in HE Subpolicy 11-6. CEQA requires a "worst reasonable case" analysis of impacts. For purposes of this analysis, the proposed removal of the Central Hollister Affordable Housing Sites designation from sites 24, 25, and 26 would result in the potential loss of approximately 15 affordable units. This is a significant loss of affordable units. For this reason, a Mitigation Measure is required to ensure that the removal of the Central Hollister Affordable Housing Sites designation from sites 24, 25 and 26 does not result in a shortfall of scarce affordable housing, adversely impacting the City's low- and moderate-income citizens.

Environmental Assessment GPA No. 2

Aesthetic and Visual Resources

Removing the Affordable Housing Opportunity Sites designation from sites 24, 25, and 26 as shown on Figure 10A-2 of the Housing Element Technical Memorandum and the removal of reference to the above-enumerated sites from Subpolicy HE 11-6 will not materially change the proposed uses on the identified properties. Each affected site will maintain its existing zoning for residential development at a density of 15 - 20 dwelling units per acre and these permitted land uses would allow buildings of up to three-stories or a maximum of 35 feet in height. While the GP/CLUP FEIR identified residual adverse impacts to visual resources as a result of implementation of the General Plan, the proposed GPA would not result in a significant increase in the severity of that residual impact. Accordingly, for purposes of this Addendum, the impact of GPA No. 2 on Aesthetic and Visual Resources would be less-than-significant. (**Class III**)



Agriculture and Farmland

As the proposed removal of the Central Hollister Affordable Housing Opportunity Sites designation over enumerated sites 24, 25, and 26 does not include changes to agricultural land use designations, GPA No. 2 would have ***no impact***.

Air Quality

The GP/CLUP FEIR identified a potential Class I impact (Impact 3.3-5) relating to cumulative ROG and NO_x emissions. Potential Class II impacts (Impact 3.3-6) relating to cumulative PM₁₀ emissions and long-term cumulative contributions to operational greenhouse gas emissions were also identified (Class II Impact 3.3-7).

The proposed removal of sites 24, 25, and 26 from the list of Central Hollister Affordable Housing Opportunity Sites on Figure 10A-2 and their deletion from HE Subpolicy 11.6 *could* reduce the potential build-out density of these sites and the numbers of trips potentially generated and therefore could reduce overall emissions (including greenhouse gases). The proposed GPA would not increase the severity of any identified Air Quality impact, and therefore would result in a less than significant impact. (**Class III**)

Biological Resources

Impacts to biological resources are site specific and are a function of actual development, which is not considered as part of this Addendum. Removing the Central Hollister Affordable Housing Opportunity Site designation and revising HE Subpolicy 11.6 would not directly or indirectly impact biological resources. Mitigation measures to reduce the impact of overall implementation of the General Plan on biological resources in general are included in the GP/CLUP FEIR and would be imposed upon any subsequent development of the affected areas. Accordingly, with the application of those mitigation measures, to the extent required, any impacts to biological resources as a result of this change would be reduced to a less than significant level without residual impact. (**Class III**)

Cultural Resources

The proposed Amendment would not alter the City's overall developable area as identified in the General Plan. Impacts to cultural resources are associated with specific development, which is not the subject of this Addendum. Removing the Central Hollister Affordable Housing Opportunity Site designation and amending HE Subpolicy 11.6 will not result in new, previously unknown impacts to cultural resources. Development facilitated by the approval of the GPA could directly or indirectly impact such resources. However, that development would be subject to the mitigation measures identified in the GP/CLUP FEIR and as well as those imposed in any Project-specific EIR for the site. For purposes of this Addendum, the GPA would have a less than significant impact on cultural resources. (**Class III**)

Geology, Soils and Mineral Resources

The proposed GPA would not alter the City's developable area identified in the General Plan, would not result in new or significantly more severe impacts to geology, soils and mineral resources, and would have a less than significant impact with respect to this topical area and its thresholds. (**Class III**)

Greenhouse Gas Emissions

The Goleta General Plan/Coastal Land Use Plan does not address Greenhouse Gas (GHG) emissions, nor does the GP/CLUP FEIR. However, the 2009 Supplemental EIR prepared for the Track 3 GP/CLUP Amendments, identifies potential Class II impacts (Impact 3.3-7) relating to long-term cumulative contributions to operational greenhouse gas emissions. As outlined in the GP/CLUP Supplemental EIR, the build out of the City under the GP/CLUP would contribute to GHG Emissions as follows:

- **Transportation emissions:** new vehicle CO₂ emissions would result from new residential, commercial, industrial, and public service development.
- **Direct energy consumption emissions:** new buildings would consume natural gas for heating, cooking, and other processes and other area sources.
- **Indirect electricity emissions:** new buildings would consume electricity.
- **Industrial emissions:** new industries would also consume fossil fuels and other GHGs for industrial purposes.
- **Emissions associated with landfills:** development would result in increased generation of waste, which would require disposal in a landfill, which would increase methane emissions.
- **Agricultural emissions:** no net expansion in agricultural development would be expected so no new emissions from agricultural operations would occur.
- **Emissions associates with land use changes:** development would result in conversion of natural vegetation and agricultural lands that would result in the loss of carbon sinks.

The GP/CLUP Supplemental EIR identified the following General Plan policies that would reduce the impacts resulting from build out:

- Policy CE 13: Energy Conservation
- Policy HE 3: Linkage of Housing and Jobs
- Policy TE 7: Public Transit (Bus Transportation)
- Policy TE 8: Rail Transportation
- Policy TE 10: Pedestrian Circulation
- Policy TE 11: Bikeway Plan
- Policy TE 15: Regional Transportation

The GP/CLUP Supplemental EIR also included Mitigation Measure AQ-1, requiring the addition of a Policy to the General Plan to develop a Greenhouse Gas Reduction Plan to establish an inventory of current GHG emissions and identify methods to reduce GHG emissions. The City of Goleta adopted Conservation Element Implementation Action Five (CE-IA-5), requiring the City to adopt a Greenhouse Gas Reduction Plan. The GP/CLUP Supplemental EIR concluded that implementation of the Policies listed above and implementation of the City's Greenhouse Gas Reduction Plan, currently being drafted, would reduce impacts to less than significant for the 2030 planning horizon.

In addition, the Green Building Code (Goleta Municipal Code Chapter 15.12), mandates requirements for planning and design, energy efficiency, water efficiency and conservation, material conservation and resource efficiency, environmental quality, and installer and special inspector qualifications. Goleta Municipal Code Chapter 15.13 establishes minimum energy efficiency standards for new building construction. By requiring development to be constructed with greater energy efficiency, GHG emissions resulting from build out of the General Plan would be potentially reduced from the level that existed when the GP/CLUP FEIR was certified.

The GPA to remove the Central Hollister Affordable Housing Sites designation from sites 24, 25 and 26 would not adversely affect overall emissions and would not increase the severity of any identified impacts. All relevant General Plan policies and the mitigation measure identified in the GP/CLUP Supplemental FEIR would remain in effect and would apply to the future developments of these sites. For the purposes of this Addendum, the GPA would have a less than significant impact on GHG emissions. (**Class III**)

Hazards and Hazardous Materials

The GP/CLUP FEIR identified potential hazard impact associated with specific project sites, which included a Class I Impact due to risk of upset for properties located in proximity to hazardous uses such as a rail road. The Central Hollister Affordable Housing Opportunity Sites enumerated sites 24, 25, and 26 are located in proximity to the Union Pacific railroad right-of-way and associated U.S. 101 right-of-way. However, the proposed GPA would not change the level of risk associated with the development a residential project in this location at the zoned density. The impact of GPA 2 would not result in a direct or indirect increase the severity of significant and unmitigated impacts identified with risk of upset in the GP/CLUP FEIR and therefore this GPA would have a less than significant effect. (**Class III**)

Population and Housing

The GP/CLUP FEIR identified potential Class II impacts relating to population and housing production in the City (Impacts 3.8-1 through 3.8-4), including impacts relating to the increase in housing units and increase in local employment opportunities. Without mitigation, the GPA would result in a decrease in the number of residential units available to lower and moderate-income households in the Goleta area, displacing potential low- and moderate-income residents by potentially depriving them of access to affordable units. To address that impact, Mitigation Measure GPA 2-1 is imposed.

Mitigation Measure GPA 2 – 1 (AHO): *Any residential project that incorporates all or any portion thereof of Lots 4, 6 and 7 of Map 14,500, must provide a minimum of 69 (15 affordable units more than required by Subpolicy HE 11.5) affordable units to extremely low-, very low-, low- and moderate-income households. The affordable units may be for-sale units or rental units. An instrument, in a form approved by the City Attorney, must be executed and recorded against the property ensuring construction of the affordable housing and the maintenance of their affordability for a period of not less than 30 years.*

With Mitigation Measure GPA 2-1, GPA No. 2 would have no adverse impact on the number of potential affordable units that could be constructed within the Central Hollister Area and would not displace potential low and moderate income residents but would simply allow for greater flexibility in the location, distribution, and number of such units as a part of the overall Project site. Accordingly, with mitigation the proposed GPA No. 2 would have a less than significant impact on housing (**Class II**).

GP/CLUP FEIR Impact 3.8-3 determined that impacts associated with the development of an additional 3,880 residential units could be mitigated to a less than significant level and provided mitigation measures to accomplish this reduction in impact. The residentially zoned underlying properties retain their current zoning and potential to produce housing units consistent with the number of residential units evaluated by the GP/CLUP FEIR and therefore GPA No. 2 would have a less than significant impact. **(Class III)**

GP/CLUP FEIR Impact 3.8-4 found that full build out would result in the creation of approximately 3,400 to 3,900 new local employment opportunities, resulting in a Class II impact that could be mitigated to a level of insignificance with implementation of other General Plan policies. Since GPA No. 2 would not change the number of new local employment opportunities evaluated and mitigated for by the GP/CLUP FEIR, the GPA would have a less than significant impact on jobs and jobs/housing balance. **(Class III)**

Water Resources

The GP/CLUP FEIR 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). As General Plan build out would not change as a result of GPA No. 2, no new impacts to water resources are expected and GPA 2 would not result in an increase the severity of any adverse impacts to Water Resources identified by the GP/CLUP FEIR, and would, therefore, be less-than-significant. **(Class III)**

Land Use and Recreation

The GP/CLUP FEIR identified several Class II impacts related to potential conflicts with land use policies, habitat conservation plans, neighborhood compatibility, and/or regulations relating to build out of the City. GPA No. 2 would remove the Central Hollister Affordable Housing Opportunity Site designation from Lots 4, 6 and 7 of Map 14,500, two of which contain biological resources protected by the City's conservation policies. Removal of the Central Hollister Affordable Housing Opportunity Sites designation from these two lots would permit transfer of development of higher density affordable housing in this location to other sites within the development area, reducing development pressure on conservation-sensitive areas of the Project site. Accordingly, GPA No. 2 *could* have a positive impact on the habitat conservation plan threshold. In all other respects, GPA No. 2 would not have an effect on any land use impacts evaluated and mitigated for in the GP/CLUP FEIR. Therefore, the land use impacts of the requested land use designation changes would be less than significant **(Class III)** and *could* be potentially beneficial. **(Class IV)**

Recreation impacts addressed in the GP/CLUP FEIR would not change and GPA No. 2's impact would be less-than-significant. **(Class III)**

Noise

The GP/CLUP FEIR identified potential Class I and II long-term impacts due to potential exposure of existing or planned future sensitive receptors to increased noise (Impacts 3.11-1 through 3.11-5 and 3.11-7). The proposed GPA No. 2 would not result in reduction in the number of sensitive receptors exposed to potentially excessive noise in the affected locations nor would the GPA substantially increase the severity of any unmitigated significant effects

identified in the FEIR and, therefore, for purposes of this Addendum, would be less-than-significant. (**Class III**)

Public Services and Utilities

The GP/CLUP FEIR 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) related to General Plan build out. As the number of residents would remain the same with the approval of GPA No. 2, consistent with the level of impact assessed and mitigated by the GP/CLUP FEIR its impact would be less-than-significant. (**Class III**)

Transportation and Circulation

The GP/CLUP FEIR identified Class I and II transportation and circulation impacts (Impacts 3.13-1 and 3.13.-2), even with funding and construction of all identified mitigation measures.

The proposed GPA No. 2 would not reduce or increase the number of residential units that could be built on the affected sites. While residual impacts are associated with the full build out of the General Plan, this GPA would not substantially increase the severity of impacts to transportation and circulation and for purposes of this Addendum would have a less- than-significant impact. (**Class III**)

Mandatory Findings

The minor changes affected by the modifications to the General Plan as a result of General Plan Amendment No. 2 would not change the conclusions reached by the certified GP/CLUP FEIR regarding the environmental effects addressed in the Mandatory Findings of Significance Section of the FEIR. As noted for Biological Resources, approval of GPA No. 2 would have no direct impact on biological resources but has potential to have a beneficial impact on resources specific to the location of the sites involved. There are no known impacts to Historic Resources in any of the areas affected by GPA No. 2. In common with the GP/CLUP FEIR, GPA No. 2 would not result in significant impacts to the environment and would not degrade the quality of the environment beyond the level already assessed in GP/CLUP FEIR. Approval of GPA No. 2 would not increase the number of residential units on the affected sites beyond what has already been accounted for in the GP/CLUP FEIR. The environmental setting conditions for GPA No. 2 are essentially the same as those previously reviewed by the GP/CLUP FEIR. The contribution of GPA No. 2 to cumulative impacts has already been reviewed by the GP/CLUP FEIR. Approval of GPA No. 2 would not, for the reasons noted, have a substantial adverse impact on human beings either directly or indirectly in excess of those already identified in the GP/CLUP FEIR.

GPA No. 2 Environmental Impact Conclusions: Approval of the proposed General Plan Amendment No. 2 could result in an adverse impact to the City's ability to provide affordable housing to low and moderate income households. However, with the implementation of Mitigation Measure GPA 2-1 that impact would be reduced to a less than significant level. Therefore, GPA No. 2 would have less than significant impacts with respect to all environmental thresholds.

3.4.4 General Plan Amendment No. 3

General Plan Amendment No. 3 would be adopted following approval of the repeal of the Raytheon Specific Plan, which is proposed as part of the Village at Los Carneros II Project. The

impacts of that repeal will be assessed as part of the EIR prepared for this proposed Project.

The Raytheon Specific Plan is referenced as a site identifier in two Land Use Policies: 8.1 and 8.5. Once the Specific Plan is repealed the references in these policies would be amended to read as follows:

LU 8.1 – Applicability: *Twenty-four vacant parcels of land totaling 68.25 acres situated largely within the North Willow Springs and the ~~Raytheon Specific Plan~~ Castilian Drive area between Hollister Avenue and the Union Pacific railroad tracks, extending from east of Los Carneros Way to Storke Road. These vacant lands, a portion of which is interspersed with existing Business Park development, collectively include a large portion of the residential development capacity defined by this plan.*

LU 8.5 – Coordinated Development: *In considering proposed projects within the Central Hollister Residential Development Area, emphasis shall be given to coordinated planning and design for the mixed use area as a whole, including the parcels designated for Business Park uses. This may be accomplished by ~~amendment of the Raytheon Specific Plan~~ the creation of specific plans for lands within its boundaries and by preparation of a second Specific Plan encompassing lands within the North Willow Springs area.*

The provisions of ~~the specific plans~~ and/or coordinated development projects shall: [END of proposed changes]

CEQA requires a “worst reasonable case” analysis of impacts. For purposes of this analysis, the proposed removal of references to the Raytheon Specific Plan from the City’s GP/CLUP would occur only if the City Council, acting on the requested entitlements for the Village at Los Carneros II Project, agrees to the repeal of the Raytheon Specific Plan. That repeal would result in the potential loss of a planning instrument used to ensure coordinated development of an area consisting of more than one parcel and/or use that may be developed over time and by more than one potential developer. This is, however, only one such instrument. The City has also provided other instruments, including the Development Plan review process, to create project-specific standards for development as development projects are presented. These various instruments provide the City greater flexibility and eliminate the need for repeated amendment of provisions of a Specific Plan as various proposals for the use of one or more specific parcel are brought forward for consideration through the City’s entitlement process over time. The environmental effects of the repeal of the Raytheon Specific Plan are assessed in the Project-level EIR prepared for the Village at Los Carneros II Project. Since the removal of references to the Raytheon Specific Plan is predicated on the approval of that repeal, this analysis incorporates by reference the analysis in the Project’s EIR, when certified by the City Council.

Environmental Assessment GPA No. 3

Aesthetic and Visual Resources

Removing references to the Raytheon Specific Plan in the General Plan will not materially change the proposed uses on the identified properties as those changes have already been accomplished through the approval of the City’s GP/CLUP and the impacts already assessed by its certified FEIR. Each affected site will retain its existing land use designation and these permitted land uses would allow buildings of up to three-stories or a maximum of 35 feet in height, based on zoning. While the GP/CLUP FEIR identified residual adverse impacts to visual

resources as a result of implementation of the General Plan, the proposed GPA would not result in a significant increase in the severity of that residual impact. Accordingly, for purposes of this Addendum, GPA No. 3's impact on Aesthetic and Visual Resources would be less-than-significant (**Class III**)

Agriculture and Farmland

As the proposed removal of references to the Raytheon Specific Plan does not include changes to agricultural land use designations, GPA No. 3 would have **no impact**.

Air Quality

The GP/CLUP FEIR identified a potential Class I impact (Impact 3.3-5) relating to cumulative ROG and NO_x emissions. Potential Class II impacts (Impact 3.3-6) relating to cumulative PM₁₀ emissions and long-term cumulative contributions to operational greenhouse gas emissions were also identified (Class II Impact 3.3-7).

The GP/CLUP FEIR analyzed the air quality impacts of full build out as permitted by the existing General Plan Land Use designations. The proposed removal of references to the Raytheon Specific Plan through revisions to the language of LU Subpolicies 8.1, and 8.5 would not change the potential build out density of any site within the area of the Raytheon Specific Plan as those densities are a function of existing land use designations and associated densities. Therefore, the GPA would not affect overall emissions and would not increase the severity of any identified impact. Therefore, the GPA No. 3 changes to LU Subpolicies 8.1 and 8.5 would result in a less-than-significant impact. (**Class III**)

Biological Resources

Impacts to biological resources are site specific and are a function of actual development, which is not considered as part of this Addendum. Removal of references to the Raytheon Specific Plan through revision of General Plan Land Use Subpolicies 8.1, and 8.5 would not directly or indirectly impact biological resources. Mitigation measures to reduce the impact of overall implementation of the General Plan on biological resources in general are included in the GP/CLUP FEIR and would be imposed upon any subsequent development within the Raytheon Specific Plan area. In addition, Project-level environmental analysis of the impacts of proposed development of the still undeveloped lots covered by the Raytheon Specific Plan would identify and provide mitigation for any site-specific biological impacts associated with future development. Accordingly, removal of reference to the Raytheon Specific Plan in the General Plan would have a less than significant impact. (**Class III**)

Cultural Resources

The proposed removal of reference to the Raytheon Specific Plan in the General Plan through the proposed revisions to Land Use Subpolicies 8.1, and 8.5 pursuant to GPA No. 3 would not alter the City's overall developable area as identified in the General Plan. Impacts to cultural resources are associated with specific development, which is not the subject of this Addendum but is assessed in a separate Project-level EIR for the Village at Los Carneros II Project. No new, previously unknown impacts to cultural resources would result from the proposed GPA. Development would not be directly facilitated by the approval of the GPA. The effects of development associated with the separate action of developing the site subsequent to the repeal of the Raytheon Specific Plan could directly or indirectly impact such resources. However, such development would be subject to the mitigation measures identified in the

GP/CLUP FEIR as well as those imposed in any future Project-specific EIR. For purposes of the Addendum, GPA No 3 would have a less than significant impact on cultural resources. **(Class III)**

Geology, Soils and Mineral Resources

Approving GPA No. 3 would not alter the City's developable area identified in the General Plan, would not result in new or significantly more severe impacts to geology, soils and mineral resources, and would have a less than significant impact with respect to this topical area and its thresholds. **(Class III)**

Greenhouse Gas Emissions

The Goleta General Plan/Coastal Land Use Plan does not address Greenhouse Gas (GHG) emissions, nor does the GP/CLUP FEIR. However, the 2009 Supplemental EIR prepared for the Track 3 GP/CLUP Amendments, identifies potential Class II impacts (Impact 3.3-7) relating to long-term cumulative contributions to operational greenhouse gas emissions. As outlined in the GP/CLUP Supplemental EIR, the build out of the City under the GP/CLUP would contribute to GHG Emissions as follows:

- **Transportation emissions:** new vehicle CO₂ emissions would result from new residential, commercial, industrial, and public service development.
- **Direct energy consumption emissions:** new buildings would consume natural gas for heating, cooking, and other processes and other area sources.
- **Indirect electricity emissions:** new buildings would consume electricity.
- **Industrial emissions:** new industries would also consume fossil fuels and other GHGs for industrial purposes.
- **Emissions associated with landfills:** development would result in increased generation of waste, which would require disposal in a landfill, which would increase methane emissions.
- **Agricultural emissions:** no net expansion in agricultural development would be expected so no new emissions from agricultural operations would occur.
- **Emissions associates with land use changes:** development would result in conversion of natural vegetation and agricultural lands that would result in the loss of carbon sinks.

The GP/CLUP Supplemental EIR identified the following General Plan policies that would reduce the impacts resulting from build out:

- Policy CE 13: Energy Conservation
- Policy HE 3: Linkage of Housing and Jobs
- Policy TE 7: Public Transit (Bus Transportation)
- Policy TE 8: Rail Transportation
- Policy TE 10: Pedestrian Circulation
- Policy TE 11: Bikeway Plan
- Policy TE 15: Regional Transportation

The GP/CLUP Supplemental EIR also included Mitigation Measure AQ-1 requiring the addition of a Policy to the General Plan to develop a Greenhouse Gas Reduction Plan to establish an inventory of current GHG emissions and identify methods to reduce GHG emissions. The City of Goleta adopted Conservation Element Implementation Action Five (CE-IA-5), requiring the City to adopt a Greenhouse Gas Reduction Plan. The GP/CLUP Supplemental EIR concluded that implementation of the Policies listed above and implementation of the City's Greenhouse Gas Reduction Plan, currently being drafted, would reduce impacts to less than significant for the 2030 planning horizon.

In addition, the Green Building Code (Goleta Municipal Code Chapter 15.12), mandates requirements for planning and design, energy efficiency, water efficiency and conservation, material conservation and resource efficiency, environmental quality, and installer and special inspector qualifications. Goleta Municipal Code Chapter 15.13 establishes minimum energy efficiency standards for new building construction. By requiring development to be constructed with greater energy efficiency, GHG emissions resulting from build out of the General Plan would be decreased.

GPA No. 3 would not directly or indirectly adversely affect overall emissions as the GPA would not change the site's land use designations and associated densities and would not increase the severity of any identified impacts. All relevant General Plan policies and the mitigation measure identified in the GP/CLUP Supplemental EIR would remain and would apply to the future developments of these sites with or without reference to the Raytheon Specific Plan. For this reason, and for the purposes of this Addendum, the GPA would have a less than significant impact on GHG emissions standards. **(Class III)**

Hazards and Hazardous Materials

The GP/CLUP FEIR identified potential hazard impact associated with specific project sites, which included a Class I Impact due to risk of upset for properties located in proximity to hazardous uses such as a rail road. Much of the still vacant area that would have been subject to the Raytheon Specific Plan is located in proximity to the Union Pacific railroad right-of-way and associated U.S. 101 right-of-way. However, removal of reference to the Raytheon Specific Plan from the General Plan pursuant to GPA No. 3 would not result directly or indirectly in any change to the land use designations, potential uses, and developable densities associated with the sites. The General Plan Policy revisions would have no direct or indirect effect on the level of risk associated with the development ~~a hazard sensitive project~~ in this location given the site's existing zoned density. Approving GPA No. 3 would not directly or indirectly result in an increase the severity of any significant and unmitigated impacts identified with risk of upset in the FEIR and therefore would be less-than-significant. **(Class III)**

Population and Housing

The GP/CLUP FEIR identified potential Class II impacts relating to the jobs-housing balance in the City (Impacts 3.8-1 through 3.8-4), including impacts relating to the increase in housing units and increase in local employment opportunities. Removal of reference to the Raytheon Specific Plan associated with the proposed but separately assessed repeal of the Raytheon Specific Plan would eliminate a potential conflict between the language of the General Plan and the action of the City Council if it approved repeal of the Raytheon Specific Plan. The latter has the potential to have a slight impact on local employment opportunities depending upon the use ultimately approved for the site. However, it would be speculative to quantify or further characterize that impact in the absence of an approved Project. The removal of references to

the Raytheon Specific Plan in the GP/CLUP and the revision of the affected Policies would have no impact on projected population, as the City has already accomplished the re-designation of these areas and the population projection associated with that re-designation has been incorporated into the General Plan and the Plan's FEIR and the impact would therefore be less-than-significant. (**Class III**)

GP/CLUP FEIR Impact 3.8-3 determined impacts associated with the development of an additional 3,880 residential units could be mitigated to a less than significant level and provided mitigation measures to accomplish this reduction in impact. Since removal of reference to the Raytheon Specific Plan from the GP/CLUP would neither directly nor indirectly result in an increase in the number of residential units permitted pursuant to site zoning and land use designation. GPA No. 3's direct or indirect impacts do not exceed those assessed and mitigated for in the GP/CLUP FEIR and would be less-than-significant. (**Class III**)

GP/CLUP FEIR Impact 3.8-4 found that full build out at the General Plan designations citywide, would result in the creation of approximately 3,400 to 3,900 new local employment opportunities, a Class II impact that could be mitigated to a level of insignificance with implementation of other General Plan policies. The approval of GPA No. 3 would have an unknown impact on job potential based on the ultimate development of Lot 8 of Map 14,500. Development is assumed to be consistent with the general assumptions made for commercially designated land within the City and Lot 8's zoning and land use designation, which would not change as a result of any action contemplated by GPA No. 3. As the potential effects have already been considered by the GP/CLUP FEIR, any impacts associated with the GPA would be less-than-significant. (**Class III**)

Water Resources

The GP/CLUP FEIR 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). As General Plan build out would not change as a result of the proposed GPA No. 3, and given the existing zoning and land use designations of the remaining vacant parcels, no new impacts to water resources are expected. GPA No. 3 would not result in an increase the severity of any previously identified adverse impacts to Water Resources identified by the GP/CLUP FEIR, and would, therefore, have a less than significant effect. (**Class III**)

Land Use and Recreation

The GP/CLUP FEIR identified several Class II impacts related to potential conflicts with land use policies, habitat conservation plans, neighborhood compatibility and/or regulations relating to build out of the City. GPA No. 3 would remove reference to the Raytheon Specific Plan from the GP/CLUP, while the actual action to repeal the Specific Plan is subject to environmental analysis in a separate Project-level environmental document. GPA No. 3 would neither directly nor indirectly result in any temporary or permanent impacts to biological resources located on Lots 6 and 7 of Map 14,500 as the Project site would still be eligible for development for the uses and at the densities permitted pursuant to its current land use designations and zoning. GPA No. 3 would not directly or indirectly change or conflict with the City's conservation policies. The use of a Development Plan for any subsequent development of the affected site would allow the City to require a reduction of development pressure on the subject resources, facilitating the transfer of density from this location to other locations under the same ownership. Consequently, GPA No. 3 would not impact this particular land use threshold or any land use

impacts evaluated and mitigated for in the GP/CLUP FEIR. Therefore, the land use impacts of GPA No. 3 would be less-than- significant.

Recreation impacts addressed in the GP/CLUP FEIR would not change and GPA No. 3's impact would be less-than-significant. (**Class III**)

Noise

The GP/CLUP FEIR identified potential Class I and II long-term impacts due to potential exposure of existing or planned sensitive receptors to increased noise (Impacts 3.11-1 through 3.11-5 and 3.11-7). The proposed GPA No. 3 would not result either directly or indirectly in reduction in the potential number of sensitive receptors exposed to potentially excessive noise in the affected locations nor would GPA No. 3 substantially increase the severity of any unmitigated significant effects identified in the GP/CLUP FEIR. The indirect effects associated with the repeal of the Raytheon Specific Plan are assessed in a separate Project specific environmental document associated with the Village at Los Carneros II development Project and therefore, for purposes of the Addendum GPA No. 3 would result in a less-than-significant effect. (**Class III**)

Public Services and Utilities

The GP/CLUP FEIR 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). Approving GPA No. 3 would remove reference to the Raytheon Specific Plan from the GP/CLUP provided the City Council approves a separate action to allow the repeal of the Raytheon Specific Plan as part of the entitlements for the Village at Los Carneros II Project,. As noted previously, the impacts associated with the repeal of the Raytheon Specific Plan are analyzed as part of a separate EIR prepared for the Village at Los Carneros II Project and do not require analysis in this Addendum. With or without the repeal of the Raytheon Specific Plan, the number of residents on the affected property would remain the same because this number is determined by consistency with the land use designation, associated zoning, and residential densities. These were included in the GP/CLUP and the level of impact assessed and mitigated by the FEIR. For purposes of this Addendum, GPA No. 3 would have less than significant direct or indirect impacts on public services and utilities (**Class III**)

Transportation and Circulation

The GP/CLUP FEIR identified Class I and II transportation and circulation impacts (Impacts 3.13-1 and 3.13.-2), even with funding and construction of all identified mitigation measures.

The proposed GPA No. 3 would not reduce or increase the number of residential units that could be built on the affected sites as these have already been determined at minimum and maximum levels by the site zoning and General Plan land use designations and would remain the same with or without the repeal of the Raytheon Specific Plan. Approving the GPA would simply remove an obsolete planning document once the Village at Los Carneros II entitlements, including the repeal of the Raytheon Specific Plan, are approved by City Council in a separate action. Approval of GPA No. 3 is contingent upon that approval. It would not directly or indirectly substantially increase the severity of impacts to transportation and circulation and for purposes of this Addendum would have a less than significant impact. (**Class III**)

Mandatory Findings

The minor changes affected by the modifications to the General Plan created by General Plan Amendment No. 3 would not change the conclusions reached by the certified GP/CLUP FEIR regarding the environmental effects addressed in the Mandatory Findings of Significance Section of the FEIR. As noted for Biological Resources, GPA No. 3 would not impact sensitive biological resources. There are no known impacts to Historic Resources in any of the areas affected by GPA No. 3. In common with the GP/CLUP FEIR, GPA No. 3 would not result in significant impacts to the environment and would not degrade the quality of the environment beyond the level already assessed in GP/CLUP FEIR. Approval of GPA No. 3 would not increase the number of residential units on the affected sites beyond what has already been accounted for in the GP/CLUP FEIR. The environmental setting conditions for GPA No. 3 are essentially the same as those previously reviewed by the GP/CLUP FEIR. The contribution of GPA No. 3 to cumulative impacts has already been reviewed by the GP/CLUP FEIR and is less than significant, since the repeal would only remove an outdated Specific Plan that is no longer needed to ensure a cohesive and comprehensive development of these residentially designated properties. Approval of GPA NO. 3 would not, for the reasons noted above, have a substantial adverse impact on human beings either directly or indirectly in excess of those already identified in the GP/CLUP FEIR.

GPA No. 3 Environmental Impact Conclusions: Approval of the proposed General Plan Amendment No. 3 would have no new impact on any of the environmental issues addressed by the GP/CLUP FEIR and would not increase the severity of those impacts considered significant and unavoidable. No additional mitigation measures would be required.

3.4.5 Conclusion Regarding Addendum as an Appropriate Mechanism for the Assessment of Environmental Impacts of the Proposed General Plan Amendments

The City concludes that proposed General Plan Amendments would not require major revisions of the 2006 FEIR due to new significant environmental effects or substantial increases in the severity of previously identified significant effects (CEQA Guidelines § 15162(a)(1)). Only one potential impact, on the availability of affordable housing, was identified in the above analysis, and that impact is adequately addressed in a Mitigation Measure that would be adopted upon approval of the GPAs. In addition, no substantial changes have occurred with respect to the circumstances under which the project would be undertaken which would require major revisions of the FEIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects (CEQA Guidelines § 15162(a)(2)). Finally, no new information of substantial importance has been presented which would show that the proposed General Plan Amendments would have one or more significant effects not discussed in the previous FEIR; that significant effects previously examined will be substantially more severe than shown in the previous FEIR; that 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 declined to adopt the mitigation measure or alternative; or that mitigation measures or alternatives which are considerably different from those analyzed in the FEIR would substantially reduce one or more significant effects on the environment, but the Project proponents declined to adopt the mitigation measure of alternative (CEQA Guidelines § 15162(a)(3)). Therefore, none of the conditions described in § 15162 of the CEQA Guidelines requiring preparation of a subsequent EIR are present. Substantial evidence supporting the conclusions presented above is provided in the proceedings for this Addendum (CEQA Guidelines § 15164(e)).

4.0 LIST OF PREPARERS

4.1 CITY OF GOLETA

Jennifer Carman	Planning and Environmental Review Director
Anne Wells	Planning and Environmental Review Advance Planning Manager
Scott Kolwitz	Former Planning and Environmental Review Senior Planner
Kathy Allen	Planning and Environmental Review Senior Planner
Tim Giles	City Attorney
Karl H. Berger	Special Counsel

4.2 ENVICOM CORPORATION

Travis Cullen	President
Ellen Michiel	Senior Project Manager
Charles Cohen	Environmental Analyst
Renee Mauro	Administrative Assistant
Chris Boyte	Graphics and GIS Specialist

5.0 REFERENCES

5.1 PRINTED REFERENCES

- County of Santa Barbara. 1980. *Goleta Community Plan*. Prepared by County of Santa Barbara. Santa Barbara, California.
- City of Goleta. 2006. *Goleta General Plan/Coastal Land Use Plan*. September. Planning and Environmental Services Department Goleta, CA.
- City of Goleta. 2006. *Final Goleta General Plan/Coastal Land Use Plan Environmental Impact Report*. September. Prepared by Jones and Stokes. Irvine, CA.
- City of Goleta. 2008. *Track 2 Addendum to Final Goleta General Plan/Coastal Land Use Plan Environmental Impact Report*. March. Prepared by Jones & Stokes, Irvine, CA.
- City of Goleta. 2009. *Track 2.5 Building Intensity Standards - Addendum to Final Goleta General Plan/Coastal Land Use Plan Environmental Impact Report*. May. Planning and Environmental Services Department Goleta, CA.
- City of Goleta. 2009. *Track 3 Addendum to Final Goleta General Plan/Coastal Land Use Plan Environmental Impact Report*. July. Prepared by ICF International (Jones & Stokes), Irvine, CA.
- City of Goleta. 2009. *Draft Housing Element, Technical Appendix and Addendum*. July. Planning and Environmental Services Department Goleta, CA.
- City of Goleta. 2009. *Track 3 Final Goleta General Plan/Coastal Land Use Plan Supplemental Environmental Impact Report*. November. Prepared by ICF Jones & Stokes, Irvine, CA.
- City of Goleta. 2010. *Draft Housing Element and Technical Appendix and Addendum*. November. Planning and Environmental Services Department Goleta CA.
- City of Goleta. 2013. *Memorandum regarding Los Carneros Village (LCV) Traffic Analysis: General Plan Consistency*. March. Prepared by Kittelson and Associates, Inc.\
- City of Goleta. 2013. *Draft Environmental Impact Report for the Village at Los Carneros*. December. Prepared by Envicom Corporation for the City of Goleta, Lead Agency.