

CHAPTER 3 RELATED PROJECTS

California Environmental Quality Act (CEQA) Guidelines § 15130 requires Environmental Impact Reports (EIRs) to discuss cumulative impacts when the project's incremental effects are significant when viewed in connection with the effects of past projects, current projects, and probable future projects. It further states that such discussion must reflect the severity of the impact and the likelihood of occurrence, but not in as great a level of detail as that necessary for the impacts of the project alone. CEQA Guidelines § 15355 defines cumulative impacts to be "two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts."

CEQA Guidelines § 15130(b)(1) requires that information from one of the following two sources must be included when analyzing significant cumulative impacts:

1. A list of past, present, and probable future projects producing related or cumulative impacts, including, if necessary, those projects outside the control of the agency; or
2. A summary of projections contained in an adopted local, regional, or statewide plan, or related planning document, that describes or evaluates conditions contributing to the cumulative effect. Such plans may include: a general plan, regional transportation plan, or plans for the reduction of greenhouse gas emissions. A summary of projections may also be contained in an adopted or certified prior environmental document for such a plan. Such projections may be supplemented with additional information such as a regional modeling program. Any such document shall be referenced and made available to the public at a location specified by the lead agency.

The cumulative impact analysis contained in this EIR uses method 1. The list of past, present, and probable future projects within the City of Goleta that could produce related or cumulative impacts is presented in Table 3-1. The information contained in Table 3-1 reflects the status of projects as of May 2016 when the NOP was released.

Table 3-1 Cumulative Projects List

Project	Location	APN	Land Use	Acreage	Size / Description	Status
Projects Under Construction						
Westar (Hollister Village)	7000 Hollister Avenue (northeast corner of South Glen Annie Road and Hollister Avenue)	073-030-020; -021	Residential and Commercial	23.55	266 residential units; approximately 86,000 sf of commercial	Recently completed
Goleta Valley Cottage Hospital Medical Office Building Reconstruction with parking lot and landscaping changes	5333 Hollister Avenue	065-090-023	Commercial	2.17	Medical Office Building Demo Existing 41,224 sf; 52,000 sf Approved; 10,776 sf net new	Building completed; site work Under construction
Village at Los Carneros	Adjacent to 71 South Los Carneros Road	073-330-024, -026, -027, -028, -029	Residential	43.14	465 units on 43.14 acres	Under construction
Rincon Palms Hotel (Hilton Garden Inn)	6868/6878 Hollister Avenue	073-140-004	Commercial	3.05	95,678 sf hotel; 138 rooms with meeting space	Under construction
Harvest Hill Ranch	880 Cambridge Drive	069-620-044	Residential	4.73	7 lot subdivision with net of 6 homes	Under construction
Investec (Discovery Storage Center) at Cabrillo Business Park	350 Coromar Drive and 6640 Discovery Drive	073-610-015, -016	Commercial	6.02	111,100 sf self-storage facility	Under construction
Pacific Beverage at Cabrillo Business Park	SW Corner of Coromar Drive and Discovery Road	073-610-022, -023, -027, -029	Industrial	7.6	Includes a Lot Line Adjustment among 4 lots. On newly adjusted Lot 19, 2 new buildings will be constructed: a 93,780 sf office/warehouse building and a 3,200 sf truck maintenance/storage building.	Under construction
Mariposa at Ellwood Shores	7760 Hollister Avenue	079-210-057	Commercial	2.95	60,909 sf assisted living (90 residents)	Under construction
Approved Projects (Not Constructed)						
Fairview Commercial Center	151 S. Fairview Avenue	073-080-019	Commercial	0.8	16,216 sf mixed use building (8,757 sf retail space, 6,206 sf office space and 2 units(1,253 sf))	Approved
Islamic Society of SB	N/E Corner of Los Carneros and Calle Real	077-160-035	Commercial	0.59	6,183 sf building with prayer room, meeting area and 1 caretaker unit	Approved

Table 3-1 Cumulative Projects List

Project	Location	APN	Land Use	Acreage	Size / Description	Status
Citrus Village	7388 Calle Real	077-490-043	Residential	1.02	10 residential units	Approved
Schwann Self Storage	10 S. Kellogg Avenue	071-090-082	Industrial	2.06	111,730 sf self-storage facility	Approved
Marriott Residence Inn	6300 Hollister Avenue	073-050-020	Commercial	10.57	80,989 sf hotel (118 rooms)	Approved
Cortona Apartments	6830 Cortona Drive	073-140-016	Residential	8.82	176 residential units	Approved
Somera Medical Office Building	454 S. Patterson Avenue	065-090-013	Commercial	8	20,000 sf net new medical/dental office building	Approved
Old Town Village	South Kellogg Avenue	071-130-023	Residential and Commercial	12.31	Mixed Use of 175 townhomes with shopkeeper and livework units	Approved
Pending Projects						
Shelby	7400 Cathedral Oaks Road	077-530-019	Residential	15.8 (gross); 14.88 (net)	60 residential units	Pending
Kenwood Village	Calle Real w/o Calaveras Avenue	077-130-066, -019; 077-141-049	Residential	10	60 residential units	Pending
Fairview Gardens	598 North Fairview Avenue	069-090-052	Agriculture	11.65	Master Use Permit and Special Events	Pending
Fuel Depot with Car Washes	370 Storke Road	073-100-008	Commercial	1	1,667 sf new drive-in carwash, self-serve car wash, gas fueling dispensers and manager's residence; Zizzo's Coffee building to remain	Pending
Old Town Industrial Center	891 S. Kellogg Avenue	071-170-074, -080, -083	Industrial	14.76	186,770 sf new Light Industrial with outdoor storage and 5,100 sf office building	Pending
Heritage Ridge	North of Calle Koral and West of Los Carneros Road	073-060-031 through -043	Residential	16.2	228 residential apartments and 132 senior apartments	Pending
Fuel Depot	180 N. Fairview Avenue	069-110-054	Commercial	0.28	Reconstruction of convenience store/auto-service building (2,396 sf); no changes to existing fueling stations or canopy.	Pending
Westar Final Phase (Hollister Village)	7000 Hollister	073-030-026, -027, -028, -033	Residential	1.84	33 apartments	Pending

Note: sf = square feet

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