

3.0 RELATED PROJECTS

CEQA Guidelines § 15130 requires EIRs to discuss cumulative impacts when the project's incremental effects are cumulatively considerable. Section 15130 also states that a cumulative impact consists of “*an impact which is created as a result of the combination of the project evaluated in the EIR together with other projects causing related impacts.*” This Section also requires that the evaluation of cumulative impacts reflect the severity of the impact and the likelihood of occurrence, but not in as great a level of detail as is provided for the effects attributable to 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 be included when analyzing significant cumulative impacts:

- a. 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
- b. 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 a combination of methods “a” and “b” described above.

3.1 CITY OF GOLETA

The cumulative analysis in this EIR considers a list of projects in the City of Goleta that are under construction or have recently been completed; projects that have been recently approved; and pending projects currently in the planning process. The cumulative development projects in the City are listed on Table 3.1-1.

3.2 COUNTY OF SANTA BARBARA

A list of cumulative development projects located in unincorporated areas near the project site is provided on Table 3.2-1.

**Table 3.1-1
List of Related Projects - City of Goleta**

Project	Location	Land Use	Size/ Description	Status
Projects Under Construction/Recently Occupied				
Haskell's Landing (The Hideaway)	079-210-049 Hollister Avenue & Las Armas Road	Residential	14.23 acres 101 multi-family units	Recently Completed
Goleta Valley Cottage Hospital	065-090-022 606-090-028 351 S. Patterson at Hollister Avenue	Commercial	18.38 acres Hospital: 93,090 SF Existing: 152,658 SF Approved: 59,568 SF net new	Hospital Completed; site work continuing
Villages at Los Carneros	073-330-024, -026, -027, -028, -029 Adjacent to 71 S. Los Carneros Road	Residential	43.14 acres 465 units (56 single-family and 409 multi-family)	Under Construction
Rincon Palms Hotel and Restaurant	073-140-004 6868/6878 Hollister Avenue	Commercial	3.05 acres 95,678 SF hotel; 138 rooms; 5,440 SF conf.	Under Construction
Westar	073-030-020; -021 Hollister Ave N/E corner of Glen Annie Rd and Hollister	Residential/ Commercial	23.55 acres 266 multi-family residential units 86,000 SF retail	Under Construction
Pacific Beverage at CBP	073-610-022, -023, -027, -029 SW corner of Coromar Drive and Discovery Drive	Industrial	7.6 acres 93, 780 SF office/warehouse 3,200 SF truck maintenance/storage building	Under Construction
GVCH Medical Office Building Reconstruction 08-185-DP	065-090-023 5333 Hollister Avenue	Commercial	2.17 acres Medical Office Building Demo existing 41,224 SF; 52,000 SF proposed; 10,776 SF net new	Under Construction
Camino Real Marketplace Skating Facilities	073-440-022 Santa Felicia Drive	Commercial	4.8 acres 46,479 SF ice rink	Recently occupied
Approved Projects (Not Constructed)				
Citrus Village	077-490-043 7388 Calle Real	Residential	1.02 acres 10 multi-family units	Approved

**Table 3.1-1
List of Related Projects - City of Goleta**

Project	Location	Land Use	Size/ Description	Status
Mariposa at Ellwood Shores	079-210-057 7760 Hollister Ave.	Commercial	2.95 acres 62,481 SF Assisted Living (90 residents)	Approved
Schwann Self Storage	071-090-082 10 S. Kellogg Ave.	Industrial	2.06 acres 111,730 SF self-storage facility	Approved
Marriott Residence Inn	073-050-020 6300 Hollister Avenue	Commercial	10.57 acres 80,989 SF hotel (118 rooms)	Approved
Cortona Apts	073-140-016 6830 Cortona Drive	Residential	8.82 acres 176 multi-family units	Approved
Islamic Society of SB	077-160-035 N/E Corner of Los Carneros and Calle Real	Commercial	0.59 acres 6,183 SF building for religious organization & 1 caretaker unit	Approved
Harvest Hill Ranch	069-620-044 880 Cambridge Road	Residential	4.73 acres Seven lot subdivision with net of 6 single-family homes	Approved
Somera Medical Office Building	065-090-013 454 S. Patterson Avenue	Commercial	8 acres 20,000 SF net new medical office building	Approved
Old Town Village	071-130-023 South Kellogg Avenue	Residential and Commercial	175 townhomes with shopkeeper and live-work units	Approved
Pending Projects				
Shelby	Cathedral Oaks Road	Residential	60 single family units 14.38 acres	Pending
Old Town Industrial Center	071-171-074, -080, -083 891 S. Kellogg Avenue	Industrial	14.76 acres 186,770 SF light industrial building/5,100 SF office building	Pending
Saint George Mixed Use Project	071-101-002, -015 5392 and 5400 Hollister Avenue	Residential and Commercial	0.95 acres 8 multi-family units	Pending
Heritage Ridge	073-060-031 through -043 North of Calle Koral and West of Los Carneros	Residential	16.2 acres 228 apartments and 132 senior apartments	Pending

**Table 3.1-1
List of Related Projects - City of Goleta**

Project	Location	Land Use	Size/ Description	Status
Kenwood Village (Proposed Project)	077-130-066, 019; 077-141-049	Residential	10 acres 60 residential units	Pending
Fuel Depot and Car Wash	073-100-008 370 Storke Road	Commercial	1.0 acre 1,667 SF new drive-thru car wash, self-serve car wash, gas fueling dispensers and manager's residence; existing retail coffee shop building to remain	Pending

Source: City of Goleta Cumulative Project List – Major Projects, March 1, 2016

**Table 3.2-1
List of Related Projects - County of Santa Barbara**

Project	Location	Land Use	Size / Description	Status
Pending Residential and Commercial				
The Nest Isla Vista Mixed use 14DVP-0001	Isla Vista	Residential and Commercial	19 residential units, 14-room hotel, and 20,913 SF of commercial area	Pending
Approved or Under Construction Residential and Commercial				
The Knoll 07TRM-00005 07DVP-00031	533 N. Patterson Ave.	Residential	Subdivision of 4.75 acre parcel into 16 lots for 12 residential units	Approved
Cavaletto Noel Tree Farm 08DVP-00012	560 Merida Dr.	Residential	Construction of 134 units, including 37 single-family and 97 multi-family	Approved
St. George 11DVP-00018	Del Playa Drive	Residential	7 units	Under Construction
Zacara Ranch 10DVP-00012	10920 Calle Real	Residential	1 unit and 2 bunkhouses (20 bedrooms). Over 20,000 SF of development	Approved
Santa Barbara Ranch 03DVP-00000-00041	Gaviota Coast, Dos Pueblos Canyon	Residential	21 SFDs; 13,421 SF equestrian facilities; 6,347 SF agricultural buildings	Approved

**Table 3.2-1
List of Related Projects - County of Santa Barbara**

Project	Location	Land Use	Size / Description	Status
Santa Barbara Ranch (Inland) 08DVP-00008; VTM,14,755	Gaviota Coast, Dos Pueblos Canyon	Residential	49 SFDs	Approved
Park Hill Estates 06TPM-00009	4700 Via Los Santos	Residential	16 units	Approved
Hourigan Development Plan 04DVP-00027	East of N. Kellogg Avenue	Residential	6 units	Approved
State Street Hospitality 09DVP-00018	4111 State Street	Residential	16-unit hotel replaced with 88 rooms in a building of 83,076 SF. Net increase of 72 rooms	Approved
Pulver Lot Split 04DVP-00001	4858 Vieja Drive	Residential	3 units	Approved

Sources: Santa Barbara County Planning & Development Interactive Projects Map, accessed July, 7, 2015; City of Goleta; City of Goleta, *Shelby Residential Project Revised Draft EIR*, 2015.

3.3 UNIVERSITY OF CALIFORNIA AT SANTA BARBARA

The University of California at Santa Barbara (UCSB) 2010 Long Range Development Plan (LRDP) establishes a comprehensive framework for the physical development of the UCSB campus through 2025 to accommodate an on-campus enrollment of up to a three-quarter average of 25,000 full-time equivalent students, and a total of approximately 6,400 faculty and staff. The 2010 LRDP also includes the addition of approximately 1.8 million assignable square feet (ASF) of academic and support building space by 2025; 5,443 additional student bed spaces, 1,874 additional units of faculty and staff housing, and 239 additional units of housing for students with families. A list of cumulative development projects at UCSB is provided on Table 3.3-1.

**Table 3.3-1
List of Related Projects —UCSB**

Project	Location	Land Use	Size / Description	Status
UCSB Faculty Club Expansion	Main Campus	Academic Support	30 new guest rooms & 15,685 SF addition to Faculty Club building	Under Construction
Sierra Madre	Storke Road & Whittier Ave.	Residential	151 units (next to former Ocean Meadows Golf Course)	Occupied
San Joaquin	El Colegio & Storke Road	Residential	1,000-bed (186 units) addition to Santa Catalina (formerly Francisco Torres)	Under Construction
North Campus Faculty Housing	Canon Green & Phelps Road	Residential	31 additional units	Under Construction
KITP Housing	El Colegio Road	Residential	32 apartments for visiting scholars	Under Construction
Bioengineering Building	Main Campus	Academic Support	48,690 assignable square feet	Under Construction

Source: KITP Visiting Scholar Residence Project MND, 2014

3.4 TOTAL CUMULATIVE DEVELOPMENT

Table 3.4-1 summarizes the combined amount of cumulative development in the City of Goleta, unincorporated areas near the Project, and on the UCSB campus.

**Table 3.4-1
Estimated Cumulative Development in the Goleta Area**

Land Use	Size
Single-Family Residential	317 dwelling units
Multi-Family Residential	2,051 dwelling units
<i>Residential Subtotal (1)</i>	<i>2,368 dwelling units</i>
Non-Residential (2)	1,684,806 square feet

- (1) Includes 13 single-family and 47 multi-family units proposed by the Kenwood Village Project.
- (2) Non-residential uses consist mostly of a mix of retail-, office- and business park-related uses, with some institutional uses.