

4.15 EFFECTS FOUND NOT TO BE SIGNIFICANT

This section addresses the potential environmental effects of the Project that have been found not to be significant. The items listed below that were found not to be significant are contained in the City's *Environmental Thresholds and Guidelines Manual* and the environmental checklist form included in Appendix G of the most recent update of the CEQA Guidelines. Any items not addressed in this section were addressed in Section 4.0, *Environmental Impact Analysis*, of this EIR. Section 4.0 also includes an expanded discussion of the settings under each environmental factor discussed therein.

4.15.1 Agriculture and Forestry

Historically, the Project site was used for grazing and agriculture (including row crops and orchards). Since that time the site has been substantially altered by grading, surrounding urban development including industrial, research park and office development, on-site residential development, and significant stockpiling of fill soils. Initial grading on-site consisted of clearing and grubbing of orchard trees and root structures. Surface material was scraped and placed in windrows. The site is no longer designated for agricultural uses, and is not zoned for agricultural use. Currently, the Project site consists of 13 undeveloped lots. There is no structural development on site; however, there are pieces of construction equipment and containers stored on site, as well as stockpiled soil. The site is not actively farmed, and conversion of the Project site to residential development would not result in the loss of significant, viable, local farmland. The project site has not been identified as timber or forest land, and there is no timber or forest on the site. Consequently, the Project would not interfere with or convert existing farmlands or forest lands to urban uses. Therefore, no impacts related to agriculture and forestry would occur.

4.15.2 Biological Resources (Habitat and Natural Community Conservation Plans)

No adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan applies to the Project site. Therefore, the Project would not conflict with any such plans. No impact would occur.

4.15.3 Cultural Resources (Historic, Paleontological)

The Project site is undeveloped. Consequently, there are no State or locally listed or eligible historic structures or resources on-site, and Project implementation would not result in any impact on such resources in Goleta. There are no unique paleontological resources or sites, or unique geologic features on the Project site. No such impacts to these types of resources would occur as a result of Project implementation.

4.15.4 Geology and Soils (Surface Rupture, Landslides, Lateral Spreading, Septic Systems)

Based on the *Geotechnical Engineering Report* conducted by Earth Systems Pacific on July 8, 2014 and a review of geologic hazards mapping in the Goleta General Plan, no active or potentially active faults or landslide hazard areas are located onsite, nor are onsite soils susceptible to lateral spreading. Impacts related to these geologic hazards would be less than significant.



The Project would not be located on slopes exceeding a 20 percent grade and the Project grading would not result in construction of cut slopes exceeding a grade of 1.5 horizontal to 1 vertical or 15 feet in height. Therefore, impacts related to slopes would be less than significant.

The Project would connect to the existing municipal waste disposal system and would not require the use of septic tanks or alternative waste water disposal systems. Therefore, impacts related to soils incapable of adequately supporting the use of septic tanks would not occur.

4.15.5 Hazards and Hazardous Materials (Airports, Emergency Evacuation and Response)

The Project site is not located near a private airstrip, but is located within two miles of the Santa Barbara Municipal Airport. However, the property is not located within any of the airport's approach or clear zones and is not subject to review by the Airport Land Use Commission. Therefore, the Project would not be exposed to significant airport safety hazards. Given the Project's location within an urbanized area and outside of the tsunami run-up area or any flood hazard area, the Project site is not within any adopted emergency response or evacuation plan.

4.15.6 Hydrology and Water Quality (Flooding, Seiche, Mudflow)

No portion of the Project site is within or adjacent to a local 100-year flood hazard area. The Project site is not within a levee, dam inundation area and is not at risk of inundation by seiche or mudflow. Therefore, no impacts related to identified flood hazard areas or exposure of people to a risk of loss, injury, or death involving flooding would occur.

4.15.7 Land Use (Divide an Established Community, Habitat & Conservation Plans)

No habitat conservation or natural community conservation plans apply to the Project site or would be affected by the Project. The Project is in an infill area and would not divide an established community. No impacts would occur.

4.15.8 Mineral Resources

No known mineral resources are located within the Project site. Therefore, no impacts related to mineral resources would occur.

4.15.9 Noise (Airports)

Pursuant to the Goleta General Plan, the Project site is located outside of the current and the anticipated 2030 60 dBA noise contour of the Santa Barbara Municipal Airport. Therefore, airport noise impacts on the Project, either in the near or foreseeable future, would be less than significant. No private airport impacts on the Project would occur since there are no private airports within the vicinity of the City.



4.15.10 Objectionable Odors

The Project would construct 360 residential units and associated amenities and merge 13 existing lots into 3 lots. This use would not create objectionable odors that would affect a substantial number of people.

4.15.11 Population and Housing

The Project site is currently undeveloped. The Project would not displace any existing housing units or cause the displacement of any people. Therefore, no impacts related to displacement would occur.

4.15.12 Transportation/Traffic (Airports, Design Hazards, Emergency Access)

The Project would not have an impact on airport operations and/or flight patterns because the Project site does not lie within the clear or approach zone of any public or private airports. The Project would be required to be designed in accordance with applicable Santa Barbara County Fire Department standards, including those that address minimum driveway width, roadway naming, building height, signage and addressing, fire hydrants, fire sprinklers, and emergency access. Compliance with applicable development standards would ensure that the Project would not result in significance design hazards, and that it would have no impact on the provision of emergency access to either the project site or surrounding development.



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