
Revised CEQA Addendum for Willow Springs II Project General Plan Amendments

Case No. 11-080-GPA and 11-081-GPA

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

Prepared for:



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May 11, 2012

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1. Illustrative Maps Showing Proposed General Plan Amendments:

- Figure 3-5 – Open Space Element, Open Space Plan Map
- Figure 4-1 – Conservation Element, Special-Status Species and Environmentally Sensitive Habitat Areas Map
- Figure 5-2 – Safety Element, Fire, Flood and Tsunami Hazards Maps

CHAPTER 1.0 INTRODUCTION

1.1 BACKGROUND

The City of Goleta (City) has prepared this addendum to the Final Environmental Impact Report (EIR) for the City's General Plan/Coastal Land Use Plan (GP/CLUP) (SCH #2005031151) that was certified in October 2006 (2006 Final EIR). This Addendum addresses three site-specific amendments relating to Assessor Parcel Numbers 073-060-044 through -048, the parcel underlying the Via Luisa easement and the land underlying the extension of Camino Vista Road. The addendum also addresses two general amendments to the General Plan as follows:

- a. Open Space Element, Open Space Plan Map, Figure 3-5, to remove an Environmentally Sensitive Habitat Area designation on a portion of the site (site-specific);
- b. Conservation Element, Special-Status Species and Environmentally Sensitive Habitat Areas, Figure 4-1, to remove an Environmentally Sensitive Habitat Area designation on a portion of the site (site-specific);
- c. Open Space Element, Policy OS 6.11, to more accurately describe the location of a planned new public parking in the site area (general);
- d. Open Space Element, Existing and Planned Parks and Open Space Areas, Table 3-1, Planned New Parks and Open Spaces, to remove the site from the Assessor's Parcel Number column and to more accurately describe the location under the Description column (site-specific) and
- e. Safety Element, Fire, Flood, and Tsunami Hazards Map, Figure 5-2, to update the tsunami inundation area (general).

This document has been prepared pursuant to the California Environmental Quality Act (CEQA) (California Public Resources Code Section 21000 et seq.) and CEQA Guidelines (California Code of Regulations, Title 14, Section 15000 et seq.).

The 2006 Final EIR is a Program EIR evaluating the potentially significant adverse environmental impacts of the GP/CLUP. From 2008 to 2010, a series of City-initiated amendments to the GP/CLUP were completed, along with a Supplemental EIR and Addenda to the 2006 Final EIR to address the changes in environmental effects associated with related City-initiated GP/CLUP amendments as well as several project-specific amendments to the GP/CLUP. All of these CEQA documents comprise the "GP/CLUP EIR" as a whole because these documents collectively provide the complete environmental analysis of the GP/CLUP as it is currently written. The amendments to the 2006 FEIR are listed in Table 1 and incorporated by reference into this addendum.

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

GPA No.	Title	Type of Env'tal 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	Villages at Los Carneros	EIR	EIR – 08-02 GPA – 08-06
07-102	Haskell's Landing	EIR	EIR – 09-26 GPA – 09-30 & -33
10-123	Housing Element Update	Addendum	Addendum – 10-56 GPA – 10-57
08-196	Montecito Bank and Trust	Addendum	11-07

Relationship to Willow Springs II Residential Project (08-128-TM, DP)

These amendments to the General Plan are requested by the applicant of the Willow Springs II project, Willow Springs II, LP. The Willow Springs II project is located on the site and includes 100 condominium units that will be rented initially as apartments, all located in 10 separate new buildings. The Willow Springs II project is subject to, and will be processed in accordance with, CEQA.

1.2 CEQA GUIDELINES – ADDENDA TO EIRS AND SUBSEQUENT EIRS

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

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

1. Substantial changes are proposed in the project that will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
2. Substantial changes occur with respect to the circumstances under which the project is undertaken that will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in severity of previously identified significant effects.

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

As set forth in this Addendum, none of the conditions described above will occur because of, or in relation to, the Willow Springs II Project. Therefore, an Addendum is appropriate, not a subsequent EIR pursuant to Section 15162 or supplemental EIR pursuant to Section 15163 of the CEQA Guidelines.

1.3 SCOPE OF THE ADDENDUM

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

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

1.4 ADOPTION AND AVAILABILITY OF ADDENDUM

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

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

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

CHAPTER 2.0 PROJECT DESCRIPTION

2.1 PROJECT LOCATION

This Addendum addresses three site-specific amendments relating to Assessor Parcel Numbers 073-060-044 through -048, the parcel underlying the Via Luisa easement and the land underlying the extension of Camino Vista Road and two general amendments that affect a great area than the site. These amendments shall be referenced as General Plan Amendments throughout this Addendum.

11-080-GPA – Site Specific Amendments

The three amendments to the following portions of the General Plan relate only to the site:

- a. Open Space Element, Open Space Plan Map, Figure 3-5;
- b. Conservation Element, Special-Status Species and Environmentally Sensitive Habitat Areas, Figure 4-1; and
- c. Open Space Element, Existing and Planned Parks and Open Space Areas, Table 3-1

11-080-GPA – Area Specific/General Amendment

This amendment to the following portion of the General Plan relates to the site and adjacent parcels, APN 073-060-031 through-043:

- d. Open Space Element, Policy OS 6.11, Planned New Parks and Open Spaces

11-081-GPA – Citywide Amendment

This amendment to the following portion of the General Plan relates Citywide:

- e. Safety Element, Fire, Flood and Tsunami Hazards Map, Figure 5-2

Figures 3-5, 4-1 and 5-2 provided in Appendix 1 to this Addendum illustrate the proposed amendments to the General Plan. However, these figures are not the actual amendments to the General Plan as they are not the figures that will result from the proposed amendments to Figures 3-5, 4-1 and 5-2. The amendments to the General Plan will be the resulting Figures 3-5, 4-1 and 5-2 that effectuate the changes illustrated in the figures provided in Appendix 1 to this Addendum (which are not included in this Addendum).

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

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

Addendum and were used as a guide during the GP/CLUP and environmental review processes to date.

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

The City of Goleta's adopted GP/CLUP establishes goals, policies, and objectives for guiding future change in the City. The subject project includes changes to the General Plan as follows:

- a. Environmentally Sensitive Habitat Areas – Changes to Figures 3-5 and 4-1
- b. Future Neighborhood Park location – Change to Figure 3-2, Table 3-1 (C) and Policy OS 6.11
- c. Tsunami inundation area – Change to Figure 5-2 (affecting entire City)

2.3 PUBLIC PARTICIPATION

The General Plan, General Plan EIR, and this Addendum are available for review at City Hall and are posted on the City's website (www.cityofgoleta.org). Opportunities for public participation have included an environmental hearing and will include future noticed public hearings of the Planning Commission and City Council. The environmental hearing was held in conjunction with the environmental hearing on the environmental impact report for the Willow Springs II project.

The environmental hearing was conducted as follows:

Hearing Date and Time: November 10, 2011, 5:30 pm
Place: City Council Chambers
Goleta City Hall
130 Cremona Drive, Suite B, Goleta CA 93117

The public comment period began on October 24, 2011 and ended on December 7, 2011 at 5:30 pm.

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

Hearing Date and Time: May 24, 2012, 6:00 pm
Place: City Council Chambers
Goleta City Hall
130 Cremona Drive, Suite B, Goleta CA 93117

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

Hearing Date and Time: June 19, 2012; 6:00 pm
Place: City Council Chambers
Goleta City Hall
130 Cremona Drive, Suite B, Goleta CA 93117

All interested persons are encouraged to attend the public hearing and to present written and/or oral comments. All letters should be addressed to: Planning and Environmental Services, 130 Cremona Drive, Suite B, Goleta CA 93117; fax (805) 685-2635; Attention: Natasha Campbell, Contract Planner. Written comments must be provided prior to the close of the public hearing on May 24, 2012. Please limit comments to environmental issues.

2.4 PROJECT DESCRIPTION

The five General Plan Amendments are separated into three categories: Amendments relating to Environmentally Sensitive habitat Areas, the future neighborhood park location, and the tsunami inundation area. Each of these is described below:

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- a. **Environmentally Sensitive Habitat Areas** – Site-specific amendment of Open Space Element Figure 3-5 (Open Space Plan Map) and Conservation Element Figure 4-1 (Special-Status Species and Environmentally Sensitive Habitat Areas). These figures show a Coastal Sage Scrub Environmentally Sensitive Habitat Area (ESHA) designation on a portion of the subject property and this amendment would remove this designation from the site.
- b. **Future Neighborhood Park location** - Site-specific amendment of Open Space Element as follows:

- Area-specific/general amendment to Open Space Element Policy OS 6.11(c):

OS 6.11 Planned New Parks and Open Space. [GP] The locations of planned new public parks and open space are shown on Figure 3-2 and described in Table 3-1. Specific improvements will be implemented as conditions require and when funding is available. These planned new public parks and open space include:

- a. Expansion of the Armitos Park. (no change to text)
- b. A park in the southern portion of Old Town. (no change to text)
- c. Willow Springs Park. A 2 – 3 acre neighborhood park in the proposed Willow Springs North Phase II project located south of US-101, and east of Los Carneros Road, and north of Camino Vista, on property totaling approximately 14.75 acres.
- d. Village at Los Carneros Park. (no change to text)
- e. Cabrillo Business Park Open Space. (no change to text)

Parks and open space in new developments shall be open to the general public and not limited to residents of individual development projects.

- **Table 3-1(C) - Planned New Parks and Open Spaces** - Site-specific amendment of Open Space Element Table 3-1(C) (Existing and Planned Parks and Open Space Areas) to delete reference to APNs 073-060-044, -045, -046, -047, -048. Remainder APNs would be shown as 073-060-031 to 073-060-043.

Planned New Parks and Open Spaces					
APNs	Map #	Name	Park Type	Acres	Description
APNs 073-060-031 through 073-060-048 073-060-043	D	Willow Springs Park	Neighborhood Park	2.0 – 3.0	South of US-101, east of Los Carneros Road, and north of Camino Vista by Willow Springs II Apartments

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- c. **Tsunami Inundation Area** – Citywide amendment to Safety Element Figure 5-2 (Fire, Flood, and Tsunami Hazards Map) to replace the existing tsunami inundation area on this figure with the Tsunami Map for Emergency Planning, Dos Pueblos Canyon and Goleta Quadrangle, dated January 31, 2009, based on modeling by the University of Southern California funded through the California Emergency Management Agency by the National Tsunami Hazard Mitigation Program.

CHAPTER 3.0 ENVIRONMENTAL ANALYSIS

3.1 SIGNIFICANCE DETERMINATION

The criteria for determining the significance of environmental impacts in this Addendum are the same as those contained within the GP/CLUP EIR. While the criteria for determining significant impacts are unique to each issue area, the analysis applies a uniform classification of the impacts based on the following definitions:

- A designation of **no impact** is given when no adverse changes in the environment are expected.
- A **less-than-significant impact** would cause no substantial adverse change in the environment.
- An impact that is **less than significant with mitigation incorporated** avoids substantial adverse impacts on the environment through mitigation.
- A **significant and unavoidable** impact would cause a substantial adverse effect on the environment, and no feasible mitigation measures would be available to reduce the impact to a less-than-significant level.

Based on the above criteria, the environmental impact analysis assesses each issue area to determine the significance level. These impacts are categorized using the City's guidance for classifying project-related impacts, as follows:

- **Class I** impacts are significant adverse impacts that cannot be feasibly mitigated, reduced, or avoided. During approval of the GP/CLUP, the City adopted a statement of overriding considerations, pursuant to the California Environmental Quality Act (CEQA) Section 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 Section 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 General Plan Amendments analyzed in this Addendum do not result in any new significant environmental effects nor any substantial increases in the severity of a previously identified significant effect, involve no substantial changes in circumstances under which the project is undertaken, and require no new or modified mitigation measures.

3.2 REQUIREMENTS FOR CUMULATIVE IMPACT ANALYSIS

The CEQA Guidelines (Section 15130) require 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, Section 15355).

Potential cumulative impacts are further described as follows:

- (a) The individual effects may be changes resulting from a single project or a number of separate projects (CEQA Guidelines, Section 15355[a]).
- (b) The cumulative impact from several projects is the change in the environment which results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time (CEQA Guidelines, Section 15355[b]).

Furthermore, according to CEQA Guidelines, Section 15130(a)(1):

As defined in Section 15355, a cumulative impact consists of an impact which is created as a result of the combination of the project evaluated in the EIR together with other projects causing related impacts. An EIR should not discuss impacts which do not result in part from the project evaluated in the EIR.

In addition, as stated in the CEQA Guidelines, Section 15064(i)(5), it should be noted that:

The mere existence of significant cumulative impacts caused by other projects alone shall not constitute substantial evidence that the project's incremental effects are cumulatively considerable.

The cumulative impact analysis evaluated in the GP/CLUP EIR comprises: (1) the citywide impact analysis from full buildout of the adopted GP/CLUP; and (2) outside the City boundary, the cumulative impacts analysis is based on known or foreseeable projects in the unincorporated Santa Barbara County, City of Santa Barbara, and UCSB. The City's prior adoption of the GP/CLUP involved no immediate direct physical environmental impacts. Rather, the Plan set the stage for future development within the City and, as such, the EIR analysis focused on the "indirect" impacts of adoption of the GP/CLUP. These impacts would result primarily from development associated with:

- Development of existing vacant lands consistent with the land use plan map;
- Redevelopment of existing developed lands to more intensive or different uses;
- Major planned street and highway and infrastructure improvements, consistent with the transportation improvement map; and
- Future development consistent with the proposed land use map and GP/CLUP goals, objectives, and policies.

The cumulative environment on which this future City development was assumed to occur included future growth within the region including the City of Santa Barbara Airport, Santa Barbara County from Highway 154 to the eastern City boundary and from Gaviota to the western City boundary, and UCSB.

The City of Santa Barbara, Santa Barbara County, and UCSB growth projections for the region were added to growth assumed for the City, which is already factored into the GP/CLUP to arrive at the cumulative environment.

Because these impacts would occur over time as part of individual residential and commercial/industrial development projects, a project horizon year (2030) was established for purposes of analysis in the General Plan EIR. The growth and changes in land use that were analyzed as impacts of the project throughout the General Plan EIR were projected to the year 2030, employing a cumulative analysis methodology.

The ultimate buildout of the City would not be affected by these General Plan Amendments. There would be no change to development under the land use plan map, there would be no change to urban service infrastructure, and there would be no change to urban services. Therefore, no revisions to the cumulative impact analysis presented in the General Plan EIR are necessary as part of this Addendum.

3.3 ANALYSIS

3.3.1 Potential Environmental Effects Analysis

Aesthetics and Visual Resources

Section 3.1 of the GP/CLUP EIR (City of Goleta 2006) describes the following within the existing City boundary:

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

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

The amendments to Open Space Element Figure 3-5 and Conservation Element Figure 4-1 to remove the ESHA designation on the site, the changes to Open Space Element Figure 3-2, Table 3-1, and Policy OS 6.11 that designate the Willow Springs North property as the location for a neighborhood park, and the update of the tsunami inundation area citywide in Safety Element Figure 5-2, would not affect the potential for buildout under existing land use designations and associated aesthetics impacts evaluated in the General Plan EIR. Buildout would not be affected because there would be no change to development under the land use plan map and no change to the general area available for future development. Additionally, the neighborhood park would be in the same general location from a visual standpoint than would occur without the amendments. Therefore, the General Plan Amendments would not affect the analysis presented in Section 3.1 of the General Plan EIR.

Agriculture and Farmland

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

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

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

The amendments to Open Space Element Figure 3-5 and Conservation Element Figure 4-1 to remove the ESHA designation on the site, the changes to Open Space Element Figure 3-2, Table 3-1, and Policy OS 6.11 that designate the Willow Springs North property as the location for a neighborhood park, and the update of the tsunami inundation area citywide in Safety Element Figure 5-2, do not include changes to agricultural designations and/or areas in agricultural production. Therefore, the

General Plan Amendments would not affect the analysis presented in Section 3.2 of the General Plan EIR.

Air Quality

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

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

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

The amendments to Open Space Element Figure 3-5 and Conservation Element Figure 4-1 to remove the ESHA designation on the site, the changes to Open Space Element Figure 3-2, Table 3-1, and Policy OS 6.11 that designate the Willow Springs North property as the location for a neighborhood park, and the update of the tsunami inundation area citywide in Safety Element Figure 5-2, would not affect the potential for buildout under existing land use designations and associated air quality impacts and greenhouse gas emissions evaluated in the General Plan EIR. Buildout would not be affected because there would be no change to development under the land use plan map and no change to the general area available for future development. Therefore, the General Plan Amendments would not affect the analysis presented in Section 3.1 of the General Plan EIR.

Biological Resources

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

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

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

The amendments to Open Space Element Figure 3-5 and Conservation Element Figure 4-1 to remove the Coastal Sage Scrub ESHA designation on the site. When the General Plan was adopted in 2006, mapping depicting ESHAs was based on the best available data at the time, including the Goleta Community Plan and aerial photography. The subject ESHAs are shown on Open Space Element Figure 3-5 and Conservation Element Figure 4-1. More specifically, an ESHA is shown on the site over an area of approximately 1.23 acres.

Policy CE 1.5 allows for modifications to ESHAs designated on General Plan maps based on site-specific studies. Such studies have been completed for the site and are on file at the City of Goleta, 130 Cremona Dr., Suite B, Goleta CA 93117 (Dudek, *Coastal Sage Scrub Mitigation Plan Willow Springs II Project, City of Goleta, CA, 6/9/09 and 8/17/09*; Anderson, *Vascular Plant and Sensitive Natural Communities Survey, 7/16/10*).

Although designated as Coastal sage scrub, this area of 1.23 acres actually consists of coyote brush scrub. Coyote brush scrub does not have the compositional characteristics of Coastal sage scrub. Coyote brush scrub is not considered a characteristic species of Coastal sage scrub, and the scrub vegetation within the 1.23 acres lacks any significant cover of any sage species.

The Coyote brush scrub does not meet the General Plan Policy CE 1.1a or CE 1.1b definitions of ESHA, and is not “rare or especially valuable because of its special nature or role in an ecosystem,” when considering the sum of the following conditions:

- Coyote brush scrub is a common plant community. It receives the lowest rarity ranking and is not considered sensitive by the state of California;
- Coyote brush scrub at the site is disturbed, contains high cover of invasive species, low native plant species diversity, and has become established at the site relatively recently since the area was last graded. The site has been subject to agricultural activity and earth disturbance for much of the last 100 years;
- Listed wildlife species are not expected to reproduce at the site, and the site is not essential to the life cycle of any listed species;
- Listed plant species have not been found at the site, and are not expected due to prior grading and agricultural use, as well as the site’s disturbed condition; and
- The Coyote brush scrub is within an urban area, adjacent to existing industrial and residential development, and is not contiguous with native habitats.

The amendments to Figures 3-5 and 4-1 would remove the ESHA designation on the site and would be considered corrections reflecting the lack of biological resources (Coastal sage scrub) on the site.

The amendments to Open Space Element Figure 3-5, Table 3-1 and Policy OS 6.11 that designate the Willow Springs North property as the location for a neighborhood park and the update of tsunami inundation area Citywide in Safety Element Figure 5-2, would not affect the potential for buildout under existing land use designations and associated biological impacts evaluated in the General Plan EIR. Buildout would not be affected because there would be no change to development under the land use plan map and no change to the general area available for future development.

Therefore, the amendments to Figures 3-5 and 4-1 to remove the ESHA designation on the site, the changes to Figure 3-2, Table 3-1 and Policy OS 6.11 that designate the Willow Springs North property as the location for a neighborhood park, and the update of the tsunami inundation area Citywide would not affect the analysis presented in Section 3.4 of the General Plan EIR.

Cultural Resources

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

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

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

The amendments to Open Space Element Figure 3-5 and Conservation Element Figure 4-1 to remove the ESHA designation on the site, the changes to Open Space Element Figure 3-2, Table 3-1, and Policy OS 6.11 that designate the Willow Springs North property as the location for a neighborhood

park, and the update of the tsunami inundation area citywide in Safety Element Figure 5-2, would not affect the potential for buildout under existing land use designations and associated aesthetics impacts evaluated in the General Plan EIR. Buildout would not be affected because there would be no change to development under the land use plan map and no change to the general area available for future development. Therefore, the General Plan Amendments would not affect the analysis presented in Section 3.5 of the General Plan EIR.

Geology, Soils and Mineral Resources

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

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

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

The amendments to Open Space Element Figure 3-5 and Conservation Element Figure 4-1 to remove the ESHA designation on the site, the changes to Open Space Element Figure 3-2, Table 3-1, and Policy OS 6.11 that designate the Willow Springs North property as the location for a neighborhood park, and the update of the tsunami inundation area citywide in Safety Element Figure 5-2, would not affect the potential for buildout under existing land use designations and associated geology/soils impacts evaluated in the General Plan EIR. Buildout would not be affected because there would be no change to development under the land use plan map and no change to the general area available for future development. Therefore, the General Plan Amendments would not affect the analysis presented in Section 3.6 of the General Plan EIR.

Hazards and Hazardous Materials

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

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

The General Plan EIR identified potential hazards/hazardous materials impacts associated with buildout (Impacts 3.8-1 through 3.8-4).

The amendments to Open Space Element Figure 3-5 and Conservation Element Figure 4-1 to remove the ESHA designation on the site, the changes to Open Space Element Figure 3-2, Table 3-1, and Policy OS 6.11 that designate the Willow Springs North property as the location for a neighborhood park, and the update of the tsunami inundation area citywide in Safety Element Figure 5-2, would not affect the potential for buildout under existing land use designations and associated hazards/hazardous materials impacts evaluated in the General Plan EIR. Buildout would not be affected because there would be no change to development under the land use plan map and no change to the general area available for future development. Therefore, the General Plan Amendments would not affect the analysis presented in Section 3.8 of the General Plan EIR.

Population and Housing

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

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

The General Plan EIR identified potential Class II impacts relating to the jobs-housing balance in the City (Impacts 3.8-1 through 3.8-4).

The amendments to Open Space Element Figure 3-5 and Conservation Element Figure 4-1 to remove the ESHA designation on the site, the changes to Open Space Element Figure 3-2, Table 3-1, and Policy OS 6.11 that designate the Willow Springs North property as the location for a neighborhood park, and the update of the tsunami inundation area citywide in Safety Element Figure 5-2, would not affect the potential for buildout under existing land use designations and associated population and housing impacts evaluated in the General Plan EIR. Buildout would not be affected because there would be no change to development under the land use plan map and no change to the general area available for future development. Therefore, the General Plan Amendments would not affect the analysis presented in Section 3.1 of the General Plan EIR.

Water Resources

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

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

The General Plan EIR identified potential water resources impacts associated with buildout (Impacts 3.9-1 through 3.9-9).

The amendments to Open Space Element Figure 3-5 and Conservation Element Figure 4-1 to remove the ESHA designation on the site, the changes to Open Space Element Figure 3-2, Table 3-1, and Policy OS 6.11 that designate the Willow Springs North property as the location for a neighborhood park, and the update of the tsunami inundation area citywide in Safety Element Figure 5-2, would not affect the potential for buildout under existing land use designations and associated water resources impacts evaluated in the General Plan EIR. Buildout would not be affected because there would be no change to development under the land use plan map and no change to the general area available for future development. Therefore, the General Plan Amendments would not affect the analysis presented in Section 3.1 of the General Plan EIR.

The update of the tsunami inundation area in Safety Element Figure 5-2 would revise the mapping of areas in the City that are subject to tsunami hazard. In December 2009, the California Department of Emergency Services provided update information to coastal cities and counties to replace the existing tsunami inundation area shown on the General Plan maps. Safety Element Policy SE 1.1, Maintenance of Maps and Resources on Hazards, requires the updating of maps when new or refined

information becomes available. This correction to Figure 5-2 would not affect the potential for buildout under existing land use designations and associated water resources impacts evaluated in the General Plan EIR. Buildout would not be affected because there would be no change to development under the land use plan map and no change to the general area available for future development. Therefore, this amendment would also not affect the analysis presented in Section 3.9 of the General Plan EIR.

Land Use and Recreation

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

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

The General Plan EIR identified potential land use and recreation impacts associated with buildout (Impacts 3.10-1 through 3.10-8).

The changes to Open Space Element Figure 3-2, Table 3-1, and Policy OS 6.11 would require that the development of a 2 to 3 acre neighborhood park occur with development of the Willow Springs North property (APNs 073-060-031 through -043).

When the General Plan was adopted in 2006, the Willow Springs I development had been built with 235 units and private recreational amenities including a 2.37-acre open space. A future neighborhood park of 2 to 3 acres was designated on the remaining 19 vacant acres in this area, although the specific location was not called out. The entire area was called "Willow Springs II" in the General Plan.

The 19-acre area designated for a park now comprises two separate development areas: Willow Springs II is 4.92 acres and the remaining land, now called "Willow Springs North," is 14.46 acres in size. At this time, no specific development plans have been submitted to the City for the Willow Springs North property. The amendments would specify that the Neighborhood Park, which is located generally within both Willow Springs II and Willow Springs North properties, would be located within the Willow Springs North property.

The General Plan identifies a deficiency of public active recreation facilities in the City in general, and Central Hollister area, in particular. These amendments would not eliminate the planning for a 2 to 3 acre neighborhood park. The amendments would shift the location to the vacant Willow Springs North property only.

The amendments to Open Space Element Figure 3-5 and Conservation Element Figure 4-1 to remove the ESHA designation on the site, the changes to Open Space Element Figure 3-2, Table 3-1, and Policy OS 6.11 that designate the Willow Springs North property as the location for a neighborhood park, and the update of the tsunami inundation area citywide in Safety Element Figure 5-2, would not affect the potential for buildout under existing land use designations and associated land use and recreation impacts evaluated in the General Plan EIR. Buildout would not be affected because there would be no change to development under the land use plan map and no change to the general area available for future development. Therefore, the General Plan Amendments would not affect the analysis presented in Section 3.10 of the General Plan EIR.

Noise

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

- Environmental setting for noise relating to the project;
- The impacts associated with noise that would result from the project; and
- Mitigation measures that would reduce these impacts.

The General Plan EIR identified potential Class I and II long term impacts due to potential exposure of existing or planned noise sensitive receptors to increased noise (Impacts 3.11-1 through 3.11-5 and 3.11-7).

The amendments to Open Space Element Figure 3-5 and Conservation Element Figure 4-1 to remove the ESHA designation on the site, the changes to Open Space Element Figure 3-2, Table 3-1, and Policy OS 6.11 that designate the Willow Springs North property as the location for a neighborhood park, and the update of the tsunami inundation area citywide in Safety Element Figure 5-2, would not affect the potential for buildout under existing land use designations and associated noise impacts evaluated in the General Plan EIR. Buildout would not be affected because there would be no change to development under the land use plan map and no change to the general area available for future development. Therefore, the General Plan Amendments would not affect the analysis presented in Section 3.11 of the General Plan EIR.

Public Services and Utilities

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

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

The General Plan EIR identified potential public services and utilities impacts associated with buildout (Impacts 3.12-1 through 3.12-6).

The amendments to Open Space Element Figure 3-5 and Conservation Element Figure 4-1 to remove the ESHA designation on the site, the changes to Open Space Element Figure 3-2, Table 3-1, and Policy OS 6.11 that designate the Willow Springs North property as the location for a neighborhood park, and the update of the tsunami inundation area citywide in Safety Element Figure 5-2, would not affect the potential for buildout under existing land use designations and associated public services and utilities impacts evaluated in the General Plan EIR. Buildout would not be affected because there would be no change to development under the land use plan map and no change to the general area available for future development. Therefore, the General Plan Amendments would not affect the analysis presented in Section 3.1 of the General Plan EIR.

Transportation and Circulation

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

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

The General Plan EIR identified transportation and circulation impacts associated with buildout (Impacts 3.13-1 and 3.13.-2).

The amendments to Open Space Element Figure 3-5 and Conservation Element Figure 4-1 to remove the ESHA designation on the site, the changes to Open Space Element Figure 3-2, Table 3-1, and Policy OS 6.11 that designate the Willow Springs North property as the location for a neighborhood park, and the update of the tsunami inundation area citywide in Safety Element Figure 5-2, would not affect the potential for buildout under existing land use designations and associated transportation and circulation impacts evaluated in the General Plan EIR. Buildout would not be affected because there would be no change to development under the land use plan map and no change to the general area available for future development. Additionally, the neighborhood park would be in the same general location from a visual standpoint than would occur without the amendments. Therefore, the General Plan Amendments would not affect the analysis presented in Section 3.1 of the General Plan EIR.

3.4 Conclusion

The project includes amendments to Open Space Element Figure 3-5 and Conservation Element Figure 4-1 to remove the ESHA designation on the site, the changes to Open Space Element Figure 3-2, Table 3-1, and Policy OS 6.11 that designate the Willow Springs North property as the location for a neighborhood park, and the update of the tsunami inundation area citywide in Safety Element Figure 5-2. As shown in this analysis, the project would not result in any new significant impacts and would not increase the severity of previously identified significant impacts. No changes to mitigation measures would occur as a result of the project. Additionally, none of the other conditions described in CEQA Guidelines Sections 15162 and 15163 are met. Therefore, this Addendum is considered the appropriate level of CEQA review for the project.

Chapter 4.0

LIST OF PREPARERS

4.1 CITY OF GOLETA

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Natasha Heifitz Campbell	Planning and Environmental Services Contract Planner
Pat Saley	Planning and Environmental Services Contract Planner
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APPENDIX 1

ILLUSTRATIVE MAPS SHOWING PROPOSED GENERAL PLAN AMENDMENTS:

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

**Figure 4-1
Conservation Element, Special-Status Species and
Environmentally Sensitive Habitat Areas Map**

**Figure 5-2
Safety Element, Fire, Flood and Tsunami Hazards Map**





