



**SHELBY TRUST SUBDIVISION / KENWOOD VILLAGE LLC PROJECT
 GENERAL PLAN AMENDMENTS SCOPING DOCUMENT, 12-EIR-003
 Case 05-154-GPA (Shelby Trust) and 08-205-GPA (Kenwood Village LLC)**

1.0 PROJECT DESCRIPTION

On October 11, 2005, the Shelby Trust submitted an application to the City of Goleta (City) for a residential development on the 14.38-acre property located at 7400 Cathedral Oaks Road (APN 077-530-019). That property currently has a land use designation of “Agriculture” under the City’s General Plan/Coastal Land Use Plan (GP/CLUP). The application included a request for approval of several amendments to the GP/CLUP that, among other things, would allow for the conversion of the property from the Agriculture land use designation to a non-Agriculture land use designation allowing residential development. On February 19, 2008, the City Council granted the initiation of the processing of the Shelby Trust’s requested amendments to the GP/CLUP that would allow for the land use designation conversion.

On November 17, 2008, Kenwood Village LLC submitted an application to the City for a residential development on a 10.0-acre property located on the 7300 block of Calle Real between Baker Lane and Ellwood Station Road (APNs 077-130-066 and -019). The southerly 3.9 acres of that property currently has a land use designation of “Agriculture” and the northern 6.1 acres have a land use designation of “Single-Family Residential” under the GP/CLUP.

As the existing land use designation of the Kenwood Village LLC property would not allow for the proposed residential development, Kenwood Village LLC’s application also included a request for approval of amendments to the GP/CLUP. These amendments, among other things, would allow for the conversion of the property from the Agriculture and Single-Family Residential land use designations to a non-Agriculture land use designation allowing residential development on the entirety of the property. The initiation of processing the amendments to the GP/CLUP requested by Kenwood Village LLC was granted by the City Council on February 17, 2009.

It should be noted that the amendments to the GP/CLUP requested by the Shelby Trust and Kenwood Village LLC and initiated by the City Council were not identical and posed the potential for the City to evaluate competing amendments to the same GP/CLUP policies concurrently, which could become problematic. Therefore, and subsequent to both initiations, the two applicants agreed on one set of amendments to the GP/CLUP listed in Table 1 below.

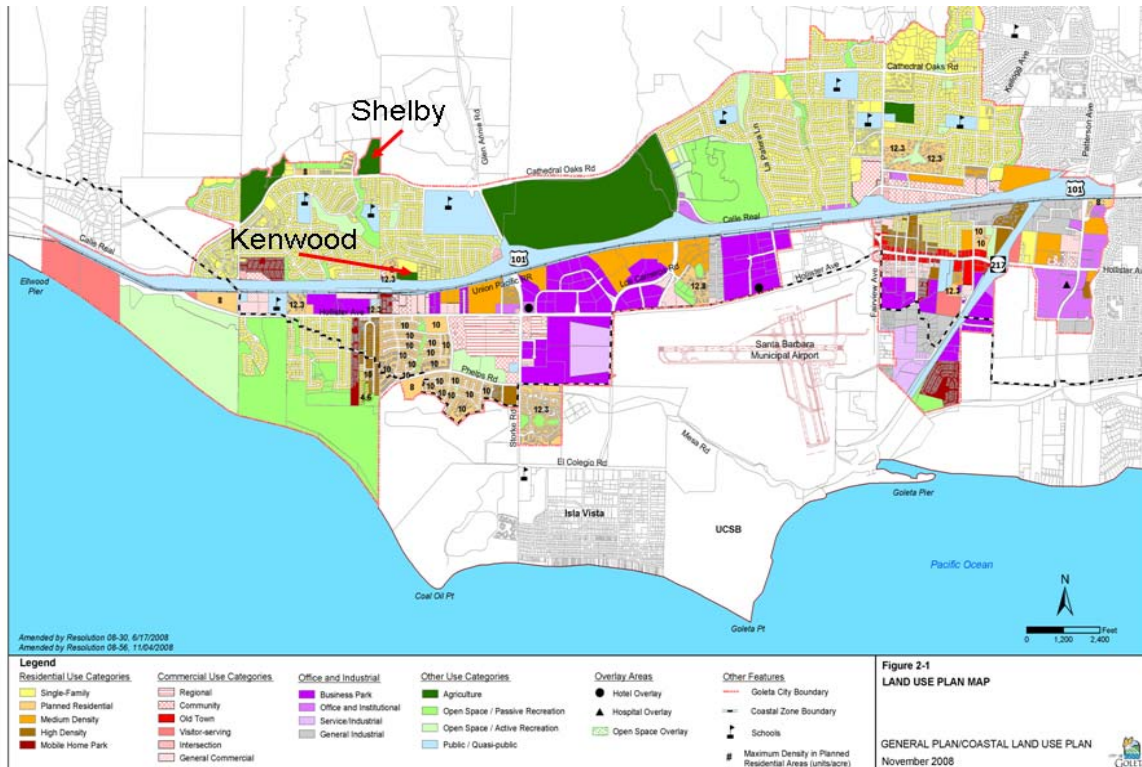
**Table 1
 Proposed General Plan Amendments**

| Proposed Amendment | Shelby Trust (APN 077-530-019) | Kenwood Village LLC (APN 077-130-006 & -019) |
|---|---|---|
| Land Use Element – Land Use Plan Map, Figure 2-1 | Change from Agriculture to Single-Family Residential (see Figure 1 for existing Figure 2-1) | Change from Agriculture (3.9 acres) and Single-Family Residential (6.1 acres) to Planned Residential (see Figure 1 for existing Figure 2-1) |
| Conservation Element – Subpolicy CE 11.2, Conversion of Agricultural Lands | Revise text language (see below) | |
| Open Space Element – Open Space Plan Map, Fig. 3-5 | Remove property from Open Space Plan Map (see Figure 2 below for existing Figure 3-5) | |

1.1 Land Use Element, Current Land Use Plan Map (Figure 2-1 in the GP/CLUP)

The Shelby Trust and Kenwood Village LLC properties are shown in Figure 1 with current land use designations under the GP/CLUP. Currently the properties have land use designations of Agriculture and Agriculture and Single-Family Residential, respectively, and are proposed to change to Single-Family Residential and Planned Residential, respectively.

**Figure 1
 GP/CLUP Land Use Plan Map**



1.2 Conservation Element, Policy CE 11.2

Existing: CE 11.2 Conversion of Agricultural Lands. (GP/CP) Conversion of agricultural lands designated on the Land Use Map (Figure 2-1) to other uses shall not be allowed. Lands designated for agriculture within the urban boundary shall be preserved for agricultural use.

Applicants' Proposed: CE 11.2 Conversion of Agricultural Lands. [GP/CP] Conversion of lands designated for agricultural to urban or other nonagricultural uses shall only be permitted where:

- a. The site is less than 20 acres and agricultural production is not viable as measured by relevant criteria including, but not limited to the City's Environmental Thresholds and Guidelines Manual or the State Department of Conservation's Land Evaluation and Site Assessment Model; AND
- b. The land is surrounded by urban uses. For the purposes of this policy urban uses are defined as residential, commercial, office and industrial, public/quasi-public, or active

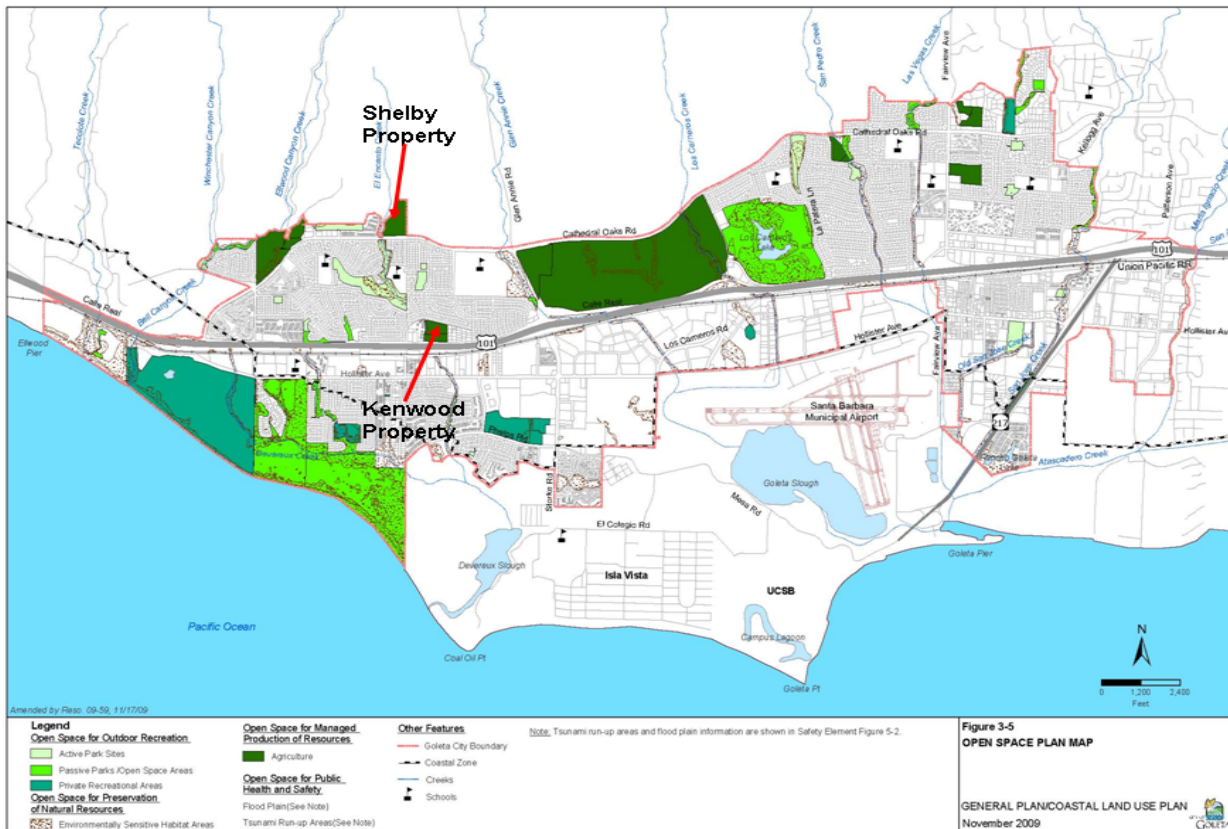
recreational uses (such as golf courses). Where a site has frontage on a road or highway, the adjacent use for that property boundary shall be established by the land use on the opposite side of such road or highway; AND

- c. The conversion would result in a significant community benefit that meets and/or facilitates a public or community need or goal including, but not limited to senior affordable or other affordable housing, housing for local workers, recreational facilities or lands open to the public, nonprofit facilities that serve the public, preservation or restoration of a historic structure or resource, and/or preservation or restoration of biological resources.

1.3 Open Space Element, Open Space Plan Map (Figure 3-5 in the GP/CLUP)

The Shelby Trust and Kenwood Village LLC properties are shown in Figure 2 as “Agriculture,” which is categorized as “Open Space for Managed Production of Resources.” The identifications of the Shelby Trust and Kenwood Village LLC properties as “Agriculture” are proposed to be removed.

**Figure 2
 GP/CLUP Open Space Plan Map**



2.0 BACKGROUND

2.1 City of Goleta General Plan/Coastal Land Use Plan Environmental Impact Report (EIR)

The Final Goleta General Plan/Coastal Land Use Plan Environmental Impact Report, State Clearinghouse #2005031151 (2006 GP/CLUP EIR) was certified in 2006 by Resolution No. 06-37 and the GP/CLUP was adopted by Resolution No. 06-38. Since adoption of the GP/CLUP, there have

been several City- and applicant-initiated GP/CLUP amendments resulting in the preparation and certification of several Addenda and a Supplemental EIR prepared pursuant to the California Environmental Quality Act, California Public Resources Code Sections 21000, *et seq.* (CEQA) (see Table 2 below).

**Table 2
 2006 GP/CLUP Environmental Impact Report Addenda and SEIRs**

| GPA No. | Title | Type of Environmental Document | CC Resolution No. | Adoption Date |
|----------------|--|---|---------------------------------------|----------------------|
| 03-050 | Villages at Los Carneros | EIR | EIR – 08-02 GPA – 08-06 | 2-19-08 |
| 07-102 | Haskell’s Landing | Addendum (EIR & Supplemental EIR by County) | Addendum – 09-26 GPA – 09-30 & -33 | 5-19-09 |
| 07-200 | Track 1 - Housing Element Update | Addendum | Addendum – 10-56 GPA – 10-57 | 11-16-10 |
| 07-201 | Track 2 - Minor Amendments | Addendum | 08-30 | 6-17-08 |
| 07-202 | Track 3 - Substantive Amendments | Supplemental EIR & Addendum | 09-59 | 11-17-09 |
| 08-196 | Montecito Bank and Trust | Addendum | Addendum – 11-07 GPA – 11-09 | 2-15-11 |
| 09-033 | Track 2.5 - Building Intensity Standards | Addendum | 09-32/09-33 | 5-19-09 |
| 10-123 | Housing Element Update | Addendum | Addendum – 10-56 GPA – 10-57 | 8-18-09 |

The 2006 GP/CLUP EIR and all CEQA documents prepared subsequent to the 2006 GP/CLUP EIR comprise the existing GP/CLUP EIR. The GP/CLUP EIR identifies numerous Class I (Significant and Unavoidable) and Class II (Significant but Mitigable) Impacts that would occur with full build out of the GP/CLUP in 2030. These impacts and mitigation measures are identified in Appendix 1.

2.2 Existing Setting

The following discussion is the environmental setting information for the Shelby Trust and Kenwood Village LLC properties (APNs 077-530-019 and 077-130-006 and -019 respectively) where changes in land use designations are proposed.

Surrounding Land Use/Development

The Shelby Trust property is surrounded on its northern, northwestern, and eastern boundaries by the Glen Annie Golf Course, on its west side by El Encanto Creek, Northgate Drive, and multi-family residential development (8 units per acre), and on its south by Cathedral Oaks Road and single family residential development.

The Kenwood Village LLC property is bounded by El Encanto Creek and multi-family residential development on the west, single family residential development on the north and east, and Calle Real and U.S. Highway 101 to the South.

Soils/Topography

The Shelby Trust property is located in the Goleta Foothills north of Cathedral Oaks Road. Soils onsite consist of Diablo Clay that is considered well drained and formed from shale and mudstone.

Permeability is low and has high shrink-swell potential¹. The property rises from a low of 145 feet above mean sea level (msl) along Cathedral Oaks Road northward to the north-east corner of the property at an elevation of 252' above msl, or an average slope of 7.8%. The GP/CLUP EIR² found that the site had 11.3 acres of Prime Farmland.

The Kenwood Village LLC property is at an elevation ranging from 55 feet above mean sea level (msl) to 94 feet above msl. The site is situated on a hill slope that dips down to the southwest at gradient of 6-to-1 (horizontal-to-vertical) and becomes generally level adjacent to Calle Real. Surface drainage follows the topography to the west and flows to the creek and eventually to the Pacific Ocean, located approximately one mile to the southwest. The GP/CLUP EIR² found that the site had Class I and II soils including 3.1 acres of Prime Farmland and 5.3 acres of Unique Farmland.

Flora/Fauna

El Encanto Creek borders the Shelby Trust property on its western side for approximately 630 feet with but the creek's bed and banks are just to the west of the subject property. The US Geological Survey (USGS) has mapped the creek as having intermittent flow. El Encanto Creek supports a riparian woodland intermixed with a eucalyptus grove with an olive tree understory and non-native annual grassland. East of the creek is an area onsite that is primarily bare ground used for storage of firewood and wood-chips. Non-native annual grassland dominates the center of the project site and along its northern boundary are the remnants of an avocado orchard that is no longer in production.

The same creek borders the entirety of the Kenwood Village LLC property's western boundary (approximately 657 feet). In this area, El Encanto Creek supports an oak-riparian woodland with an overstory dominated by western sycamore, coast live oak and willow. In-stream, emergent vegetation includes southern cattail and watercress. Several non-native trees such as palm, tara, and pittosporum have also been established within the riparian corridor. The riparian understory consists of native and non-native species, including coyote brush, smilo grass, and Algerian ivy. Trees are lacking on the east bank along the lower third of the drainage. The vegetation here is dominated by California sagebrush and weedy species such as wild mustard, castor bean and prickly ox tongue. The majority of the site was cultivated in the past and is now covered in annual grassland.

Cultural/Historical Resources

The Shelby Trust property contains a small area (486 square meter) of low-density scatter of chipped stone waste and shellfish remains, which was recorded in the west-center of the property in 1972 and identified as CA-SBA-1735³. However, subsequent archaeological investigations of the site in 1999 by Santa Barbara County for the extension of Cathedral Oaks Road and in March 2001 by Dudek under contract to the applicant were not able to relocate any of the materials reported previously onsite⁴. There is an existing farm house, barn, and detached garage on the Shelby Trust property of an undisclosed age but none of these structures are designated as historically significant in the City's GP/CLUP.

The Kenwood Village LLC property contains archaeological site CA-SBA-1093 "West" that was originally recorded in 1980 during a Phase 1 investigation of the site⁵. Remains were described as a "scatter of weathered shellfish." The Phase I Archaeological Survey prepared for the Kenwood

¹ USDA Soil Conservation Service; *Soil Survey of Santa Barbara County, South Coastal Part*).

² Table 3.2-2, Summary of City of Goleta Major Agricultural and Farmland Resources.

³ Lawrence Spanne, 1972.

⁴ David Stone, Dudek (formerly Dudek & Associates); *Extended Phase I Archaeological Investigation Shelby Residential Project, 7400 Cathedral Oaks Road*, dated March, 2011.

⁵ Steven Craig, 1980.

Village LLC project⁶ re-investigated the entirety of the project site, including the area where CA-SBA-1093 "West" was identified. The survey concludes that there is a very limited, though unexpected, potential for diagnostic (time-sensitive) artifacts to be present within the previously recorded CA-SBA-1093 "West" site boundary. Such artifacts, if present, would be capable of indicating when even limited prehistoric use of the area occurred.

3.0 SCOPE OF ANALYSIS IN SUPPLEMENTAL EIR

In addition to the Shelby Trust and Kenwood Village LLC sites, there are several other properties in the City that have a GP/CLUP land use designation of "Agriculture" (see Figure 1, Land Use Plan Map above and Table 3 below). Other than Shelby Trust and Kenwood Village LLC, none of the owners of the other properties have filed applications for entitlements that involve conversion from the Agriculture land use designation to other land use designations.

**Table 3
 Properties with GP/CLUP Agriculture Land Use Designation⁷**

| Farm/Ranch Name | Parcel No. | Size (acres) |
|--|--------------------|---------------|
| Bishop Ranch | 077-020-045 | 234.9 |
| | 077-080-022 | 22.2 |
| | 077-160-053 | 33.5 |
| Couvillion (Shelby Trust) | 077-530-019 | 13.9 |
| Ellwood Canyon | 079-120-014 | 23.44 |
| | 079-110-057 | 4.6 |
| | 079-110-026 | 2.8 |
| Fairview Gardens | 069-090-056 | 11.6 |
| Roman Catholic Archbishops (Kenwood Village LLC) | 077-130-006 & -019 | 3.8 |
| Total | | 350.74 |

There are two different aspects or parts to the proposed GP/CLUP amendments that must be analyzed in the Supplemental EIR as follows:

Part 1 – Changes to impacts and/or mitigation measures identified by the GP/CLUP EIR - The Supplemental EIR will assess any changes to impacts and/or mitigation measures identified in the GP/CLUP EIR resulting from the proposed GP/CLUP amendments. As a general plan, certain policies of the GP/CLUP are mitigation measures of impacts identified as resulting from other policies. The GP/CLUP EIR identifies numerous Class I (Significant and Unavoidable) and Class II (Significant but Mitigable) Impacts that would occur with full build out of the GP/CLUP in 2030 as shown in Appendix 1.

The applicants propose to amend Conservation Element, Policy CE 11, specifically Subpolicy CE 11.2, of the GP/CLUP. The GP/CLUP EIR cited Policy CE 11 as partial or full mitigation for several environmental impacts as shown in Table 4 below. As Policy CE 11 is proposed for amendment, the Supplemental EIR will need to analyze these impacts, and any other impacts that might be affected by the amendment to Policy CE 11. The purpose of the analysis is to determine any resulting changes to the existing impacts, new impacts and changes to the level of impact significance, and any resulting changes to the existing mitigation measures, including whether additional mitigation

⁶ Dudek, December 2009

⁷ Table 3.2-3, GP/CLUP EIR.

might be necessary. The criteria for determining the significance of environmental impacts in the Supplemental EIR are the same as those contained in the certified GP/CLUP EIR.

Table 4
Policy CE 11 as mitigation in GP/CLUP EIR

| Impact Area | Impact # | Nature of impact | Mitigation |
|--|---------------------|--|--|
| <i>Class I Impacts – Significant and Unavoidable</i> | | | |
| Agriculture and Farmland | 3.2-1 | Conversion of agricultural land and loss or impairment of agricultural productivity. | CE 11: Preservation of Agricultural lands. |
| Agriculture and Farmland | 3.2-4 | Cumulative loss of agricultural lands. | None. |
| <i>Class II Impacts – Significant but Mitigable Impacts</i> | | | |
| Agriculture and Farmland | 3.2-2 | Incompatible land uses and structures. | CE 11: Preservation of Agricultural lands. |
| Land Use and Recreation | 3.10-1 | Conflict with applicable Land Use Policies and/or Regulations due to buildout (construction) of GP/CLUP land uses, transportation improvements, and public facilities. | CE 11: Preservation of Agricultural lands. |
| Land Use and Recreation | 3.10-2 | Adverse physical effect on the environment due to construction of planned recreational facilities. | CE 11: Preservation of Agricultural lands. |
| <i>Class III Impacts – Less than Significant Impacts</i> | | | |
| Agriculture and Farmland | No # (p. 3.2-16) | Agricultural areas could potentially be impacted by construction activities on adjacent parcels. | None required. |
| <i>Class IV Impacts – Beneficial Impacts</i> | | | |
| Agriculture and Farmland | 3.2-3 | Preservation of Agricultural land. | None required. |

The proposed amendments to Conservation Element, Subpolicy CE 11.2 consist of several criteria under which parcels that have an Agriculture land use designation could convert to other land use designations. The criteria proposed include, among other criteria, a parcel size limitation, an agricultural production viability determination and the property being surrounded by urban land uses. Pursuant to CEQA, any amendment(s) to Conservation Element, Subpolicy CE 11.2 will require an analysis of whether the impacts and/or mitigation measures identified in the GP/CLUP EIR are changed as a result of the proposed amendment(s). This analysis will address any change to impacts and/or mitigation measures involving the language of Conservation Element, Subpolicy CE 11.2 or the parcels with a land use designation of Agriculture. This analysis will not include a detailed, site-specific analysis of the potential satisfaction of the criteria set forth in the proposed amendments to Conservation Element, Subpolicy CE 11.2 by each parcel with an Agriculture land use designation. Such analysis will be done when an application for a conversion of those parcels is filed and the City is able to undertake that detailed, site-specific analysis.

Part 2 - Land use designation change from Agriculture to Single-Family Residential for Shelby Trust property and Agriculture and Single-Family Residential to Planned Residential for Kenwood Village LLC property – Shelby Trust and Kenwood Village LLC propose to change the GP/CLUP land use designation for their parcels from Agriculture to Single-Family Residential and Agriculture and Single-Family Residential to Planned Residential, respectively. This analysis will be at the site-specific level, i.e., will look at detailed site impacts based on the existing conditions (essentially vacant) as compared to the proposed land use designation. As required by CEQA, the analysis will address environmental impacts of the maximum potential development under the proposed GP/CLUP land use designations. The analysis must address the maximum potential development of the properties under the proposed GP/CLUP land use designations in order to account for all scenarios under which potential future development on the properties may occur that would not require a change to the proposed GP/CLUP land use designations. The maximum potential development of the properties encompasses the proposed residential developments for which the applicants have submitted applications.

4.0 ALTERNATIVES

CEQA requires that an EIR explore alternatives that are designed to reduce or eliminate one or more of the significant impacts of the requested amendments to the GP/CLUP (GPAs). At this point, the City anticipates that a maximum of six alternatives will be analyzed in the Supplemental EIR as follows:

- a. No Project Alternative: This alternative will summarize the environmental effects if the requested GPAs are not adopted by the City.
- b. Amendment to Subpolicy CE 11.2 initiated by City Council in February 2008: On February 19, 2008, Shelby Trust requested that the City Council initiate amendments to the GP/CLUP relating to Subpolicy CE 11.2. On that date the Council initiated the processing of this amendment language:

Conversion of Agricultural Lands. [GP/CP] ~~Conversion of agricultural lands as designated on the Land Use Plan Map (Figure 2-1) to other uses shall not be allowed. Lands designated for agriculture within the urban boundary shall be preserved for agricultural use.~~ Conversion of lands designated for agricultural to urban or other nonagricultural uses should only be permitted where site specific studies demonstrate that such conversion will not result in a significant loss of opportunity for local viable and economically feasible agricultural production. Conversion may be allowed when site specific analysis shows that conditions do not exist that would create, support or otherwise sustain viable and economically feasible agricultural production.

The applicants (both Shelby Trust and Kenwood Village LLC) have subsequently revised the proposed Subpolicy CE 11.2 amendment language. As this language was initiated for processing by the City Council, it is identified as an alternative to be analyzed in the Supplemental EIR.

- c. Environmentally Superior Alternative: CEQA requires that if the Environmentally Superior Alternative is the “No Project Alternative,” the EIR must identify an Environmentally Superior Alternative among the other alternatives.

- d. Policy-based amendment language TBD: This GPA text will be developed early in the Supplemental EIR process in collaboration between City staff and the Supplemental EIR consultant.
- e. Deletion of Policy CE 11.2 Alternative: To ensure that a full range of alternatives are analyzed in the Supplemental EIR, an alternative that assesses the impacts and mitigation measures associated with the deletion of Subpolicy CE 11.2 will be included in the document.
- f. Alternative TBD: A sixth alternative will be developed in collaboration between City staff and the Supplemental EIR consultant.

Each alternative will be analyzed for the same set of environmental issues as the requested GPAs, along with any new issues the alternatives may raise.

5.0 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The EIR will serve as a Supplemental EIR in accordance with CEQA (CEQA Guidelines Section 15163) and will include an analysis of all aspects of the requested GPAs. The Supplemental EIR will include an analysis of the environmental issues discussed in the GP/CLUP EIR as they relate to the requested amendments to Conservation Element, Subpolicy CE 11.2 and the Land Use Plan Map and the Open Space Plan Map.

The City of Goleta looks forward to receiving your comments and proposal.

Sincerely,

Patricia Saley, Acting Director
Planning and Environmental Services

Appendix 1
General Plan/Coastal Land Use Plan EIR
(Class I and II Impacts and Mitigation Measures Only)

| Impact Area | Impact # | Nature of impact | Mitigation |
|---|-----------------|--|---|
| <i>Class I Impacts – Significant and Unavoidable</i> | | | |
| Aesthetics and Visual Resources | 3.1-1 | Impacts on Visual Resources within the City including views from Hollister Ave. and City gateways. | <ul style="list-style-type: none"> • VH 1: Scenic Views • VH 2: Local Scenic Corridors • VH 4: Design Review |
| | 3.1-2 | Impacts on Citywide visual character. | <ul style="list-style-type: none"> • VH 1: Scenic Views • VH 3: Community Character • VH 4: Design Review |
| Agriculture and Farmland | 3.2-1 | Conversion of agricultural land and loss or impairment of agricultural productivity. | <ul style="list-style-type: none"> • CE 11: Preservation of Agricultural lands. |
| | 3.2-4 | Cumulative loss of agricultural lands. | <ul style="list-style-type: none"> • None. |
| Air Quality | 3.3-5 | Cumulative ROG and NO _x . | <ul style="list-style-type: none"> • None. |
| Hazards and Hazardous Materials | 3.7-1 | Risk of upset at Venoco Facilities. | <ul style="list-style-type: none"> • LU 10 and 10-4b: Energy-related uses and SLC Lease 421 • SE 1 and 1.2: Safety in general and guidelines for uses and facilities • SE 7 and subpolicies: Oil and gas pipeline safety measures • SE 11 and subpolicies: Emergency preparedness, education and awareness programs |
| | 3.7-2 | Transport | <ul style="list-style-type: none"> • SE 8 and subpolicies: Oil and gas industry hazards • SE 10 and subpolicies: Hazardous materials and facilities • SE 11 and subpolicies: Emergency preparedness, education and awareness programs |
| Water Quality | 3.9-9 | Water quality impacts from discharge to surface water bodies where water bodies are 303(d) listed. | <ul style="list-style-type: none"> • CE 2, 6, 7, and 10: Protection of creeks, watersheds, marine habitats and beaches • SE 8 and 10: Oil and gas industry hazards • LU 10: Energy-related on- and off-shore uses • TE 6: Street design and streetscape character |
| Noise | 3.11-1 | Exposure of noise sensitive land uses to noise from single-event and nuisance noise sources. | <ul style="list-style-type: none"> • NE 1: Noise and land use compatibility standards • NE 2: Traffic noise sources • NE 7: Design criteria to attenuate noise |
| | 3.11-2 | Exposure of existing or planned noise sensitive receptors to increased noise. | <ul style="list-style-type: none"> • NE 2: Traffic noise sources • NE 7: Design criteria to attenuate noise |
| | 3.11-3 | Exposure of proposed noise sensitive land uses to traffic noise. | <ul style="list-style-type: none"> • Same as Impact NE 3.11-1 |
| | 3.11-4 | Exposure of proposed noise sensitive land uses to railroad noise. | <ul style="list-style-type: none"> • NE 1: Noise and land use compatibility standards |

| Impact Area | Impact # | Nature of impact | Mitigation |
|--|----------|--|---|
| | | | <ul style="list-style-type: none"> • NE 4: Railway noise • NE 7: Design criteria to attenuate noise |
| | 3.11-5 | Exposure of proposed noise sensitive land uses to other point sources. | <ul style="list-style-type: none"> • NE 1: Noise and land use compatibility standards • NE 5: Industrial and other point sources • NE 7: Design criteria to attenuate noise |
| | 3.11-7 | Cumulative traffic noise | <ul style="list-style-type: none"> • Same as Impact NE 3.11-2 |
| Transportation and Circulation | 3.13-1 | Exceed, either individually or cumulatively, a LOS standard established by local jurisdictions for designated roadways or highways (Hollister/Storke). | <ul style="list-style-type: none"> • None |
| <i>Class II Impacts – Significant but Mitigable Impacts</i> | | | |
| Aesthetics and Visual Resources | 3.1-4 | Impacts on Visual Resources within the City including Scenic Corridors and Key Public Viewpoints | <ul style="list-style-type: none"> • VH 1: Scenic Views • VH 2: Local Scenic Corridors • VH 4: Design Review |
| Agriculture and Farmland | 3.2-2 | Incompatible land uses and structures. | <ul style="list-style-type: none"> • CE 11: Preservation of Agricultural lands. |
| Air Quality | 3.3-1 | Construction Emissions | <ul style="list-style-type: none"> • See mitigation measures in GP EIR, p. ES-7 |
| | 3.3-6 | Cumulative PM ₁₀ emissions | <ul style="list-style-type: none"> • Implementation of City Grading Ord. and SBCAPCD dust-control measures |
| | 3.3-7 | Greenhouse Gas | <ul style="list-style-type: none"> • CE 9, 12 and 13: Protection of woodlands, TSM, and energy conservation • HE 3: Linkage of housing and jobs • LU 11: Nonresidential growth management • OS 7: Open Space Plan Map • TE 7, 8, 10, 11 and 15: Public transit, rail, pedestrian circulation, bikeways and regional transportation |
| Biology | 3.4-1 | Temporary impacts to Special Status Habitats and Special Status Species | <ul style="list-style-type: none"> • CE 1 through 10: Protection of habitats and species • OS 1 through 7: Access, trails, and open space • LU 1: LU Plan Map and general policies • LU 6: Park and open space uses • LU 9: Coastal-Dependent and –Related uses |
| | 3.4-2 | Loss of Special Status Habitats | Same as Impact 3.4-1 |
| | 3.4-3 | Long-term degradation of Special Status Habitats | <ul style="list-style-type: none"> • CE 1 through 7, 9 and 10: Protection of habitats and species • OS 5: Ellwood-Devereux Open Space Area • LU 1, 6 and 9: See Impact 3.4-1 |
| | 3.4-4 | Fragmentation of Special Status Habitats | <ul style="list-style-type: none"> • Same as Impact 3.4-2 |
| | 3.4-5 | Harm to listed species | <ul style="list-style-type: none"> • Same as Impacts 3.4-1 and -2 • CE 8: protection of Special Status Spp |

| Impact Area | Impact # | Nature of impact | Mitigation |
|---|----------|---|---|
| | 3.4-6 | Loss, reduction or isolation of local populations of native species | <ul style="list-style-type: none"> • Same as Impacts 3.4-1, -2 and -5 |
| | 3.4-7 | Reduction in amount of quality of habitat for Special Status Species | <ul style="list-style-type: none"> • Same as Impacts 3.4-1, -2 and -5 |
| | 3.4-8 | Break or impairment of function of existing wildlife linkages | <ul style="list-style-type: none"> • Same as Impacts 3.4-1, -2 and -4 |
| | 3.4-9 | Loss or degradation of conserved habitat | <ul style="list-style-type: none"> • See previous Impacts |
| | 3.4-10 | Inconsistency with approved conservation program or local conservation policy | <ul style="list-style-type: none"> • See previous Impacts |
| Cultural Resources | 3.5-1 | Damage to sites of cultural, historical, or paleontological significance | <ul style="list-style-type: none"> • OS 8: protection of Native American and Paleontological Resources • VH 5: Historic Resources • VH 6: Historical and Cultural Landscapes |
| | 3.5-2 | Loss or destruction of an important historical building, archaeological site, or Paleontological site | <ul style="list-style-type: none"> • Same as Impact 3.5-1 |
| | 3.5-3 | Loss or destruction of significant cultural resources | <ul style="list-style-type: none"> • Same as Impact 3.5-1 |
| Geology, Soils and Mineral Resources | 3.6-1 | Substantial accelerated soils erosion and/or loss of a substantial amount of topsoil | <ul style="list-style-type: none"> • SE 1: Safety in general • SE 2: Bluff erosion and retreat • SE 3: Beach erosion and shoreline hazards • SE 5: Soil and slope stability hazards |
| | 3.6-2 | Exposure of people or structures to substantial adverse effects resulting from the rupture of a known earthquake fault, seismic ground shaking, seismically induced landsliding or liquefaction | <ul style="list-style-type: none"> • SE 1: Safety in general • SE 4: Seismic and seismically induced hazards • SE 11: Emergency preparedness |
| | 3.6-3 | Exposure of people or structures to substantial adverse landslide effects resulting from development on unstable geologic units or soils or steep slopes | <ul style="list-style-type: none"> • Same as Impact 3.6-1 |
| | 3.6-4 | Location of development on expansive soils that could lead to risks to people or structures | <ul style="list-style-type: none"> • SE 1: Safety in general • SE 5: Soil and slope stability hazards |
| Hazards and Hazardous Materials | 3.7-3 | Risk of upset at S.L. 421 wells | <ul style="list-style-type: none"> • LU 10, 10-3a, 10-4a and b: Energy-related on- and off-shore uses • SE 8 and subpolicies: Oil and gas industry hazards |
| | 3.7-4 | Risk of upset at Ellwood Marine Terminal | <ul style="list-style-type: none"> • SE 8 and subpolicies: Oil and gas industry hazards |
| | 3.7-5 | Airport | <ul style="list-style-type: none"> • SE 9 and subpolicies: Airport-related hazards |
| | 3.7-6 | Wildland fires | <ul style="list-style-type: none"> • SE 1 and subpolicies: Safety in general • SE 7 and subpolicies: urban and wildland fire hazards |

| Impact Area | Impact # | Nature of impact | Mitigation |
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| | 3.7-7 | Surface water | <ul style="list-style-type: none"> • CE 1 and subpolicies: ESHA designations and policy • CE 2 and subpolicies: Protection of creeks and riparian areas • CE 3 and subpolicies: Protection of wetlands • CE 10 and subpolicies: Watershed management and water quality |
| | 3.7-8 | Exposure of population to listed/contaminated sites | <ul style="list-style-type: none"> • SE 10 and subpolicies: Hazardous materials and facilities |
| | 3.7-9 | Contaminated soil | <ul style="list-style-type: none"> • SE 10 and subpolicies: Hazardous materials and facilities |
| Population and Housing | 3.8-1 | The result of the increased population would be the need for additional housing and jobs, which would result in the physical alteration of vacant and previously developed land in the City. | <ul style="list-style-type: none"> • None. |
| | 3.8-2 | Population growth associated with implementation of the proposed GP/CLUP is anticipated to result in an increase in the population by 24% at full or ultimate buildout. | <ul style="list-style-type: none"> • LU 11: Nonresidential Growth Management |
| | 3.8-3 | Ultimate buildout of the City in accordance with the GP/CLUP could result in the addition of 3,730 residential units to the City's housing stock. | <ul style="list-style-type: none"> • HE 1, 2, 4 – 6, and 8-11: Housing Element policies re variety of housing types and affordability. |
| | 3.8-4 | Ultimate buildout of the City in accordance with the GP/CLUP would result in the addition of approximately 2,400 to 3,900 jobs. | <ul style="list-style-type: none"> • HE 3, 6 and 7: Housing Element policies re jobs:housing and RHNA • LU 1 – 4 and 8 – Residential , commercial and industrial development • TE 1, 2, 13 and 15: TDM, traffic mitigation and regional transportation |
| Water Quality | 3.9-1 | Degradation of water quality from construction-related contaminants. | <ul style="list-style-type: none"> • CE 2, 3 and 6: Protection of creeks, wetlands and marine habitats. • CE 10: Watershed management and water quality |
| | 3.9-2 | Adequacy of water supplies to serve new development. | <ul style="list-style-type: none"> • LU 1 and 12: LU Map and general policies |
| | 3.9-3 | Changes in groundwater supply from new development | <ul style="list-style-type: none"> • CE 2, 10 and 15: Protection of creeks, watershed management and water conservation • PF 4: Water and sewer facilities |
| | 3.9-4 | Alterations in existing drainage patterns and downstream flooding and erosion. | <ul style="list-style-type: none"> • LU 1: LU Map and general policies • CE 2, 6, 7, and 10: Protection of creeks, watersheds, marine habitats & beaches • PF 8: General standards for public facilities • SE 1 and 6: Safety and flood hazards • TE 6: Street design and streetscape character |

| Impact Area | Impact # | Nature of impact | Mitigation |
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| | 3.9-5 | Construction of structures of housing in a 100-year Flood Hazard Area | <ul style="list-style-type: none"> • SE 1, 6 and 11: Safety, flood hazards and emergency preparedness • PF 8: Standards for public facilities |
| | 3.9-6 | Risk to new development from inundation by a tsunami, mudslide or seiche | <ul style="list-style-type: none"> • SE 1, 4 and 5: Safety, seismic-induced hazards and slope stability hazards |
| | 3.9-7 | Increases in point source and nonpoint source pollution from new development | <ul style="list-style-type: none"> • CE 2, 6, 7, and 10: Protection of creeks, watersheds, marine habitats and beaches • SE 8 and 10: Oil and gas industry hazards • LU 10: Energy-related on- and off-shore uses • PF 4: Water and sewer facilities • TE 6: Street design and streetscape character |
| Land Use and Recreation | 3.10-1 | Conflict with applicable Land Use Policies and/or Regulations due to buildout (construction) of GP/CLUP land uses, transportation improvements, and public facilities. | <ul style="list-style-type: none"> • LU 10: Energy-related on- and off-shore uses • CE 1 – 12 and 14: Protection of creeks, butterfly habitats, special-status species, water-sheds, marine habitats and beaches • CE 11: Preservation of Agricultural lands. • SE 1, 5, 6 and 10: Slope stability and flood hazards and hazardous materials • NE 6: Single-event and nuisance noise |
| | 3.10-2 | Adverse physical effect on the environment due to construction of planned recreational facilities. | <ul style="list-style-type: none"> • Same as Impact 3.10-1 • OS 8: Protection of Native American Cultural Sites |
| | 3.10-3 | Conflict with other applicable land use policies and/or regulations due to buildout of GP/CLUP land uses, transportation improvements and public facilities. | <ul style="list-style-type: none"> • LU 1 – 4, 8, 10 and 12: Land Use Plan map, residential, commercial and other uses • OS 5: Ellwood-Devereux Open Space Area • CE 12: Protection of air quality • HE 5, 6 and 12: Special needs, RHNA and affordable housing • SE 9: Airport-related hazards • SE 10: Hazardous materials and facilities • PF 7 and 9: Coordinating facilities with other agencies and future development |
| | 3.10-4 | Conflict with any applicable Habitat Conservation Plan or natural Community Conservation Plan due to buildout of GP/ CLUP land uses. | <ul style="list-style-type: none"> • LU 1, 2 6, 9 and 12: Land Use Map, residential, park, and coastal uses • OS 2 – 8: Access, trails, public park system, protection of Native American sites |
| | 3.10-5 | Loss of privacy and/or neighborhood incompatibility due to buildout of GP/CLUP land uses. | <ul style="list-style-type: none"> • LU 1 – 4, 8, 9 and 12: Land Use Plan map, residential, commercial and other uses • HE 2, 8 and 9: Partnerships and |

| Impact Area | Impact # | Nature of impact | Mitigation |
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| | | | <ul style="list-style-type: none"> • preservation of neighborhoods • VH 1, 3 and 4: Views, community charter and design review • TE 13: Mitigating traffic impacts of development • PF 5 and 8: School and general facilities • NE 1: Noise and land use compatibility standards |
| | 3.10-6 | Adverse physical effect on the environment due to buildout of planned recreational facilities. | <ul style="list-style-type: none"> • LU 1, 2, 6 and 9: Land Use Plan map, residential, parks and coastal uses • OS 2 – 8: Access, trails, public park system, protection of Native American sites • CE 1 – 3 and 5 – 7: Access, trails, public park system, open space map and protection of Native American sites • SE 2, 3, 6 and 7: Bluff erosion, shoreline and flood hazards and fire hazards • VH 1: Scenic views • TE 9: Parking • NE 7: Design criteria to attenuate noise |
| | 3.10-7 | Substantial physical deterioration or accelerated deterioration of existing recreational facilities due to buildout of GP/CLUP land uses. | <ul style="list-style-type: none"> • LU 1, 3, 6, 8, 9 and 12: Land Use Plan map, open space, commercial, energy-related and other uses • OS 2, 6, 7 and 9: Access, public park system and open space map • CE 14: Preservation of Urban Forest |
| | 3.10-8 | Physical division of an established community due to buildout of GP/CLUP land uses. | <ul style="list-style-type: none"> • LU 1, 2 and 8: Land Use Plan map, Central Hollister and residential land uses • HE 8 and 9: Preservation of existing housing and excellence in new design |
| Public Services and Utilities | 3.12-1 | Increased demand for police protection. | <ul style="list-style-type: none"> • PF 2: Other facilities of the City of Goleta • PF 3: Public safety services and facilities • PF 9: Coordination of facilities with future development |
| | 3.12-2 | Increased demand for fire protection. | <ul style="list-style-type: none"> • PF 3: Public safety services and facilities • PF 7: Urban and wildland fire hazards • PF 9: Coordination of facilities with future development |
| | 3.12-3 | Increased demand for wastewater collection, treatment and disposal. | <ul style="list-style-type: none"> • PF 4: Water and sewer facilities • PF 7: Urban and wildland fire hazards • PF 9: Coordination of facilities with future development |

| Impact Area | Impact # | Nature of impact | Mitigation |
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| | 3.12-4 | Increased demand for utility services. | <ul style="list-style-type: none"> • PF 6: Utilities • PF 7: Urban and wildland fire hazards • PF 8: General standards for public facilities • PF 9: Coordination of facilities with future development • PF 13: Energy conservation |
| | 3.12-5 | Increased demand on local school districts. | <ul style="list-style-type: none"> • PF 5: School facilities |
| | 3.12-6 | Increased demand on library facilities. | <ul style="list-style-type: none"> • PF 2: Other facilities of the City of Goleta • PF 7: Urban and wildland fire hazards • PF 8: General standards for public facilities • PF 9: Coordination of facilities with future development |
| Transportation and Circulation | 3.13-2 | Exceed, either individually or cumulatively, a LOS standard established by local jurisdictions for designated roadways or highways (numerous intersections). | <ul style="list-style-type: none"> • TE 1: Integrated multi-modal transportation system • TE 4: Target LOS standards • TE 5: Planned street and road improvements |