1.0 PROJECT DESCRIPTION

The proposed project includes a subdivision for 64 lots on a 14.38-acre lot and development of 60 single family residences located on Cathedral Oaks Road adjacent to Glen Annie Golf Course (APN 077-530-019). A detention basin is proposed in the southwest corner and a new storm drain would be installed and would drain to El Encanto Creek located to the west.

The project proposes to convert land that has a land use designation of Agriculture under the General Plan/Coastal Land Use Plan (General Plan) and is zoned Agriculture II to a residential General Plan land use designation and zone.

Project Location

The project site is a 14.38 net acre parcel located at 7400 Cathedral Oaks Road in Western Goleta. The project site is surrounded on its eastern and northern boundaries by the Glen Annie Golf Course, on its western boundary by El Encanto Creek, and to its south by Cathedral Oaks Road (See Figure 1 above). The site had an avocado orchard until the late 1990s, a remnant of which is evident on the north 1/3 of the lot.

Land Use and Zoning Designations

The project site is designated as Agriculture under the City’s General Plan/Coastal Land Use Plan (GP/CLUP) and zoned Agriculture II, 40 acres minimum lot size (AG-II-40).
The project involves the following elements as described below:

1) **Rezone** - A request to rezone (RZN) the property from AG-II-40 (Agriculture II, 40 acre minimum parcel size) to 7-R-1 (Single Family Residential, 7 units/acre).

2) **Zoning Ordinance Amendment** - A Zoning Ordinance Amendment (OA) to reduce the minimum lot frontage requirement in the Single Family Residential zone district from 65 feet to 60 feet.

3) **Vesting Tentative Map** - A Vesting Tentative Map (VTM) for the creation of 64 lots (See Figure 2 below).

4) **Development Plan** – A Development Plan for 60 single-family dwellings and four open space areas with private access and public utilities (See Figure 3 below). For the project EIR, the existing condition consists of a 14+ acre open space bordered by a creek and residential development.

5) **Development Agreement** - A Development Agreement between the applicant and the City the terms of which are to be negotiated. However, it is not anticipated that the development agreement will require or obligate the applicant or city to pursue any physical changes to the environment outside of the project site.

**Figure 2**

Vesting Tentative Map
CEQA Review of the General Plan Amendment (GPA) v. review of the proposed project

The requested amendments to the City’s GP/CLUP are addressed in a separate EIR that will be prepared at the same time and in coordination with this project specific EIR. Decision-makers will consider that EIR prior to taking action on the proposed GPAs. Once decision-makers have taken action on the GPAs, the proposed project can be reviewed. Therefore, for the purposes of this project EIR, it is assumed that decision-makers have rendered a decision on the GPAs and the land is already designated for residential use in the General Plan. As the project EIR assumes that the General Plan designation has changed to residential, the corresponding change to the Planned Residential zone district would not raise any environmental issues.

The project-level environmental analysis will compare the existing conditions to the proposed 60-unit residential development. For the project EIR, the existing condition consists of a 14+ acre site with three existing buildings bordered by a creek and residential development.
Environmental Setting

The property had lemon and avocado orchards in the past with remnants of the avocado orchard existing on the northern ⅓ of the project site. Currently the property is used in part for the storage of woodchips and firewood. A 2,015 sq. ft. residence, 726 sq. ft. garage and 1,152 sq. ft. barn also exist on the site.

Surrounding Land Uses

The project site is surrounded on its northern, northwestern, and eastern boundaries by the Glen Annie Golf Course, on its west 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 residences (see Figure 1).

Topography and Soils

The project site 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 the shrink-swell potential is sufficiently high enough to be considered a constraint to urban development1. Most of the site (11.3 acres) is considered Prime Farmland.2 The property rises from a low of 145' 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 applicant has submitted additional information relating to the soils onsite.3

Fauna, Flora and Surface Water Bodies

El Encanto Creek borders the project site on its western side for approximately 630 feet although 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. Pursuant to Conservation Element Policy CE 2.2, the Streamside Protection Area associated with El Encanto Creek extends approximately 100 feet onto the Shelby property. East of the creek on the west side of the property is an area that is primarily bare ground used for storage of firewood and wood-chips. Non-native annual grassland dominates the center of the project site. Along its northern boundary are the remnants of an avocado orchard that is no longer in production.

Cultural Resources

A small (486 square meter) low-density scatter of chipped stone waste and shellfish remains was previously recorded in the west-center of the project site in 1972 and identified as CA-SBA-1735 (Spanne, 1972). 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 & Associates4, were not able to locate any of the materials reported previously to be onsite4. There is an existing farm house, barn, and detached garage on the property of undisclosed ages but none of these structures are designated an historically significant per the City’s GP/CLUP.

2.0 ALTERNATIVES

CEQA requires that an EIR explore alternatives that are designed to reduce or eliminate the significant impacts of the project. These alternatives will be more specifically defined upon completion of the project impact analysis. At this point, the following alternatives are anticipated:

a. **No Project Alternative.** This alternative would assume farming use of the site similar to that which occurred historically, i.e., orchards and wood lot storage.

b. **Reduced Scale Alternative #1 – Protection of Streamside Protection Area (SPA).** A project similar to the current project but all development pulled out of a 100-foot SPA buffer measured from the eastern edge of

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1 USDA Soil Conservation Service; *Soil Survey of Santa Barbara County, South Coastal Part*
2 GP EIR Table 3.2-2.
3 Agricultural Resource and Suitability Compendium, Shelby Property, 7400 Cathedral Oaks Road, Goleta, Nov. 2011.
4 David Stone, Dudek & Associates; *Extended Phase I Archaeological Investigation Shelby Residential Project, 7400 Cathedral Oaks Road*, dated March, 2011
the riparian corridor of El Encanto Creek will be evaluated to determine the extent to which impacts would be lessened by reducing the number of units/intensity of project.

c. **Reduced Scale Alternative #2 – Minimum 65 foot lot frontage.** A project similar to the current project but with all lots meeting the minimum lot frontage requirement of the 7-R-1 zone district of 65 feet and no lots exceeding the subdivision standard maximum lot depth to width ratio of 3:1. The proposed project includes 46 lots that do not meet the 65-foot lot frontage requirement.

d. **Alternative Sites.** If an appropriate alternative site exists within the City, the EIR will provide a qualitative comparison of the relative impacts of locating the project to such a site.

Each alternative will be analyzed for the same set of environmental issues as the project, and any new issues that an alternative may have in addition. In accordance with CEQA, an environmentally superior alternative will be identified from the alternatives evaluated. If the No Project Alternative is found to be superior, the EIR will identify a superior alternative among the remaining alternatives.

### 3.0 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The EIR will serve as a project EIR in accordance with CEQA and will include an analysis of all aspects of the project, including all onsite residential development along and off-site development of access roads, bicycle paths, and utility connections. The EIR will include an analysis of the following environmental issues:

- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology/Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology/Water Quality
- Land Use/Planning
- Noise
- Population/Housing
- Public Services and Recreation
- Transportation/Traffic
- Utilities/Service Systems

### 3.1 Aesthetics

**Existing Setting**

The project site lies on the northern border of the City with unobstructed views across the property to Glen Annie Golf Course, the foothills, and Santa Ynez Mountains (see Figure 4 below). The only existing development onsite is a single-family residence, stables, and garage, all along the western property boundary. Remnants of an avocado orchard still exist on the northern ⅓ of the property and El Encanto Creek is the primary visual feature along the property’s western side. Pursuant to the Visual and Historic Resources Element of the General Plan/Coastal Land Use Plan (GP/CLUP) Policy VH 1.1, views of El Encanto Creek, the foothills, and the Santa Ynez Mountains are considered scenic resources to be protected and preserved. In addition, Cathedral Oaks Road is specifically identified by the GP/CLUP as a “Local Scenic Corridor” (Figure 6-1, Visual & Historic Element of the GP/CUP).

**Project Impacts**

As can be seen from Figure 4, the public currently has unobstructed views across the project site to the foothills, Santa Ynez Mountains, Glen Annie Golf Course, and the riparian corridor of El Encanto Creek, all of which are considered scenic views to be protected and preserved. The construction of 60 new homes would spread one-and-a-half and two-story structures over the property. Public views across the property will require analysis and an environmental determination to establish whether any of the new homes would diminish or eliminate public views from Cathedral Oaks toward the foothills and Santa Ynez Mountains. In addition, the combination of a significant grade differential between Cathedral Oaks Road and the project site, along with the placement of eight (8) single family lots in close proximity to that roadway, public views must be analyzed and assigned an environmental determination regarding a walled or canyon-like corridor that could result in visual impacts on this segment of Cathedral Oaks Road.
Currently, the visual character of the site is of an open, rural nature with expansive views to the north and east and views of the riparian corridor of El Encanto Creek to the west. The subdivision and ultimate construction of 60 homes on this property could dramatically change the visual character of the project site from its current open, rural nature to that of a relatively dense suburban context. The project could also represent a substantial urban encroachment into an area north of Cathedral Oaks Road that has historically been considered more rural than suburban. The Urban Limit Line coincides with the City boundary in this area and incorporates the subject parcel.

The introduction of exterior night lighting associated with development of 60 new residential units in an area with very limited night lighting would pose a potentially significant impact on nighttime views as well as exposing neighboring uses and areas to significant light and glare. In this instance, such impacts could be exacerbated given the fact that the project would not maintain a 100-foot Streamside Protection Area (SPA) from the edge of the riparian corridor of El Encanto Creek. The significance of the aesthetic impacts associated with the proposed project needs to be determined in the EIR.

**EIR Scope-of-Work:**

1. The EIR consultant shall identify the regulatory framework for aesthetics, including any applicable Federal, State, and/or local regulations and/or standards.
2. The EIR consultant shall describe the criteria for determining a project’s visual and aesthetic impacts, including the CEQA Initial Study checklist questions, direction provided in CEQA and applicable CEQA case law, the City’s *Environmental Thresholds and Guidelines Manual*, and applicable City, State, and Federal regulations relating to visual resources and aesthetic impacts.
3. The EIR consultant shall describe the visual/aesthetic environmental baseline for the project. This task shall include conducting one or more site visits as necessary to photo-document the existing setting, and
public views of and through the site from surrounding public viewing areas as well as the local scenic corridor of Cathedral Oaks Road itself. Photo-documentation shall include views across the project site to the neighboring foothills, Santa Ynez Mountains and the riparian corridor of El Encanto Creek.

4. The EIR consultant shall utilize the photo-documentation to establish the environmental baseline to prepare visual simulations of the project. Visual simulations of the project shall focus on views from public viewing areas along Cathedral Oaks Road of the neighboring foothills, the Santa Ynez Mountains, and the riparian corridor of El Encanto Creek. A visual simulation drive-through model of Cathedral oaks Road, in the post-project scenario, shall be constructed and demonstrated to the Design Review Board, Planning Commission and City Council.

5. The EIR consultant shall describe the changes to views of and through the site in the post-project scenario and assess in detail the significance of those changes to existing views of scenic resources, especially to changes in night lighting and effects on adjacent uses and the riparian corridor. Changes to views from Cathedral Oaks Road as well as to the visual context of Cathedral Oaks Road itself given its designation in the GP/CLUP as a "Local Scenic View Corridor" shall also be described.

6. Optional task: A determination shall be made by City staff as to whether a Finding of Good Cause is required as outlined in Land Use Element Table 2-1, Allowable Uses and Standards for Residential Use Categories. If the finding will be required, visual simulations of the alternative projects that meet the Table 2-1 standards shall also be modeled and comparative environmental determinations rendered accordingly.

7. The EIR consultant shall describe in detail the project’s contribution to cumulative visual/aesthetic impacts. The discussion of cumulative impacts should include changes to night lighting and the visual/aesthetic impact of project, taking into account existing and proposed development, based on a list and associated map of cumulative projects in the project area prepared by City staff. The project’s contribution to cumulative visual/ aesthetic impacts would also be further evaluated pending a review of the photos from surrounding public viewing areas.

8. The EIR consultant shall identify appropriate mitigation measures.

9. The EIR consultant shall prepare a statement of residual impacts.

3.2 Agriculture – See Appendix A

3.3 Air Quality – See Appendix A

3.4 Biological Resources

Existing Setting

The project site is developed with one residential unit, a stable, and one barn on the western portion of the property. The remnants of the former avocado orchard on the property still exist on the upper ⅓ of the project site. The property slopes from north to south at an average grade of approximately 7.8%. Soil onsite are Diablo Clay that is considered to have low permeability and subject to medium runoff and a slight hazard for erosion.

El Encanto Creek and its riparian corridor are located just offsite along the western property boundary. This creek has been mapped as an intermittent stream by the US Geological Survey. Although the creek and its riparian corridor are not located within the property boundaries of the project site, the 100-foot Stream Protection Area buffer mandated by Conservation Element Policy CE 2.2 does extend well into the western portion of the property. The property itself does not contain any mapped or identified special status species habitat or plant communities.

The following vegetation and land cover types are found either onsite or along the riparian corridor of El Encanto Creek to the west of the property:

5 Watershed Environmental, Biological Report for the Shelby Property, February 8, 2011
Non-native grassland (9.71 acres)
Ornamental trees and shrubs (1.07 acres)
Eucalyptus grove (0.97 acres)
Riparian scrub (0.93 acres)
Avocados (0.88 acres)
Ruderal (0.28 acres)
Coastal sage scrub (0.17 acres)
Landscape turf (0.16 acres)

Policy CE 2.2 of the City’s Conservation Element of the General Plan designates a 100-foot wide Streamside Protection Area (SPA) along creeks. Per CE 2.2, the purpose of the 100-foot SPA is to ensure that an adequate buffer maintained in a natural state is provided to prevent impacts of development from spilling into creek channels, wetlands, and/or riparian corridors which can provide important habitat for sensitive and special status species. CE 2.2 does allow for the reduction of the 100-foot SPA if it can be conclusively demonstrated that there is no feasible alternative siting for development that would avoid the upland buffer and a reduction of the SPA would not result in any adverse impacts to riparian vegetation or the biotic quality of the stream. The policy states that the buffer must be a minimum 25 feet in width.

Project Impacts

As noted above, there are no special status species onsite although Santa Barbara honeysuckle, considered a sensitive species by the California Native Plant Society, does exist along the western boundary of the project site within the 100-foot Streamside Protection Area (SPA) of the creek. Per the submitted grading/drainage plan for the project, grading to construct a detention basin would occur in close proximity to this patch of Santa Barbara honeysuckle. Figure 5 shows the 100 foot SPA buffer and where encroachments of the road and one or two home sites. The possible encroachment into the SPA buffer is a potentially significant impact that requires further study in the EIR.

Although not observed during the biological survey of the property performed by the applicant’s biologist in January 2011, El Encanto Creek has the potential to serve as habitat for these two federally listed species: California red-legged frog (endangered) and (California listed as endangered) Southwestern willow flycatcher (threatened) which is also California listed as endangered. The California Department of Fish and Game listed species that might occur on the site include Yellow warbler, the Western pond turtle, the Coast Range newt, and the Two-striped garter snake.

El Encanto Creek riparian corridor, shown on the left in Figure 1, is relatively undisturbed and in a natural state. The creek extends over 1,700 feet from Cathedral Oaks Road northward into the Glen Annie Golf Course where it continues on to the north.

The grading plan for the 60 new homes includes grading up to the property line and installation of a new storm drain that would discharge directly into El Encanto Creek. As such, the project does not maintain a minimum 100-foot Stream Protection Area (SPA) buffer as required pursuant to GP/CLUP Policy CE 2.2. As discussed above, CE 2.2 does allow for the reduction of the 100-foot SPA if it can be conclusively demonstrated that there is no feasible alternative siting for development that would avoid the upland buffer and a reduction of the SPA would not result in any adverse impacts to riparian vegetation or the biotic quality of the stream. The policy

6 The project drainage plan also includes installation of a storm drain that would convey stormwater runoff from this detention basin to El Encanto Creek by crossing the intervening Glen Annie Golf Course property. Such a crossing would also pose a potentially significant impact to the SPA and its riparian corridor. However, as the property to be crossed by this storm drain does not belong to the applicant, and no easement or agreement by that property owner to the benefit of the applicant has been provided with the project application, City staff must assume that the alignment of this storm drain is not feasible. While the current alignment does not appear feasible, the storm drain could feasibly be routed through the applicant’s property to the gutter along Cathedral Oaks Road where discharged runoff would then be conveyed through public drainage facilities to El Encanto Creek. As the discharge of such runoff would have to be metered to ensure that the post-development discharge rate did not exceed the pre-development condition, routing such runoff to the street instead of directly to the creek would not result in any new environmental effect above baseline levels.
states that the buffer must be a minimum 25 feet in width. Figure 5 below shows the extent of a 100-foot Streamside Protection Area along El Encanto Creek that abuts the project site on its western side.

Figure 5 below shows the creek setback from proposed roads, sidewalks and new homes. In this instance, the SPA provided per the current project plans is less than 50 feet (the yard for home #1) ranging to just less than 100 feet in the vicinity of the access road (to the west of homes #40 and 53).

**Figure 5**
Buffer Location along El Encanto Creek
This creek and its associated riparian corridor exist in a predominately rural setting. The creek is a major drainage with a watershed of 1,065 acres and has been mapped as an Environmentally Sensitive Habitat Area (ESHA) north of Cathedral Oaks. Such biological functions include the use of the riparian area as a wildlife movement corridor, nesting habitat for a variety of bird species adapted to utilize riparian ecosystems, protection of water quality and prevention of creek erosion, and potential habitat for a variety of amphibians and aquatic species. The alteration and/or reduction of the 100-foot SPA buffer in a natural state, needs to be analyzed and an environmental determination assigned, particularly as it relates to depriving species and habitats of protections needed to maintain their biological function and value.

There are no wetland resources on the project site as defined under Section 404 of the Federal Clean Water Act. Moreover, the survey prepared by the applicant's biologist for the project did not provide a wetland delineation within El Encanto Creek and its riparian corridor. Confirmation of the presence of wetland resources, or lack thereof, within adjoining portions of El Encanto Creek and its 100-foot SPA buffer is needed and an environmental determination assigned accordingly.

EIR Scope-of-Work

1. The EIR consultant shall identify the regulatory framework for biological resources, including any applicable Federal, State, and/or local regulations and/or standards.
2. The EIR consultant shall describe the criteria for determining a project's impact on biological resources, including the CEQA Initial Study checklist questions, direction provided in CEQA and applicable CEQA case law, the City's Environmental Thresholds and Guidelines Manual, and applicable City, State, and Federal regulations and standards relating to protection of biological resources and addressing biological resource impacts.
3. The EIR consultant shall identify the biological resource environmental baseline for the project through at least one site visit and peer review of the submitted biological report prepared by Watershed Environmental (February 8, 2011).
4. The EIR consultant shall conduct a wetland delineation pursuant to the US Army Corp of Engineers Wetlands Delineation Manual, 1987 for that segment of El Encanto Creek on the property that lies within the 100 foot SPA buffer.
5. The EIR consultant shall conduct an updated search of the California Natural Diversity Database (CNDDB) and the California Native Plant Society (CNPS) Inventory Database for special-status and sensitive "elements" known to occur at or in the vicinity of the site to be used in preparation of the discussion of the project's biological environmental baseline.
6. The EIR consultant shall conduct a General Plan Policy CE 2.2 analysis with focus on (a) The exact location of the edge of the riparian corridor and distance to any physical improvements; (b) Whether there is no feasible alternative siting for development that will avoid the SPA upland buffer; and (c) The project's impacts will not have significant adverse effects on streamside vegetation or the biotic quality of the stream.
7. The EIR consultant shall describe and evaluate the significance of all potential project impacts on biological resources using the criteria noted above, as well as the information obtained from the peer review or previously filed reports, field investigations and site visits, and database research.
8. The EIR consultant shall describe the project's contribution to cumulative biological impacts. The discussion of cumulative impacts shall include the biological impact of project development, taking into account existing and proposed development in the western Goleta area.
9. The EIR consultant shall identify feasible and appropriate mitigation measures.
10. The EIR consultant shall prepare a statement of residual impacts.

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7 Santa Barbara County; Special Status Species and Environmentally Sensitive Habitat Areas Map, 2009.
3.5 Cultural Resources

Existing Setting

According to data obtained from the California Historical Resources Information System at the Central Coast Information Center (UCSB), earlier archaeological investigations of the project site found a small area (< 500 square meters) of low-density scatter of chipped stone waste flakes and shellfish remains near El Encanto Creek identified as site CA-SBA-1735. Subsequent survey efforts conducted for the County of Santa Barbara in 1999 as part of the Cathedral Oaks Road extension project however did not locate CA-SBA-1735 or find any other cultural resources onsite. Prior investigators (SAIC; 1999) have concluded that CA-SBA-1735 may have been destroyed as a result of construction of the adjacent Glen Annie Golf Course and/or removal of the previous lemon orchard onsite.

There is an existing residence, barn, and stable on the property that the applicant’s historian states are “1950s-era vernacular ranch building[s].” The barn and stable also have “materials and vernacular architectural elements [that] are typical of ranch buildings of the 1950s. These structures were moved from the lower half of the original 25-acre site when Cathedral Oaks Road was extended and the Crown Collection subdivision was built. None of these structures on the project is designated as historically significant in the City’s GP/CLUP.

Project Impacts

Site CA-SBA-1735 lies in an area to be developed under the current project description with project grading for the 60 new homes to at least of depth of three (3) feet or more throughout the project site. The prior recordation of CA-SBA-1735 indicates that the project may have a limited potential to result in disturbance of archaeological/cultural resources although the significance of that impact will be determined in the EIR. The historian’s letter report concludes that:

“The three buildings are approximately fifty years old and thus meet the age requirement [of potential historic significance] but they have no historical integrity. This is because they have been moved from their original locations; they have lost their original agricultural setting due to suburban encroachment; they are utilitarian in design; and their materials and workmanship are commonplace….

“In summary, the property’s three buildings do not meet any of Goleta’s criteria for significance and do not qualify as locally significant historic resources. For the same reasons outlined above, the buildings do not meet any of the California Register of Historical Resources criteria for significance. Overall, this assessment finds that the study property does not qualify as a historic resource under Goleta or State significance criteria.”

Historic impacts are not anticipated and will not be included in the project EIR.

EIR Scope-of-Work

1. The EIR consultant shall peer review the Dudek & Associates report (March 2011), the SAIC report (1999) and the Spanne report (Spanne, 1972) as well as review all archaeological/cultural resource surveys and reports on file with the Central Coast Information Center at UCSB for the area in the vicinity of the project site, and conduct at least one site visit to establish the archaeological/cultural environmental baseline for the project.

2. The EIR consultant shall to determine if additional survey work in the area is necessary and, if so, conduct that work.

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8 Dudek & Associates; Extended Phase I Archaeological Investigation, Shelby Residential Project, March 2011
9 Dudek & Associates; March 2011.
3. The EIR consultant shall confer with all interested Native American representatives and assist the City in the conduct of an SB 18 process and compliance with CEQA Guidelines Section 15064.5.

4. The EIR consultant shall identify the applicable regulatory framework for archaeological/cultural resources and impacts, including any applicable Federal, State, or local regulations and standards.

5. The EIR consultant shall describe the criteria for determining a project’s impact on archaeological/cultural resources, including the Initial Study checklist questions, direction provided in CEQA and applicable CEQA case law, the City’s *Environmental Thresholds and Guidelines Manual*, and applicable City, State, and Federal regulations and standards relating to protection of archaeological/cultural resources and addressing archaeological/cultural resource impacts.

6. The EIR consultant shall identify and describe the potential project specific impacts to archaeological/cultural resources, as well as assess the significance level of each identified impacts based on peer review of prior surveys, data collected from the data research effort, information from the consultation with interested Native American parties, and any additional field work conducted by the consultant.

7. The EIR consultant shall describe the project’s contribution to cumulative impacts on archaeological/cultural resources. The discussion of cumulative impacts should include the impact of project development, taking into account existing and proposed development in the City.

8. The EIR consultant shall identify feasible and appropriate mitigation measures.

9. The EIR consultant shall prepare a statement of residual impacts.

### 3.6 Geology and Soils – See Appendix A

### 3.7 Greenhouse Gas Emissions – See Appendix A

### 3.8 Hazards and Hazardous Materials – See Appendix A

### 3.9 Hydrology and Water Quality

*Existing Setting*

Stormwater runoff from the project site generally flows overland to the south to Cathedral Oaks Road where it then splits and flows either to the west toward El Encanto Creek or to the east where it eventually enters the roadways’ drainage system. For the 100-year storm event existing east-bound flows offsite are estimated at 9.07 cubic feet/second (cfs) and west-bound flows to El Encanto Creek are estimated at 5.10 cfs\(^1\). Per the FEMA Flood Insurance Rate Map (FIRM) the project site is outside of Zone X and therefore not considered subject to a 500-year flood event. Furthermore, there is no floodway or floodplain mapped for El Encanto Creek in the vicinity of the project site. As the project site is well above the 40-foot topographic contour, it is considered outside the hazard area for a tsunami per the City’s GP/CLUP.

*Project Impacts*

The drainage system would capture stormwater runoff in a system of curbs and gutters using permeable pavers interspersed with pervious bioswales capable of conveying such runoff to a series of catch-basins located on either the east or west side of the project site. For stormwater captured in the western catch-basins, it would then be conveyed to a detention basin at the southwest corner of the project site where it would be detained for metered release via a storm drain crossing the intervening property and discharging into El Encanto Creek upstream from the Cathedral Oaks Road Bridge. For runoff captured on the east side of the project it would be discharged into an underground detention system utilizing 60” diameter perforated pipes connecting to the detention basin at the southwest corner of the property where again, it would be discharged via a new storm drain into El Encanto Creek. Post-development discharge rates for the 100-year storm event are estimated at 13.01 cfs for the eastern basin of the project site and 17.26 cfs for the western basin of the project site. As such, per the applicant’s drainage report,

\(^1\) Civil Design & Drafting Inc; *Conceptual Hydrology & Hydraulic Report, Vesting Tentative Tract Map TM 32,045*, February, 2011.
stormwater discharge rates for the post-development condition would increase by approximately 43% for the eastern basin of the project site and a 42.5% increase for the western basin of the project site as a result in the associated increase in impervious surface posed by the project. Such increases have the potential to increase downstream flooding risks as well as increase the potential for streambank erosion and damage to aquatic habitats. The EIR will complete a peer review of the applicant's drainage study and will determine the significance of potential hydrology and water quality impacts.

The project would also increase the potential for urban pollutants such as petroleum products and landscape chemicals to be introduced into the runoff discharged into the area’s storm drain system, El Encanto Creek, and the receiving waters of Devereux Slough and the ocean. This potential impact will be studied in the EIR.

**EIR Scope-of-Work**

1. The EIR consultant shall identify any applicable regulatory framework for hydrology and water quality, including any applicable Federal, State, or local regulations and standards.

2. The EIR consultant shall describe the criteria for determining the significance of any hydrology and water quality impacts posed by the project, including the Initial Study checklist questions, direction provided in CEQA and applicable CEQA case law, and applicable City, State, and Federal Regulations and standards relating to hydrology and protection of water quality.

3. The EIR consultant shall establish the project’s hydrology and water quality environmental baseline through peer review of the submitted drainage plan and report (drainage plan by L&P Consultants, dated February 2011 and drainage report by Civil Design & Drafting Inc; Conceptual Hydrology & Hydraulic Report, Vesting Tentative Tract Map TM 32,045, February 2011), review of all pertinent FEMA and Santa Barbara County Flood Control District maps, Central Coast Regional Water Quality Control Board data on the water quality of any existing surface water bodies for which the project lies within their watershed, consultation with the City's Community Services Department, and any field surveys as needed.

3. The EIR consultant shall identify and discuss the significance of all project impacts on water quality, stormwater flows/flooding hazards, and site drainage.

4. The EIR consultant shall identify and discuss the significance of all project contributions to cumulative hydrology and water quality impacts in the area (City staff shall provide a list and associated map of cumulative projects within the City).

5. The EIR consultant shall identify feasible and appropriate mitigation measures.

6. The EIR consultant shall prepare a statement of residual impact.

**3.10 Land Use and Planning – See Appendix A**

**3.11 Noise – See Appendix A**

**3.12 Population and Housing – Appendix A**

**3.13 Public Services and Recreation – See Appendix A**

**3.14 Transportation and Traffic**

*Existing Setting*

Access to the project would be provided via a looped internal road system with two intersections with Cathedral Oaks Road. Cathedral Oaks Road is considered a major arterial providing east to west access north of the US Highway 101. Along the segment of Cathedral Oaks fronting the project site the posted speed limit is 40 mph. Per the *Caltrans Highway Design Manual*, minimum recommended sight-stopping distance for roads with a posted speed limit of 40 mph is 300 feet. In this instance, Cathedral Oaks is relatively straight and flat with sight distance in both directions of almost 1,000 feet. Major intersections within the travelshed for the project, as well as their current operational status during the morning and afternoon peak hours, are shown in Table 2 below.
**Project Impacts**

Per the traffic study prepared by the applicant's traffic consultant (ATE; February 23, 2011), the 60 new homes are anticipated to generate 574 ADTs including 45 AM peak hour and 61 PM peak hour trips. Figure 5 below shows both the daily and peak hour distributions of these trips:

### Table 1
Current Operational Status of Major Intersections

<table>
<thead>
<tr>
<th>Intersection</th>
<th>Control</th>
<th>AM Peak ICU/LOS</th>
<th>PM Peak ICU/LOS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cathedral Oaks/Winchester Cyn</td>
<td>4-way stop</td>
<td>8.9 seconds/LOS A</td>
<td>8.2 seconds/LOS A</td>
</tr>
<tr>
<td>US 101 NB Ramps/Calle Real/Winchester Cyn</td>
<td>2-way stop</td>
<td>8.0 seconds/LOS A</td>
<td>8.7 seconds/LOS A</td>
</tr>
<tr>
<td>Cathedral Oaks/Northgate/Evergreen</td>
<td>2-way stop</td>
<td>11.4 seconds/LOS B</td>
<td>8.9 seconds/LOS A</td>
</tr>
<tr>
<td>Cathedral Oaks/Alameda</td>
<td>Signal</td>
<td>LOS A (v/c = 0.50)</td>
<td>LOS A (v/c = 0.28)</td>
</tr>
<tr>
<td>Cathedral Oaks/Glen Annie</td>
<td>Signal</td>
<td>LOS C (v/c = 0.75)</td>
<td>LOS A (v/c = 0.55)</td>
</tr>
<tr>
<td>US 101NB Ramps/Calle Real/Storke</td>
<td>Signal</td>
<td>LOS C (v/c = 0.71)</td>
<td>LOS B (v/c = 0.69)</td>
</tr>
<tr>
<td>US 101 SB Ramps/Storke</td>
<td>Signal</td>
<td>LOS C (v/c = 0.78)</td>
<td>LOS C (v/c = 0.76)</td>
</tr>
<tr>
<td>Hollister/Storke</td>
<td>Signal</td>
<td>LOS B (v/c = 0.61)</td>
<td>LOS C (v/c = 0.74)</td>
</tr>
</tbody>
</table>

There are three major City roadways that would receive bulk of the project generated ADTs. Their current traffic volumes as well as project volumes for the existing + project condition are shown in Table 2:
Table 2

<table>
<thead>
<tr>
<th>Roadway Segment</th>
<th>Acceptable Capacity</th>
<th>Existing ADT</th>
<th>Existing + Project ADT</th>
<th>% Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cathedral Oaks w/o Glen Annie</td>
<td>14,300</td>
<td>9,500</td>
<td>10,017</td>
<td>5.4%</td>
</tr>
<tr>
<td>Glen Annie n/o US Highway 101</td>
<td>14,300</td>
<td>9,200</td>
<td>9,659</td>
<td>5.0%</td>
</tr>
<tr>
<td>Storke s/o US Highway 101</td>
<td>34,000</td>
<td>33,800</td>
<td>34,001</td>
<td>0.6%</td>
</tr>
</tbody>
</table>


Based upon the submitted analysis by the applicant's traffic consultant, project generated traffic volumes, both ADTs and peak hour trips, would not result in any significant impact to any City intersection or roadway segment. However, it should be noted that the traffic baseline on Cathedral Oaks Road and nearby intersections such as Cathedral Oaks/Glen Annie Road, Cathedral Oaks/Alameda Drive, Cathedral Oaks/Placer Drive and Cathedral Oaks/Northgate Drive are significantly affected by operations at Dos Pueblos High School and may not be consistent with more traditional peak hour traffic behavior associated with other types of land uses. For instance, an estimate of project generated peak hour trips is typically based on a period of one hour but in the case of Dos Pueblos High School, actual traffic loads are much more concentrated, therefore, potentially underestimating the actual project generated impacts on traffic operations during that concentrated time-frame. Specifically, the time period between 7:30 and 8:00 AM each school day sees a very high level of school-generated trips but that volume falls off dramatically after 8:00 AM since school is already in session. Furthermore, according to the Traffic Unit of the City's Police Department, the existing traffic baseline, with its heavy concentration of school-generated trips during this short time-frame, increases traffic safety concerns as well. In addition, operations of the two roadway intersections with Cathedral Oaks could also be adversely impacted in a significant manner as a result on the project + baseline condition, especially immediately before the school classes begin and when school ends about 2:50 in the afternoon. Therefore, to accurately assess the project's potential to affect both traffic safety and traffic operations on Cathedral Oaks and its associated intersections, further site-specific traffic studies may be necessary.

In addition, the project would contribute vehicular trips to the US 101 Northbound Ramps-Calle Real/Winchester Canyon Road intersection (an existing three-way stop control intersection), US 101 Southbound Ramps/Hollister Avenue intersection) and the soon-to-be-complete Cathedral Oaks Road Interchange (including the reconfigured ramp and roadway intersections associated with the project). To ensure that project impacts do not result in a significant effect on these intersection operations, further traffic studies need to incorporate these intersections into their scope-of-work.

Finally, the City has received comments in the past from Caltrans regarding their concerns with the Storke/Glen Annie/Highway 101 intersection and the weave analysis of car movements between Los Carneros and Storke/Glen Annie off ramps associated with other projects in the City. As the project would contribute trips to those intersections, their potential effect on such intersection and highway operations also needs further evaluation.

EIR Scope-of-Work

1. The EIR consultant shall identify any applicable regulatory framework for transportation/circulation impacts, including any applicable Federal, State, or local regulations and standards.
2. The EIR consultant shall describe the criteria for determining the significance of any transportation/circulation impacts resulting from the project, including the Initial Study checklist questions, direction provided in CEQA and applicable CEQA case law, and applicable City, State, and Federal regulations and standards relating to transportation and circulations systems.
3. The EIR consultant shall peer review the applicant’s traffic study (ATE; February 23, 2011) and establish the project’s traffic related environmental baseline for the project’s travelshed as defined and directed by City Planning and Community Services staff. If site-specific traffic counts are deemed necessary to
accurately assess the project potential impact on traffic operations and safety on Cathedral Oaks and its associated intersections given the affect of operations at Dos Pueblos High School on that baseline, the EIR consultant shall conduct such counts and associated analysis.

4. The EIR consultant shall expand the scope of the traffic analysis to include the US 101 Northbound Ramps-Calle Real/Winchester Canyon Road intersection (an existing three-way stop control intersection), US 101 Southbound Ramps/Hollister Avenue intersection), the soon-to-be-complete Cathedral Oaks Road Interchange (including the reconfigured ramp and roadway intersections associated with the project), and the Storke/Glen Annie/Highway 101 intersection as well as a weave analysis between Los Carneros and Storke/Glen Annie off ramps.

5. The EIR consultant shall identify and discuss project-specific and cumulative impacts, for both roadway operations and the AM and PM peak hour intersection operations, including the Placer Drive/Cathedral Oaks Road intersection.

6. The EIR consultant shall evaluate the location of Northgate Drive with respect to the western project access roadway as well as the existing left-turn pocket length and prepare recommendations regarding its adequacy as well as the need for the use of either a reverse taper or a two-way left-turn lane between the pockets.

7. The EIR consultant shall conduct a CMP cumulative analysis and identify and evaluate project related impacts as appropriate.

8. The EIR consultant shall identify feasible and appropriate mitigation measures.

9. The EIR consultant shall provide a statement of residual impact.

3.15 Utilities and Service Systems – See Appendix A

4.0 OTHER CEQA SECTIONS

In accordance with CEQA Section 15130, the EIR will discuss the project's contribution to cumulative environmental impacts and address the likelihood of the occurrence and severity of potential impacts. In addition, the EIR will discuss ongoing construction activities and foreseeable projects in the general vicinity of the project site. This section will also include a discussion of irreversible/unavoidable impacts and any growth inducing effects resulting from the project.
APPENDIX A
EFFECTS NOT FOUND TO BE SIGNIFICANT

Pursuant to CEQA Guidelines Section 15128, the following effects were not found to be significant and are not proposed to be included in the Environmental Impact Report.

3.2 Agriculture

As noted under Project Description above, the issue of conversion of land designated for agriculture to residential use is discussed in the General Plan Amendment EIR that is being prepared under separate cover. For the purposes of the project EIR only, the land is assumed to be designated for residential use and the environmental analysis will compare the existing conditions, i.e., an open space, a single-family residence and two small outbuildings on a 14.38-acre site, to the proposed 60-unit residential development.

Existing Setting

According to the General Plan EIR, Class I and II soils are considered to be “prime agricultural soils because they impose few limitations on agricultural production, and almost all crops can be grown successfully on these soils.” The Class II soils on the Shelby site are Diablo Clay (11.9 acres) with 11.3 acres of the property considered Prime Farmland. The County’s 1997 EIR on the proposed extension of Cathedral Oaks Road adjacent to the site found that the Class II soils on the project site met the criteria for prime soils based on Soils Conservation Service. However, the applicant has submitted a soil study done by an Agricultural Economist in May 2006 and other information that conclude “the parcel is neither suitable nor viable for agricultural uses under a reasonable range of assumptions and scenarios.” The property has not been actively farmed since 1995.

Project Impacts

The existing agricultural “setting” is a large fallow field with three small buildings. As no agricultural activity is occurring on the site at this time, there would be no impact from the proposed subdivision on agricultural resources. The issue of the loss of agricultural viability associated with converting this land designated for agricultural use to residential is addressed in the project’s General Plan Amendment EIR.

3.3 Air Quality

Existing Setting

The climate in and around the City, as well as most of Southern California, is controlled largely by the strength and position of the subtropical high-pressure cell over the Pacific Ocean. This high-pressure cell typically produces a Mediterranean climate with warm summers, mild winters, and moderate rainfall. This pattern is periodically interrupted by periods of extremely hot weather brought in by Santa Ana winds. Almost all precipitation occurs between November and April, although during these months, the weather is sunny or partly sunny a majority of the time. Cyclic land and sea breezes are the primary factors affecting the region’s mild climate. The daytime winds are normally sea breezes, predominantly from the west, that flow at relatively low velocities. Additionally, cool, humid, marine air causes frequent fog and low clouds along the coast, generally during the night and morning hours in the late spring and early summer.

Federal and State ambient air quality standards are the levels of air quality considered safe, with an adequate margin of safety, to protect the public health and welfare. They are designed to protect those people most

12 City of Goleta GP/CLUP EIR, p. 3.2-5, September 2006.
13 GP/CLUP EIR, Table 3.2-2, page 3.2-6, September 2006.
14 “Cathedral Oaks Road Segment 3 EIR” (96-EIR-06)
15 Soil Conservation Service is now Natural Resource Conservation Service or NRCS.
susceptible to further respiratory distress, such as asthmatics, the elderly, very young children, people already weakened by other disease or illness, and persons engaged in strenuous work or exercise, called "sensitive receptors."

As of 2008, Santa Barbara County is designated as a Federal ozone attainment area for the 8-hour ozone standard (the 1-hour Federal standard was revoked for Santa Barbara County). A new California 8-hour ozone standard was implemented in May of 2006. This standard has been exceeded by air quality conditions in the County and the State standard for particulate matter, 10-microns (PM$_{10}$) continues to be exceeded. Santa Barbara County is therefore a non-attainment area for the State standards for ozone and PM$_{10}$. The County is in attainment for the Federal PM$_{2.5}$ standard and unclassified for the State PM$_{2.5}$ standard (based on monitored data from 2006-2008), and is designated as in attainment or unclassified for other State standards and for all Federal clean air standards.

Project Short-Term Construction Impacts

Quantitative thresholds of significance are not currently in place for short-term construction emissions. However, short-term impacts such as exhaust emissions from construction equipment and fugitive dust generation during grading of the 60 new homes must be analyzed. In the interest of public disclosure, the APCD recommends that construction related nitrous oxides (NO$_X$), reactive organic compounds (ROCs), PM$_{10}$, and PM$_{2.5}$ emissions from diesel and gasoline powered equipment, paving, and other activities be quantified. The APCD uses 25 tons/year of NO$_X$ and ROCs as a guideline for determining the significance of construction impacts on air quality. Preliminary earthwork quantities are estimated at 27,500 cubic yards of cut and 23,500 cubic yards of fill. The cumulative grading and construction period is estimated to be 30 days of grading and construction spread out over the entire length of time required to construct the subdivision improvements and build all 60 homes. As a result, construction generated PM$_{10}$/PM$_{2.5}$ dust for a project of this size, based on modeling, using the latest CalEEMod air quality modeling software, is preliminarily estimated to be 13.6 tons/year. Construction generated ROCs are preliminarily estimated at 23 tons/year and construction generated NO$_X$ is estimated at 10.7 tons/year.

Fine particulate emissions from diesel equipment exhaust are classified as carcinogenic by the State of California. PM$_{10}$/PM$_{2.5}$ exhaust emissions for heavy equipment involved in project construction using the latest URBEMIS air quality modeling software, are preliminarily estimated at 1.3 tons/year. Carbon dioxide emissions during construction are estimated at 3.07 metric tons/day which is below the thresholds. Significant construction-related impacts are not expected to occur.

Long-term Operational Impacts

The project’s long-term, daily operational emissions (emissions from landscaping, heating, solvents, paints, etc.) for the 60 residential units, as well as vehicular emissions of ROCs and NO$_X$ generated by those 60 residences, are preliminarily estimated at 9.3 and 2.07 lbs/day respectively. As these emission levels are below the City’s adopted threshold of 25 lbs/day, long-term project emissions of criteria pollutants are considered less than significant.

3.6 Geology and Soils

Existing Setting

The project site is underlain by south-dipping Rincon shale in its northern extent and older silt, sand, and gravel deposits in its central and southern extents. There are no California designated Alquist-Priolo active earthquake faults mapped on the project site and per the geological report submitted by the applicant the closest active regional fault is the Mission Ridge-Arroyo Parida-Santa Ana Fault 1.9 miles to the south of the project site. Per the City’s GP/CLUP Geological Hazards Map (Figure 5-1 of the GP/CLUP Safety Element), the Glen Annie Fault (inactive) is located approximately ½ mile to the north of the project site and the More Ranch Fault, which is considered a western extension of the Mission Ridge-Arroyo Parida-Santa Ana Fault, is located approximately 1.4 miles to the south of the project site. Testing of near-surface soils and bedrock onsite by the applicant’s consulting geologist determined that these soils and the underlying geological formation have a “very high expansion potential”. Groundwater was encountered at a depth of 51 feet during geological investigations and the potential for

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17 ENGEO Inc; Geological Exploration, 7400 Cathedral Oaks Road, February 23, 2011
liquefaction onsite is considered low.  Slope instability and the potential for landslides are considered low in the southern extent of the project site but raises to high in the northern extent of the property.

**Project Impacts**

Given the lack of any active mapped earthquake faults traversing the project site, the potential for ground rupture due to seismic activity is considered low. However, secondary seismic hazards such as ground shaking may be potentially significant given the susceptibility of the Santa Barbara County South Coast to moderate to high magnitude earthquakes. Furthermore, given the potential for slope instability, erosion, and landslides in the northern extent of the project site, project effects on such geological processes may be significant. These issues are addressed in the applicant’s geological study that will be reviewed and recommendations incorporated into the project’s design prior to issuance of building permits. Significant geology and soils impacts are not expected to occur.

### 3.7 Greenhouse Gas Emissions

**Existing Setting**

Greenhouse gases (GHGs) are global pollutants, unlike criteria pollutants or toxic air contaminants (TACs) which are of regional or local concern. Whereas criteria pollutants and TACs with localized air quality effects has relatively short atmospheric lifetimes (about one day), GHGs have long atmospheric lifetimes (one year to several thousand years) and persist in the atmosphere long enough to be dispersed around the world. The quantity of GHGs required to result in climate change is not precisely known; suffice it to say that quality is enormous and no single project alone would measurably contribute to a noticeable incremental change in the global average temperature, or to global, local, or micro climate. Therefore, from the standpoint of CEQA, GHG impacts are inherently cumulative.

**Project Short-term Construction Emissions**

The California Emissions Estimator Model (CalEEMod) was run to assess the project’s construction emissions that might contribute to GHG. Project construction activities, especially those associated with heavy equipment operations for grading, would contribute to cumulative GHGs and global climate change. The use of heavy trucks, excavators, graders, and smaller equipment as well as unnecessary idling of that equipment, and the transportation of construction workers and materials during the work week to and from the site over months would result in emission of combustion related GHG emissions. For the project, it is preliminarily estimated that project construction generated CO₂ emission levels (unmitigated and unmitigated) could be 2.29 metric tons per day (equivalent to a yearly emission rate of 836.71 metric tons per year for construction/grading activities). The City of Goleta has not adopted significance criteria for construction activities. The anticipated level of GHG emissions during construction is not considered significant because the emissions would be temporary and finite in nature and the construction activities will follow Best Management Practices.

**Project Long-term Operational Emissions**

Emission of combustion related pollutants would occur during project operation from such sources as project-generated traffic associated with the 60 new homes, consumption of fossil fuels for water and space heating systems, and other activities such as landscape maintenance and HVAC system leaks. The CalEEModel estimated that the direct long-term operational CO₂ emissions for the project would include the following:

<table>
<thead>
<tr>
<th>Category</th>
<th>Emissions (metric tons/year)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mitigated operational (energy, mobile, waste and water)</td>
<td>897</td>
</tr>
<tr>
<td>Vegetation (new trees and vegetation land change)</td>
<td>42</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>939</strong></td>
</tr>
</tbody>
</table>

While the City of Goleta does not have a threshold for long-term operational emissions, guidance is provided by the Bay Area Air Quality Management District which has a threshold of 1,100 metric tons/year. Based on this criterion, the long-term operational GHG emissions would not be a significant impact.
Indirect long-term emissions associated with the project would include energy consumed offsite in order to service the residential units (such as at utility providers associated with the project’s energy and water demands). For projects of this scale, these indirect emissions are expected to be minor and incremental, would not require the construction of any new utility facility, and would not conflict with programs that utility providers have adopted in order to reduce GHG contributions. The project is subject to and would include measures required by the Green Building Code of the City and the Energy Efficiency Standards. The project would also not conflict with any other plan, policy or regulation of an agency adopted for the purpose of reducing GHG emissions. Therefore, project GHG emission impacts are considered less than significant.

**Cumulative Impacts**

GHG emissions from the project, as well as GHG emissions from other projects in the area, would incrementally contribute to GHG emissions. However, these emissions represent a small percentage of California’s overall GHG emission, which were estimated at 484 million metric tons in CO$_2$e per year and, when combined with the GHG emissions of other projects in the area, the cumulative impact is not cumulatively considerable and is, therefore, less than significant.

### 3.8 Hazards and Hazardous Materials

**Existing Setting**

The project site has been in agricultural production for many years with the property most recently used as a commercial avocado orchard until the late 1990s. A Phase I environmental assessment of the project site has not been done, however, given the property’s past history in agricultural production, it is possible that hazardous agricultural chemicals may have been used and/or stored onsite. The property abuts the High Wildfire Hazard Zone along the northern boundary of the City but is outside any Santa Barbara Municipal Airport operation areas (clear or approach zones).

**Project Impacts**

As a previous agricultural site, hazardous agricultural chemicals may have been used or disposed of onsite without proper precautions. The potential hazardous chemicals could account for residual levels in the soil that could be potentially harmful to future residents of the project. The Fire Department has recommended that the applicant work with the Hazardous Material Unit of the Fire Prevention District if hazardous soils are encountered. These and other required standards should reduce any potential impacts to a level of insignificance.

### 3.10 Land Use and Planning

**Existing Setting**

The project site is bordered on its north and east sides by the Glen Annie Golf Course which lies within the jurisdiction of Santa Barbara County, by Cathedral Oaks Road and single family residential development to its south, and El Encanto Creek, Northgate Drive and multi-family residential development to the west. El Encanto Creek and its riparian corridor are designated as ESHA per the GP/CLUP. A Streamside Protection Area (SPA) buffer of 100-feet is also required by Conservation Element Policy 2.2 (with certain exceptions).

The property is designated Agriculture under the GP/CLUP and zoned AG-II-40 (Agriculture II, 40-acre minimum lot size) per the City’s Inland Zoning Ordinance. Residential development of this property would require a change to this land use designation in the GP/CLUP as well as a rezone from Agriculture II to Single Family Residential. The proposed land use change is addressed in a separate EIR and, for the purposes of the project EIR, the land is assumed to be designated residential.

**Project Impacts**

*Streamside Protection Area* - The project is subject to a wide variety of GP/CLUP policies. Assessment of project consistency with those policies will be conducted during preparation of the EIR for this project. As discussed under
Biological Resources section above, of particular concern at this juncture is the Streamside Protection Area (SPA) requirements of Conservation Element Policy CE 2.2. CE 2.2 requires a 100-foot buffer measured from the edge of a stream’s riparian corridor to ensure that the biologic value and function of the stream and its associated riparian corridor are adequately protected including protection of water quality, prevention of stream erosion, preservation of stream aquatic values, and preservation of the riparian corridor for wildlife movement. CE 2.2a allows the SPA to vary in width under certain circumstances:

“Policy CE 2.2a: The City may consider increasing or decreasing the width of the SPA Upland buffer on a case-by-case basis at the time of environmental review. The City may allow portions of a SPA upland buffer to be less than 100 feet wide, but not less than 25 feet wide, based on a site specific assessment if (1) there is no feasible alternative siting for development that will avoid the SPA upland buffer; and (2) the project’s impacts will not have significant adverse effects on streamside vegetation or the biotic quality of the stream.”

As currently designed (see Figure 5), the buffer between the project and the edge of the riparian corridor of the creek varies in width and does not meet the required 100-foot setback required by Policy CE 2.2 in at least two locations. The biological resources section of the project EIR will provide information that will help staff and decision-makers determine whether the SPA should be reduced in width and, if so, what the setback should be.

Visual Resources - As discussed in the Aesthetics/Visual Quality section above, Cathedral Oaks Road is considered a “local Scenic View Corridor” and views across the project site from Cathedral Oaks Road are considered “Scenic Views to be Protected” per the City’s GP/CLUP. Moreover, the project may eliminate some or all of the protected views of the Santa Ynez Mountains from Cathedral Oaks Road. The project may also significantly impact the visual quality of the road corridor and may conflict with the visual protection policies of the GP/CLUP. The visual quality section of the project EIR will provide an analysis of the potential impact on visual resources.

Land Use and Planning - The property is designated Agriculture under the GP/CLUP and zoned Ag-II-40. Residential development of this property would require a change to the land use designation from Agriculture to Residential. The proposed land use change is addressed in a separate EIR and, for the purposes of the project EIR, the land is assumed to already be designated Residential under the GP/CLUP. Land use impacts are not expected to occur.

Change to minimum lot frontage in Single Family Residential Zone from 65 to 60 feet - The proposal also includes an ordinance amendment that would affect only the Single Family Residential zone. The request is to reduce the minimum lot frontage requirement for newly created parcels from the current 65 feet to 60 feet. Many of the single family neighborhoods in the City are zoned Single Family Residential. However, virtually all of the Single Family Residential zoned areas of the City of Goleta have been developed and would not be affected by the ordinance amendment. It is possible that lot line adjustments could occur between two or more parcels, resulting in reconfigured parcels that have only 60 feet of frontage rather than 65 feet. This is speculative at best and wouldn’t be expected to result in significant impacts.

There is a property owner on Cambridge Road above Cathedral Oaks Road that recently submitted a request to rezone their 4.7-acre property from DR-1.8 (Design Residential, 1.8 units per acre) to 7-R-1. The maximum development under the DR-1.8 designation would be eight units and the property owner’s stated intent is to develop a traditional subdivision of seven homes. If the rezoning to 7-R-1 were approved, it is possible that more lots could be proposed as less frontage would be required per newly created parcel. However, that site is very constrained and the number of potential parcels is not expected to be any more than seven, the same as under the current zoning, therefore no impacts are expected to occur. There are few, if any, other vacant parcels zoned Single Family Residential. No impacts are expected with the proposed frontage requirement change.

3.11 Noise

Existing Setting

The project site is surrounded on two sides by the Glen Annie Golf Course, El Encanto Creek and multi-family residential on its west side, and Cathedral Oaks Road single family residential to the South. The project site is
outside of any airport or highway noise corridor and is generally subject to an ambient Community Noise Equivalent Level (CNEL) 24 hour weighted average of less than 60 dB(A). Dos Pueblos High School, which is considered a sensitive noise receptor, lies approximately 1,500 feet to the east on the south side of Cathedral Oaks Road.

**Project Short-Term Construction Noise Impacts**

The residential neighborhoods to the west and south of the project site as well as Dos Pueblos High School to the east are all specifically considered noise sensitive receptors per the GP/CLUP and the City’s adopted *Environmental Thresholds and Guidelines Manual*. Per the GP/CLUP the general limit on acceptable noise levels for such sensitive receptors is 60 dB(A) CNEL. Acceptable noise levels for golf courses is 70 dB(A) CNEL and it should be noted that ESHAs such as the El Encanto Creek riparian corridor can be adversely impacted by excessive noise levels which may inhibit avian nesting and/or wildlife movement through the corridor. The City’s *Environmental Thresholds and Guidelines Manual* finds that construction equipment noise, measured 50-feet from the source, can typically reach 95 dB(A). Furthermore, per the City’s *Environmental Thresholds and Guidelines Manual*, noise attenuation for point-source noise occurs at a rate of 3dB(A) for every doubling of the distance from the noise source itself. Therefore, any sensitive receptor with an acceptable noise level limit of 60 dB(A) within 1,600 feet of the construction site would be considered to be significantly impacted by such construction noise. As noted above, the project site is surrounded on its south and west sides by residential development and Dos Pueblos High School is only 1,500 feet to the east of the property. Therefore, project construction noise impacts on these sensitive noise receptors would be considered potentially significant. Furthermore, as the Glen Annie Golf Course abuts the project site on its north and east sides, construction noise levels experienced by golf course users would be well in excess of the acceptable limit pursuant to the GP/CLUP of 70 dB(A). Finally, project construction would occur within close proximity to the riparian corridor of El Encanto Creek thereby potentially disrupting avian nesting and wildlife movement in and through that corridor.

Potential impacts from construction noise would be mitigated to a level of insignificance through standard noise mitigation measures including limiting construction to Monday through Friday, from 8 am to 5 pm, providing noise shields around stationary construction equipment that exceeds 65 dB(A) at project boundaries, etc. Construction noise is not expected to be significant.

**Long-Term Noise Impacts**

As a residential subdivision, long-term operational noise would involve project generated traffic, landscape maintenance noise, and other outdoor activities associated with a single family development of 60 units. This noise is not expected to be significant.

**3.12 Population and Housing**

The project EIR assumes that the General Plan land use designation has changed from Agriculture to Residential, thus the potential population and housing impacts associated with the project are assumed to have been addressed as part of the General Plan Amendment and no further analysis is necessary.

**3.13 Public Services and Recreation**

**Existing Setting**

**Fire Protection**: Fire Protection services would be provided by the Santa Barbara County Fire Department (SBCFD). The closest station to the project site is Fire Station 11 located at 6901 Frey Way just off Storke Road and immediately south of the Camino Real Marketplace. The National Fire Protection Association (NFPA) and the SBCFD identify the following three guidelines regarding the provision of fire protection services:

a. A firefighter-to-population ratio of one firefighter on duty 24 hours a day for every 2,000 persons is the ideal goal. However, one firefighter for every 4,000 persons is the absolute maximum population that can be adequately served.
b. A ratio of one engine company per 12,000 persons, assuming three firefighters per station (or 16,000 persons assuming four firefighters per station), represents the maximum population that the SBCFD determined can be adequately served by a three-person crew.

The mandated Cal-OSHA requirement for firefighter safety, known as the “two-in-two-out rule”, is also applicable. This rule requires a minimum of two personnel to be available outside a structure prior to entry by firefighters to provide an immediate rescue for trapped or fallen firefighters, as well as immediate assistance in rescue operations. Station 11 has a staff of six personnel to man one engine (3 firefighters) and one ladder truck (3 firefighters). However, it should be noted that the ladder truck operating out of Station 11 is a countywide emergency response vehicle and is not dedicated to Station 11’s primary service area. Therefore, including Ladder 11’s crew into any firefighter to population calculation may overstate the Fire Department’s resource availability for Station 11’s primary service area.

Fire Station 11 currently does not meet the NFPA and SBCFD guidelines, as follows (City of Goleta, General Plan/CLUP Final EIR, Table 3.12-1, 2006):

- The current ratio of firefighters to population at Fire Station 11 is 1:7,198, based only on the engine company with a three-man crew dedicated to Station 11’s service area, which exceeds the 1:4,000 guideline.
- Fire Station 11 currently serves a population of 21,594, which exceeds the ratio of one engine company (three-person crew) per 12,000 population by approximately 9,594 people.

The SBCFD has recently implemented a dynamic deployment system for its fire engines, in addition to the traditional static deployment from fire stations when the station’s engine is “in-house.” Dynamic deployment allows for the dispatching of engines already on the road to emergency calls rather than dispatching by a station’s “first in area” as previous practice. Basically, dynamic deployment uses a Global Positioning System (GPS) to monitor the exact location of each engine in real time. Previously, when an engine was out on routine (non-emergency) activities such as inspections or training, the engine company was considered “in-service” and its exact location at any given moment in time was not known to County Dispatch. However, with dynamic deployment using the County’s GPS, County Dispatch has real-time information on the exact location of each engine at all times and can dispatch the closest, un-engaged engine to an emergency incident regardless of which fire station’s service area the call originates from, thereby precluding the need for an in-service engine to have extended run times when another fire engine would be closer. The Fire Department has also added a battalion chief as the fourth firefighter on scene, in order to meet the “two-in-two-out rule.” While the NFPA and SBCFD criteria shown above are not adopted thresholds of significance, they provide a guideline for determining significance.

Police Services: Services are provided by the County Sheriffs Department under contract to the City. Law enforcement services include 24-hour police patrol for traffic enforcement, accident investigation, vehicle abatement, and parking control, as well as detective services for special investigations. Specialized functions through the Santa Barbara County Sheriff’s Department are provided as needed. There are also services available for special events and/or natural disaster response.

Public Schools: Schools serving the project vicinity include Brandon Elementary operated by the Goleta Union School District at 195 Brandon Drive, the Goleta Valley Junior High and Dos Pueblos High School operated by the Santa Barbara High School and Elementary School District at 6100 Stow Canyon Road and 7266 Alameda Avenue respectively.

Park Facilities: Parks in proximity to the project site include the Sperling Preserve/Ellwood Mesa south of the freeway and Lake Los Carneros to the east on Cathedral Oaks Road. Girsh Park near the Camino Real Shopping Center is available for use by future project residents as well as use of some recreational facilities at Dos Pueblos High School.
Library Services: Services are provided to the community at the Goleta Public Library that is operated by the City of Santa Barbara under contract to the City of Goleta. The library is located in a facility owned by the City of Goleta at 500 North Fairview Avenue.

Recreation: The City has 10 public parks, four private parks, and 20 public open space areas comprising a total of 523 acres. This equates to approximately 18 acres/1,000 residents. The two larger City-owned regional open space preserves, the Sperling Preserve/Ellwood Mesa and the Lake Los Carneros Natural & Historical Preserve collectively account for 363 acres of that total. Approximately 40% of the City’s two miles of Pacific shoreline is held in City ownership. Together with the neighborhood open space areas, these preserves and open space areas provide many opportunities for passive recreation and enjoyment of natural areas. Areas specifically developed for active recreational uses however are less abundant with about three acres of developed park land/1,000 residents. The City’s single recreation center, the Goleta Valley Community Center, is insufficient to fulfill all the needs of community groups and residents. Although privately owned and managed, Girsh Park provides much-needed facilities for active recreation, however there remains a shortage of public facilities for active recreation such as sports fields, tennis courts, swimming pools, and dedicated trails. The parks in closest proximity to the project site are the Sperling Preserve/Ellwood Mesa, Lake Los Carneros Natural and Historic Preserve, and Girsh Park. Active recreational facilities are also available at Dos Pueblos High School.

Project Impacts

Fire Protection: The project and the new residents associated with 60 new homes would primarily be served by Fire Station 11, which currently exceeds recommended service-to-population standards and, in some portions of its primary service area, cannot meet recommended response time standards. Therefore, while fire protection services would still be provided, some emergency calls from the project site may experience a delay. The Fire Department has reviewed the project in concept and provided conditions of approval in a letter dated December 17, 2010. The letter expresses concern about response time in the Goleta Valley and requires the payment of Development Impact Fees and the approval of a Development Agreement “to offset the undue burden to the already overloaded emergency response area.” With the payment of fees and approval of a DA, the project will not have a significant effect on fire protection services.

Police Protection: The Sheriff’s Department currently maintains a staff of approximately 34 sworn officers assigned to the City of Goleta for a population to police office ratio of 1:900. Per the General Plan EIR (September, 2006), the Sheriff’s Department recommends that additional officers be assigned to the City at a range of 1:750 to 1:1,070 new residents. The project would be subject to payment of Development Impact Fees adopted for the purpose of requiring projects to pay a fair share of police services and facilities associated with cumulative development. The resulting impact to police protection services is considered less than significant.

Schools: The elementary school that serves the project site is Brandon Elementary. The secondary schools that serve the site are Goleta Valley Junior High School and Dos Pueblos High School. Table 1 below shows current school enrollment as well as District estimated student generation/residential unit.

<table>
<thead>
<tr>
<th>School</th>
<th>Current Enrollment</th>
<th>Capacity</th>
<th>Student Generation Rate</th>
<th>Project Added Students</th>
</tr>
</thead>
<tbody>
<tr>
<td>Brandon Elementary</td>
<td>446</td>
<td>475</td>
<td>0.2 Students/Unit</td>
<td>12</td>
</tr>
<tr>
<td>Goleta Valley Junior High School</td>
<td>860</td>
<td>1,000</td>
<td>0.04 Students/Unit</td>
<td>2</td>
</tr>
<tr>
<td>Dos Pueblos High School</td>
<td>2,365</td>
<td>2,565</td>
<td>0.05 Students/Unit</td>
<td>3</td>
</tr>
</tbody>
</table>

Sources: Goleta Union School District office
Goleta Valley Junior High School
Dos Pueblos High School
As maximum classroom size is frequently changing in response to School District budgetary issues and this project would add potentially 17 new students at public schools that are currently under capacity. Therefore, the project’s contribution to school impacts is less than significant.

Recreation: As the project site is assumed to be zoned and designated for residential use, the offsite recreational demand associated with the incremental increase in use by residents of the 60 new homes is assumed to be met by existing and planned recreational facilities. As a subdivision is proposed, the Quimby Act applies whereby fees are paid on a per unit basis to offset costs of parks facilities. The impact to recreation is not expected to be significant.

Other Public Facilities: Project residents would have access to other public services such as the Goleta Public Library. The increase in use of the library from an additional 156 people is not expected to be significant, particularly with the payment of a Library Facility Fee.

3.15 Utilities and Service Systems

Existing Setting

Sewer service in this area is provided by the Goleta West Sanitary District (GWSD) and water service is provided by the Goleta Water District (GWD). Marborg Industries provides solid waste collection within the City and all City-generated solid waste is transported to the Tajiguas Landfill on the Gaviota Coast operated by Santa Barbara County. Stormwater from the project site would be routed through the subdivision to a system of curb/gutters using permeable pavers interspersed with pervious bioswales capable of conveying such runoff to a series of catch-basins located on either the east or west side of the project site. For stormwater captured in the western catch-basins, it would then be conveyed to a detention basin at the southwest corner of the project site where it would be detained for metered release via a stormdrain crossing the intervening property and discharging into El Encanto Creek upstream from the Cathedral Oaks Road Bridge across the creek. For runoff captured on the east side of the project it would be discharged into an underground detention system utilizing 60” diameter perforated pipes connecting to the detention basin at the southwest corner of the property where again, it would be discharged via a new storm drain into El Encanto Creek.

Project Impacts

Wastewater

Treatment of wastewater collected by GWSD is provided through a contract with the GSD. The GSD treatment plant has a capacity of 9.7 million gallons per day (based on average daily flow) but is currently limited to a permitted discharge of 7.64 million gallons per day pursuant to a National Pollutant Discharge Elimination System (NPDES) permit issued by the US Environmental Protection Agency (EPA) in concurrence with the States’ Central Coast Regional Water Quality Control Board (CCRWQCB). The GWSD is allocated 40.78 percent of the capacity at the sewage treatment plant, which equates to about 3.12 million gallons per day (mgpd). The GWSD currently generates approximately 1.71 mgpd of sewage that is treated at the GSD plant, resulting in about 1.41 mgpd of remaining capacity in the GWSD’s existing system. Applying the GWSD’s wastewater generation rate of 184 gallons/day (gpd) per equivalent residential unit (ERU), total wastewater effluent from 60 new homes would be 11,040 gallons per day (gpd). This represents approximately 0.8% of the 1.41 mgpd remaining allocated capacity of the GWSD. However since, for the purposes of the project’s CEQA analysis, the property is assumed to already be designated for residential use, the impact to sewer service has been addressed as part of the General Plan Amendment EIR and is not expected to be significant.

Water

The GWD operates under the Wright Judgment that prohibits overdrafting of the Goleta Groundwater Basin (GGWB) and mandated a return of the basin to a hydrologically balanced condition in 1998. The District draws its water supply from Lake Cachuma (9,322 acre feet/year or AFY), the State Water Project (4,500 AFY), the GGWB (2,350 AFY), and wastewater reclamation (3,000 AFY) for a total yearly supply of 19,172 AFY for a normal rainfall year (Goleta Water District Water Supply Assessment, May 22, 2008). Average current demand for GWD water (2007) is 15,554 AFY (GWD Water Assessment, May 22, 2008). The City’s adopted Environmental Thresholds and Guidelines Manual includes water duty demand rates for a variety of land uses. For 7-R-1, single family
residential development, the per unit demand factor is 0.27 acre feet/unit/year (AFY) or 16.2 AFY for the proposed 60 new homes. However since, for the purposes of the project’s CEQA analysis, the property is assumed to already be designated for residential use, the impact to water service has been addressed as part of the General Plan Amendment EIR and is not expected to be significant.

**Solid Waste**

Based on the City’s solid waste generation factor in the City’s adopted *Environmental Thresholds and Guidelines Manual* for single-family residences, buildout of the project with 60 new homes is anticipated to generate approximately 172 tons of solid waste/year that would be added to the yearly flow of solid waste to the Tajiguas Landfill. Per the City’s *Environmental Thresholds and Guidelines Manual*, any project that would generate in excess of 196 tons of solid waste/year, after a 50% credit for source reduction, recycling, and composting would be considered to pose a potentially significant solid waste impact. Any project generating in excess of 40 tons/year, after a 50% credit for source reduction, recycling, and composting, would be considered to pose an adverse contribution to cumulative impacts on the solid waste flow into the Tajiguas Land Fill. Again since, for the purposes of the project’s CEQA analysis, the property is assumed to already be designated for residential use, the impact to solid waste facilities has been addressed as part of the General Plan Amendment EIR and is not expected to be significant.

**Drainage Facilities**

Please see the discussion under Hydrology and Water Quality.