

## CHAPTER 2.0 PROJECT DESCRIPTION

### 2.1 INTRODUCTION

The City of Goleta released the Final General Plan/Coastal Land Use Plan (GP/CLUP) on August 25, 2006. The GP/CLUP is the primary means for guiding future changes in Goleta. Through the GP/CLUP, the City addresses decisions about growth, housing, environmental protection, neighborhood compatibility, and preservation, public facilities and services, and transportation. The City of Goleta, acting as the lead agency, has determined that the proposed GP/CLUP may result in significant adverse environmental effects, as defined by the California Environmental Quality Act (CEQA) Guidelines Section 15064. Therefore, the City is requiring the preparation of a program Environmental Impact Report (EIR) to evaluate the potentially significant adverse environmental impacts of the proposed project, or the implementation of the GP/CLUP.

A Draft EIR, dated May 31, 2006, was prepared to analyze the potential environmental impacts of the Draft GP/CLUP released by the City of Goleta on March 20, 2006, for public and agency review. After further consideration by the Goleta City Council, and in response to public and agency review comments received on both the Draft GP/CLUP and Draft EIR, the City made selected revisions to the GP/CLUP text and figures, which are reflected in the content of both the Final GP/CLUP and Final EIR. A list of principal revisions made to the Draft GP/CLUP is provided at the end of this chapter.

### 2.2 PROJECT LOCATION AND BACKGROUND

#### 2.2.1 Location

The City of Goleta is located in southern Santa Barbara County, California, west of the City of Santa Barbara between the foothills of the Santa Ynez Mountains and the Pacific Ocean (see Figure 2-1, Project Vicinity Map). The City of Goleta and surrounding area is generally referred to as the *Goleta Valley*. Goleta is bisected by U.S. Highway 101 (US-101), which extends in an east-west alignment across the City. State Route 217 (SR-217) connects US-101 with the University of California at Santa Barbara (UCSB) to the south. Portions of the City are bordered by UCSB and by the City of Santa Barbara, including the Santa Barbara Airport. The southern portions of Goleta are within the California Coastal Zone subject to the jurisdiction of the California Coastal Commission (see Figure 2-2, Coastal Zone Boundary).

Access into and through the City of Goleta is provided primarily through US-101. Other major east-west arterials include Hollister Avenue and Cathedral Oaks Road. Major north-south arterials are Patterson Avenue, Fairview Avenue, Los Carneros Road, and Storke-Glen Annie Road.

The project location includes the entire territory within the geographic area of the incorporated city limits, and includes a population of approximately 30,000. This area encompasses approximately 7.9 square miles, containing a total of 5,075 acres. In developing the Draft General Plan, the City studied an area of approximately 95 square miles where future development might impact the City or where City plans and policies might have effects outside the city boundaries. Potential future City service areas, filling the probably ultimate physical boundaries and service area of the City, are shown in Figure 2-2.

## 2.2.2 Background

California state planning law, at Section 65300 of the California Government Code, requires that cities adopt a general plan as a guide to their physical development. The role of the general plan is to act as the City's constitution for the physical use of resources, to express the community's preservation and development goals, and to establish public policy relative to the distribution of future public and private land use. The plan must contain the seven elements mandated by state law, and may include other optional elements.

The California Coastal Act (California Public Resources Code Sections 30000 et seq) was enacted by the State legislature in 1976 to provide long-term protection of California's 1,100-mile coastline. The California Coastal Commission, in partnership with coastal cities and counties, plans and regulates the use of land and water in the coastal zone. The Coastal Act requires local governments in the California Coastal Zone to create and implement Local Coastal Programs (LCPs). Each LCP consists of a Coastal Land Use Plan.

The City was incorporated in 2002 and the subject project is the City's first General Plan and Coastal Land Use Plan. Prior to incorporation, land use planning for the area encompassing Goleta was addressed through the Goleta Community Plan, a part of the County of Santa Barbara's General Plan. For purposes of this EIR, the environmental setting (existing condition) is considered to be made up of those land uses and environmental conditions now physically existing as of the date of preparation of this document.

## 2.3 OBJECTIVES OF THE GENERAL PLAN / COASTAL LAND USE PLAN

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

## 2.4 GENERAL PLAN / COASTAL LAND USE PLAN COMPONENTS

The GP/CLUP contains several elements, including:

1. Land Use;
2. Open Space and Coastal Access;
3. Conservation;
4. Safety;
5. Visual and Historic Resources;
6. Transportation;
7. Public Facilities;
8. Noise; and

## 9. Housing.

The GP/CLUP elements and related proposed policies are summarized below.

### 2.4.1 Land Use Element

The Land Use Element proposes a planned land use pattern and long-range policies to govern development within Goleta. These land use policies are intended to preserve and enhance the quality of the community through appropriate use of the land that provides continuity with past and present uses. Land use patterns presented in this element would remain primarily residential and open, with the majority of nonresidential development concentrated along the primary transportation corridor—east and west along Hollister Avenue and US-101 (see Figure 2-3, Proposed Land Use Map and Existing Vacant Sites).

The GP/CLUP land use designations guide the general distribution, location, and extent of land uses. Designations fall under the following categories: residential, commercial, office and industrial, public and quasi-public, park and open space, agriculture, coastal development, and energy-related uses. Land uses have also been identified for the Central Hollister Residential Development Area. Specific measures for density and building intensity, such as units per acre and floor area ratios, are established for the appropriate land use designations. Highlights of the Land Use Element include:

- The planned land use designations generally correspond to the existing development densities in established residential areas.
- Policies that seek to ensure that new development and expansions in residential areas are compatible with existing character and protect privacy and solar access for neighboring residences.
- Efforts would continue to develop and implement programs to revitalize the Old Town area.
- A central Hollister Residential Development Area is proposed (between Hollister Avenue and the Union Pacific railroad tracks, extending from east of Los Carneros Way to Storke Road) to enable new residential development on the existing vacant parcels along with provisions of incidental and subordinate small-scale commercial uses.
- Bishop Ranch, in the central part of the City, is proposed to be retained in an agricultural land use designation consistent with the zoning of the property at the time of incorporation of the City.
- Existing open space areas would be protected by special land use designations.
- Large regional commercial uses would be limited to the existing areas for such uses south of Hollister Avenue near Storke Road.

The GP/CLUP would allow increases in both the number of residential units and the square footage of commercial and industrial land uses in the City. Potential increases under the GP/CLUP are summarized below.

**TABLE 2-1  
ESTIMATED MAXIMUM HOUSING BUILDOUT**

	<b>Existing</b>	<b>Proposed</b>	<b>Change</b>
Residential Units	Units	Units	Units
Single Family	5,483	5,963	+ 480
Multi-Family	6,132	9,532	+ 3,400
<i>Total</i>	<i>11,615</i>	<i>15,495</i>	<i>+ 3,880</i>
Note: Housing unit totals are maximum buildout estimates allowed under the Land Use Plan to approximately 2030. These are not the same as housing unit totals in the Housing Element, which does not include all potential units for all mixed-use and redevelopment sites. Housing units on mixed-use and redevelopment sites in the Housing Element are related to the 2001–2009 RHNA period. Source: City of Goleta 2006.			

**TABLE 2-2  
ESTIMATED MAXIMUM COMMERCIAL AND INDUSTRIAL BUILDOUT**

<b>Commercial/Industrial</b>	<b>Existing Square Feet<sup>1</sup></b>	<b>Proposed Square Feet<sup>1</sup></b>	<b>Change Square Feet<sup>1</sup></b>
Commercial	2,575	3,279	+ 704
Industrial	9,544	10,921	+ 1,377
<i>Total</i>	<i>12,119</i>	<i>14,200</i>	<i>+ 2,081</i>
<sup>1</sup> = Unit of measure is in thousands of square feet. Source: City of Goleta 2006.			

## 2.4.2 Open Space Element

The Open Space Element, in conjunction with the Conservation Element, focuses on the protection and enhancement of open space, coastal access, and recreation resources to ensure a quality living environment for current and future residents of the City and South Coast area. The purpose of the Open Space Element is to set local planning policies for the use of open land and water. Highlights of this element include:

- Policies related to the protection and management of existing mini or pocket parks, neighborhood parks, neighborhood open space, community parks, regional open space, and special use parks.
- Policies related to standards for new parks or recreational services are provided, and a recreation service standard is set.
- Policies establish the requirement for all new development to contribute to open space and recreation mitigation for any reduction in service level.
- Policies are provided to conserve and promote the City's agricultural heritage by designating, reserving, and protecting agricultural resources as open space for current and future generations. Agricultural land conversion is discouraged.
- Policies are provided to ensure that identified Native American, cultural, and archaeological properties and sites are recognized and protected as open spaces.

The GP/CLUP includes several new parks and open spaces in the City. Facilities proposed under the GP/CLUP are summarized below in Table 2-3.

**TABLE 2-3  
PLANNED NEW PARKS AND OPEN SPACES**

<b>Name</b>	<b>Park Type</b>	<b>Acres</b>	<b>Description</b>
Expansion of Armitos Park	Neighborhood Park	4.0	Parallels San Jose Creek; undeveloped
Potential Active Recreation	Community Park	4.0–5.0	Active recreation park by SR-217 & Old Drive-In Theater
Willow Springs Park	Neighborhood Park	2.0–3.0	Camino Vista by Willow Springs Phase II Apartments
Village at Los Carneros Park	Neighborhood Park	3.0–5.0	Castilian Drive by proposed Village at Los Carneros MFD project adjacent to creek
Cabrillo Business Park Open Space	Neighborhood Open Space	15.8	Los Carneros Road (by SE corner of parcel)
<i>Total</i>		<i>27.8– 30.8</i>	

### 2.4.3 Conservation Element

The Conservation Element addresses the protection of the natural environment. It focuses on environmentally sensitive habitats, creek and riparian areas, wetlands, monarch butterfly habitats, other terrestrial habitats, marine habitats, beach and shoreline resources, special status species, native woodlands, watershed management, preservation of agriculture lands, protection of air quality, energy conservation, urban forest preservation, and water conservation. Policies are proposed that would set or guide standards with the goal of providing the maximum feasible protection of natural and biological resources. Highlights of the draft Conservation Element include:

- Environmentally Sensitive Habitat Areas (ESHAs) such as wetlands, riparian vegetation, existing or potential monarch butterfly habitat, significant native grasslands, and oak woodlands are protected.
- Policies protect native trees and removal must be avoided.
- Fish-bearing streams would be protected via policies that require new culverts to be oversized and have gravel bottoms that maintain the channel's width and grade.
- Streamside Protection Areas would be established along both sides of creeks to protect the associated riparian habitats and ecosystems.
- Fish and wildlife resources would be protected via policies that require all development activities to be located, designed, constructed, and managed to avoid disturbance to these resources. Light and glare from new development would be controlled and directed away from wildlife habitats. Noise levels from new development or intensification of existing activities should not exceed a 60 dBA Day-Night Level ( $L_{dn}$ ; see Section 3.11, "Noise," for a more detailed explanation) exterior noise level. Construction noise levels would be allowed to exceed 60  $L_{dn}$  under certain circumstances.
- Surface water quality would be protected via policies the require developments to use site-design techniques that allow recharge of ground water and reduce harmful run-off and pollution.

The GP/CLUP provides a summary of ESHAs and examples of each. ESHAs include the resources listed in Table 2-4.

**TABLE 2-4  
SUMMARY OF ENVIRONMENTALLY SENSITIVE HABITATS**

Habitat Type	Example Locations
Marine resources	All marine areas offshore from Goleta extending from the mean high tide line seaward to the outer limit of state waters
Beach and shoreline resources	All areas extending from the mean high tide line landward to the top of the ocean bluffs
Creek and riparian habitat (includes unvegetated open creek channel and vegetated aquatic habitat)	Tecolote Creek, Bell Creek, Winchester Canyon Creek, Ellwood Canyon Creek, El Encanto Creek, Devereux Creek, Glen Annie Creek, Los Carneros Creek, San Pedro Creek, Las Vegas Creek, San Jose Creek, and Maria Ygnacio Creek
Lagoons and open water habitats	Bell Canyon Lagoon, Tecolote Creek Lagoon, and Los Carneros Lake
Wetland habitat* (vegetated aquatic habitats and unvegetated open creek channel)	Creeks, Ellwood Mesa, Girsh Park, Los Carneros Lake, and Rancho Goleta Lake
Significant native plant communities (such as native grassland, oak woodlands and savannahs, coastal sage scrub, chaparral, coastal dune, and coastal bluff habitats)	Coastal beaches and bluffs, Ellwood Mesa, Bishop Ranch, Stow Grove Park, Lake Los Carneros Natural and Historical Preserve, Oro Verde Park, and in the Planning Area
Butterfly habitat	Tecolote Creek, Bell Canyon Creek, Ellwood Canyon Creek, Ellwood Mesa, Evergreen Park, Glen Annie Creek, Los Carneros Creek, Los Carneros Natural and Historical Preserve, and San Jose Creek
Raptor nesting and roosting habitat	Ellwood Canyon Creek, Ellwood Mesa, Lake Los Carneros, and Old San Jose Creek
Special-status species habitat	Bell Canyon Lagoon, Tecolote Creek Lagoon, Sandpiper Golf Course pond, Ellwood Mesa, and Ellwood Beach
* Vegetated aquatic habitats are wetlands and include habitat types such as salt marsh, freshwater marsh, vernal pools, riparian scrub, riparian woodland, and oak-riparian woodland.	

#### 2.4.4 Safety Element

The Safety Element addresses the features or characteristics of the physical environment existing in or near the City of Goleta that represent a potential hazard to the community's citizens, sites, structures, public facilities, and infrastructure. The Safety Element establishes policies to minimize risks to residents, workers, and visitors, while identifying actions needed to manage emergency situations such as earthquakes, fires, and floods. Additionally, the Safety Element contains specific policies to regulate existing and proposed development in hazard-prone areas. It also contains policies designed to minimize oil and gas industry and airport hazards. Highlights of Safety Element include:

- New development would be located away from active and potentially active faults to reduce damage from fault rupture.
- Development on areas prone to erosion and landslide hazards would be prohibited.
- Additional armoring (installation of bulkheads, rip-rap, or other hard surfaces) along coastal shores or bluffs would be prohibited. Existing armoring could be maintained but only to the minimum necessary to serve the purpose of the shore protection. A coastal bluff setback area would be set at 130 feet.

- Development within 100-year flood plains, along local streets, and shoreline that would obstruct flood flow (such as construction in the designated floodway), displace floodwater onto other property, or be subject to flood damage would be prohibited. Development that would create or worsen drainage problems would be prohibited.
- New developments would be required to be designed and constructed to minimize urban and wildland fire hazards with special attention given to fuel management and improved access in areas of high fire risk.
- Quantitative Risk Assessments would be a component of any application for a new oil and gas production and processing facility or for any proposed substantial alteration of an existing oil and gas production and processing facility.

#### **2.4.5 Visual and Historical Resources Element**

The Visual and Historical Resources Element addresses the protection of scenic quality and historical resources. Visual policies focus on the preservation and enhancement of scenic views, ocean and island views, mountain and foothill views, open space views, preservation of natural landforms, scenic corridors, and community character. A design review process is described to maintain high quality design for residences, commercial and industrial uses, office and public/quasi-public uses, telecommunications facilities, landscaping, streetscape and frontages, parking lots, lighting, signage, and utilities. Historic resources policies focus on the protection and preservation of local historic landmarks and resources, as well as historical and cultural landscapes. Highlights of the draft Visual and Historical Resources Element include:

- Policies would protect specific views from public viewing areas. Local scenic corridors would be established by policy.
- Policies set design standards for building exteriors, landscaping, signage, and lighting with the goal of ensuring a quality visual environment. Billboards and other off-premises advertising signs would be prohibited.
- Historic and cultural landscape preservation policies would ensure that local historic landmarks and resources, and historical and cultural landscapes, are protected from incompatible land uses or transportation facilities, and protected from detrimental exterior noise levels.

#### **2.4.6 Transportation Element**

The Transportation Element would guide the continued development and improvement of the transportation system to support land uses proposed in the Land Use Element. The purpose of the Transportation Element is to provide a safe, efficient, and adequate transportation system for Goleta. The Transportation Element identifies the general network of streets in the City and addresses future facility needs for all modes of transportation. Highlights of the Transportation Element include:

- Policies that designate street classifications and design standards for all new major arterials, minor arterials, collector streets and roads, and local streets and roads. The street classification is linked to anticipated traffic levels.
- Policies are established to create and maintain an integrated multimodal transportation system, support transportation demand management strategies, provide a street network (including appropriate provisions for bicycles and pedestrians) that is adequate to support

the City's mobility needs, identify target level of service (LOS) standards (see below), identify major future improvements to the street and highway system, create high quality street design and streetscape character, support efforts to sustain and expand the bus transit system, support commuter-oriented rail passenger service along the UPRR corridor, ensure the provision of adequate parking, develop a safe and convenient pedestrian and bicycle circulation system, maintain adequate transportation system capacity to accommodate foreseeable new development, identify the availability of funding for transportation facility construction, and participate in the development of solutions to regional transportation issues.

- Street design and streetscape character standard policies are also provided in this element. These standards reflect and support the character of adjacent development and the transportation and land use goals of the City.
- Policies set a traffic LOS standard "C" for intersection operation, except for one intersection where LOS is set at "D." The LOS ranges are based on the capacity of the intersection and the volume of traffic using the intersection, or the volume to capacity ratio (V/C). Policies related to V/C ratio limits for corresponding LOS ranges are provided in the Transportation Element. The focus of the LOS standards and V/C ratios are to ensure adequate LOS and to discourage new uses that reduce intersection LOS to inappropriate levels or require unacceptable expansion of these facilities. New development would be required to address the V/C ratio and limits. Required mitigation would be imposed if the planned development or redevelopment exceeds the V/C ratio standards.

The GP/CLUP includes 14 major planned street and highway improvement projects, as summarized in Table 2-5.

#### **2.4.7 Public Facilities Element**

Public facilities such as domestic water service, sanitary sewer service, storm water management facilities, streets, fire services, schools, and parks are the infrastructure that supports development. The Public Facilities Element would guide the financing, planning, and coordination of these facilities and would provide an effective strategy to balance land use with public facility development within the fiscal capacity of the City of Goleta. Highlights of the Public Facilities Element include:

- A city hall or civic center would be planned to meet the needs of the City for a 10 to 20 year period.
- Other facilities would be evaluated for expansion, relocation, or addition, including the Goleta Public Library, Goleta Valley Community Center, City maintenance yard, future police station, and establishment of a new fire station in the western area of the City.
- The City would coordinate with the Goleta Water District (GWD) regarding new development within its boundaries such that GWD meets projected long-term water demand through the construction and maintenance of reliable water supply and delivery systems.
- The City would coordinate with the Goleta Sanitary District (GSD) regarding effluent treatment and quality, and the construction and maintenance of reliable sewage collection and wastewater treatment capacity sufficient to serve new development.
- The City would work closely with the Goleta Unified School District (GUSD) and Santa Barbara High School District (SBHSD) to ensure that school facility needs are accommodated when planning new development.

**TABLE 2-5  
MAJOR PLANNED STREET AND HIGHWAY IMPROVEMENT PROJECTS**

Name of Improvement	Sources of Funding			
	City Impact Fees	RDA	State and Federal	Other*
Replace Cathedral Oaks/Hollister interchange	X		X	X
Ekwill-Fowler-South Kellogg improvements	X	X	X	X
Hollister Avenue/Old Town redesign improvements	X	X	X	X
New vehicular crossing at US-101 and Ellwood Station Road	X		X	X
New vehicular crossing at US-101 and La Patera Road	X		X	X
Street frontage improvements (W. Hollister, S. Fairview)	X		X	X
Phelps Road connector	X		X	X
Reconstruct Los Carneros overpass	X		X	X
Overpass Road extension to Hollister Avenue	X	X		X
Improvements at various key intersections to improve LOS	X	X	X	X
Add lane in each direction on US-101 West of Fairview Avenue	X		X	X
Storke Road Capacity Improvements—Storke Road from Hollister Avenue to US-101 (widening and/or lane reconfiguration)	X		X	X
Storke Road Capacity Improvements—Storke Road south of Whittier Drive to the southern city limit	X		X	X
Los Carneros Road Capacity Improvements—Los Carneros Road South of Hollister Avenue to the southern City limit	X		X	X

\* Includes, but not limited to, Measure D funds, traffic mitigation funds from other jurisdictions, and City general funds  
RDA = Redevelopment Agency

- Adequate utility services and facility capacities would be available to meet the needs of existing and new development, as well as service demands from outside Goleta's boundaries.
- All new public facilities, including utilities, utility buildings, signage, and other development components would be designed in a manner that makes them aesthetically compatible with surrounding lands. Siting and design, landscape buffers, architectural elements, and other appropriate design solutions would be required as appropriate.
- Methods of financing capital facilities would be established to assure that needed facilities are prioritized and adequately financed.

### 2.4.8 Noise Element

Goleta is affected by several different sources of noise, including roadway traffic from US-101 and other major highways, railroad-related noise along the UPRR, airport-related noise from Santa Barbara Municipal Airport, commercial and industrial activity, construction, and periodic nuisances such as landscaping, home maintenance, amplified music, and other events. Although noise is a normal part of the developed environment, controlling noise sources can make a substantial improvement in the quality of life for Goleta residents. The objective of the Noise Element would be to minimize exposure of residents, workers, and visitors to excessive noise levels, while accommodating land use modifications described in the Land Use Element. The GP/CLUP would set forth policies to maintain this objective. Highlights of the Noise Element include:

- Policies set standards for maximum acceptable noise levels.
- The City would limit the use of motorized landscaping equipment, parking lot sweepers, and other high-noise equipment on commercial properties if their activity would result in noise that adversely affects residential zones.
- Policies would set construction hour restrictions. The City would consider restricting hours for trash pick-up.
- The City would require all multi-family residential developments that are proposed within the 60-dBA CNEL noise contour to include appropriate noise insulation measures.

### 2.4.9 Housing Element

The Housing Element addresses the City of Goleta's housing needs for the long-term and through a required shorter-term planning period, ending June 30, 2009. The Housing Element Technical Appendix identifies sites for 3,681 potential residential units for the RHNA period ending in 2009, which is slightly less than the 3,880 residential units identified in the Land Use Element. The Housing Element and Land Use Element use different methodologies to estimate potential housing development because they have different purposes. The purpose of the analysis in the Housing Element is to demonstrate sufficient sites to meet the City's housing needs through 2009; therefore, the numbers provided in the Housing Element illustrate the development potential based upon a 2009 timeline. The Land Use Element, which includes additional units on mixed-use sites, attempts to provide a theoretical estimate of how much growth potentially could occur through 2030, which is considered maximum buildout.

The Housing Element contains policies that address the existing and projected housing needs of all economic segments of the community. Highlights of the Housing Element include:

- Policies enable provisions of affordable housing, provide housing options for special need groups, preserve the character and quality of neighborhoods, and provide adequate site capacity to meet the City's housing needs as defined in the Regional Housing Needs Allocation (RHNA).
- Goleta was allocated a total of 2,388 units of housing production for the 2001 to 2009 planning period, through the RHNA process of the Santa Barbara County Association of Governments (SBCAG). The Housing Element Technical Appendix identifies sites for 3,681 potential residential units, exceeding the RHNA requirement.

- The location of housing opportunity sites are consistent with the land use designations as presented in the Land Use Element with higher density housing focused south of US-101 along the Hollister Avenue corridor and with lower density housing focused north of the US-101 corridor and in western Goleta in smaller, scattered locations.

## **2.5 PUBLIC PARTICIPATION**

### **2.5.1 General Plan/Coastal Land Use Plan**

The Final GP/CLUP is available for review at City Hall and is posted on the City's website ([www.cityofgoleta.org](http://www.cityofgoleta.org)). Opportunities for public participation in the General Plan process have been many and varied over the past three years. Activities have included:

- several public workshop series in 2003 and 2004, focusing on policy issues and a broad vision statement;
- a Discussion Draft General Plan Workshop Series in January 2005;
- new working drafts of General Plan elements released and discussed at Planning Agency meetings during Summer and Fall 2005;
- two community meetings on housing needs, issues, and strategies in August 2005;
- a traffic forecast and modeling presented at a Special Planning Agency meeting in December 2005; and
- a Draft GP/CLUP released in March 2006 for the formal public hearing process.

The Final GP/CLUP was released on August 25, 2006.

### **2.5.2 Program EIR**

A public scoping meeting for the General Plan EIR Notice of Preparation (NOP) was held on April 14, 2005, at City Hall. The Draft EIR was released on May 31, 2006 for public review and comment. A public hearing on the Draft EIR was held on June 26, 2006. The 49-day public review period ended on July 18, 2006.

## **2.6 CHANGES TO THE GP/CLUP**

As noted in Section 2.1, in response to further consideration by the Goleta City Council, as well as public and agency review comments received on both the Draft GP/CLUP and Draft EIR, the City made selected revisions to the GP/CLUP text and figures, which are reflected in the content of both the Final GP/CLUP and Final EIR. A list of principal revisions made to the Draft GP/CLUP is provided below. In general, these revisions were made to improve or clarify the text of selected policies or subsections, update selected land use designations, or to make minor editorial changes to the GP/CLUP.

The Final EIR incorporates refinements to the GP/CLUP project description and Land Use Plan Map, evaluates the potential environmental impacts of the Final GP/CLUP, and makes minor editorial corrections to the Draft EIR where necessary. Map revisions in the FEIR reflect policy revisions made to the GP/CLUP. The Final EIR identifies no new significant environmental impacts, new alternatives, nor other information that would require recirculation of the Draft EIR in accordance with CEQA Guidelines Section 15088.5.

## Land Use Plan Map

- The land use designations for the three adjacent Girsh/Westen parcels located on the north side of Hollister Avenue west of Santa Felicia and across from Pacific Oaks are changed as follows: A portion of the 3 parcels along the Hollister frontage is changed to “Community Commercial;” the rear portions of the 3 parcels is changed to “Medium Density Residential.”
- The land use designation for the portion of the former Sumida property (now owned by Doug Connor, Nissan dealer) located along South Kellogg just north of its intersection with Hollister Avenue (APN 071-090-77) is changed from “Open Space – Active Recreation” to “Planned Residential – 10 units per acre” to correspond to the existing zoning of the property.
- The land use designation for the portion of the Old Drive Inn Theatre site adjacent to Highway 217 (APN 071-190-035), owned by SyWest Development is changed from “Public / Quasi-Public” to “Service Industrial” so that the entirety of the property is in this use category.
- The “Hotel Overlay” symbol is added to the parcel at the north-east corner of Storke Road and Hollister Avenue.
- A new “Hospital Services” Overlay symbol is added to the property owned by Goleta Valley Cottage Hospital, including the location of the existing medical office building and the portions of the property on the east side of Patterson Avenue that are designated as “Office and Institutional” (referred to as the Hollipat site).
- Change the land use designation for the South Kellogg Industrial Area from “Planned Residential – 8 units per acre” and “Public / Quasi-public” (for the parcels adjacent to the railroad tracks and between the tracks and the Highway 101 right-of-way) to the “General Industrial” use category, to be consistent with existing zoning for these parcels.
- Change the land-use map to designate the entirety of the Bacara site as “Visitor-serving Commercial” and the entirety of the Sandpiper Golf Course site as “Open Space/Active Recreation.”
- Change land use designation for two parcels located along the eastern side of Matilda from the “Open Space/Passive Recreation” use category to “Planned Residential – 10 units/acre.”
- The land use designation for parcel #079-210-066 (Vulcan Concrete) is split between two categories. Change it to one category as follows: change land use designation from Public / Quasi-Public to General Commercial so that the entire parcel is General Commercial.

## Chapter 1: Introduction and Overview

- A summary of future Implementation Actions, except for those identified in the Housing Element, was provided following Chapter 10.

## Chapter 2: Land Use Element

- New policy subsection LU 1.5, Compatibility of Existing and New Industrial Areas with Adjacent Residential Development, added to include performance standards that will mitigate the effects of industrial uses on nearby residential areas.
- General commercial use category revised to allow assisted living residential units.

- Policy subsections LU 4.2 and LU 4.3 updated. The maximum FAR for hotel uses is increased from 0.4 to 0.5. The Hospital Overlay restrictions have also been updated as illustrated in Table 2-3.
- Policy subsection LU 4.6, South Kellogg Industrial Area, added.
- Policy subsection LU 9.3, item c, added, which gives preference to local residents in fees and tee times during the week. Item e is updated to secure access easements to provide for lateral access in all conditions.
- Item b of policy subsection LU 10.3 revised to require a General Plan amendment and rezone for any increase in oil and gas throughput levels above currently permitted levels.
- Implementation Action LU-IA-7, South Kellogg Industrial Area Compliance Program, added to achieve compatibility between the South Kellogg Industrial Area and the adjacent residential area.
- Other minor editorial changes that have no substantive effect on goals or policies.

### **Chapter 3: Open Space Element**

- Guiding Principle 7 deleted.
- Policy subsection OS 3.1 item c deleted.
- Policy subsection OS 5.3, item f.3 deleted.
- Policy subsection OS 6.12, Public Use of Private Facilities, added to grant public access to private open space and recreational facilities under certain conditions.
- Policy subsection OS 8.7, Protection of Paleontological Resources, added to ensure that any substantial paleontological resources found in the City of Goleta are protected.
- Other minor editorial changes that have no substantive effect on goals or policies.

### **Chapter 4: Conservation Element**

- Marine resources and beach and shoreline resources have been added to the list of ESHAs within Goleta. This affects policy subsection CE 1.2 and Table 4-2.
- Guiding Principle 8 reworded to preserve and protect agriculture through supporting direct marketing and ensuring compatibility with nearby development.
- Policy subsection CE 2.6, new item a added. Channelized creek segments shall be evaluated and removed to restore natural channel bed and bank, where feasible.
- Policy subsection CE 13.3, item c reworded to encourage alternative energy sources when feasible.
- Policy subsection CE 14.4 items a through c deleted.
- Other minor editorial changes that have no substantive effect on goals or policies.

### **Chapter 5: Safety Element**

- Subsection Radon Hazards added to section 5.1. It discusses the hazards associated with Radon-222.

- Policy subsection SE 1.9, Reduction of Radon Hazards, added to require the consideration of radon hazards for all new construction.
- Policy subsection SE 7.6, Standards for Rebuilding in High Fire Hazard Areas, added to incorporate development standards that reduce the chance of structure loss from fire.
- Previous text of policy subsection SE 8.2 deleted and replaced with new text regarding the City's support of minimizing the risk of an H<sub>2</sub>S release within the City's boundaries.
- Policy subsection SE 9.3, Limitation on Development and Uses, updated to restrict development within the Clear Zone and Approach Zone.
- Policy subsection SE 9.4, Maintenance of an Airport Safety Security Corridor off Runway 7, added to create a minimum 300-foot wide clear zone on the Camino Real Marketplace and the Cabrillo Business Park properties.
- Policy subsection SE 10.7, Identification, Transport, and Disposition of Potentially Contaminated Soil, added to require a Soil Management Plan and project-specific Health and Safety Plan for all new development and redevelopment in areas of potentially contaminated soil.
- Implementation Action SE-IA-5, International Fire Code Council Urban Interface Code, added to consider adoption of the International Fire Code Council Urban Interface Code.
- Other minor editorial changes that have no substantive effect on goals or policies.

## **Chapter 6: Visual and Historic Resources Element**

- Policy subsection VH 4.3 item f revised to minimize the visual impacts of parking. New item g added to maximize safety by through not allowing garages to open onto public or private accessways.
- Policy subsection VH 4.13 item g added to prohibit billboards and other off-premises advertising signs.
- Policy subsection VH 4.16 deleted.
- Policy subsection VH 5.2, Locally Significant Historic Resources, updated to include landscaping. Item j added to include rare or specimen plant materials associated with a particular period or style.
- Implementation Action VH-IA-4, Creation of a Historic Preservation Board or Committee, added to establish an advisory board or committee to promote and assist in the preservation of Goleta's heritage.
- Other minor editorial changes that have no substantive effect on goals or policies.

## **Chapter 7: Transportation Element**

- Table 7-1 has been updated to reflect new traffic data.
- A new Table 7-2 has been added to identify existing and project roadway volumes associated with the proposed land use plan on various roadway segments.
- New item f added to policy subsection TE 3.2 to maintain existing views of the oceans and mountains to the greatest extent feasible.
- Policy subsection TE 4.2 updated to reflect new data. The Storke-Hollister intersection was the only intersection in the city at planned capacity as of 2005. Items b and c deleted.

- New policy subsections TE 5.12, TE 5.13, and TE 5.14 added. These new subsections identify road capacity improvements for Storke Road and Los Carneros Road, and are intended to improve transportation circulation and reduce potential effects from buildout.
- Policy subsection TE 9.6 item c deleted.
- Other minor editorial changes that have no substantive effect on goals or policies.

### **Chapter 8: Public Facilities Element**

- Minor editorial changes that have no substantive effect on goals or policies.

### **Chapter 9: Noise Element**

- Policy subsection NE 1.2, Location of New Residential Development, added to require measures to mitigate interior and exterior living areas to an acceptable level.
- Other minor editorial changes that have no substantive effect on goals or policies.

### **Chapter 10: Housing Element**

- Policy subsections HE 6.1, HE 6.2, HE 6.3, HE 6.4, and HE 6.6 updated to reflect revised housing data.
- Policy subsection HE 11.8, Additional Incentives for Onsite Production of Affordable Inclusionary Units, added.
- A new column, "Part of New Zoning Code Program," added to Table 10-4.
- Other minor editorial changes that have no substantive effect on goals or policies.

*This page intentionally left blank*

CHAPTER 2.0 .....	1
PROJECT DESCRIPTION.....	1
2.1    INTRODUCTION .....	1
2.2    PROJECT LOCATION AND BACKGROUND .....	1
2.2.1    Location .....	1
2.2.2    Background.....	2
2.3    OBJECTIVES OF THE GENERAL PLAN / COASTAL LAND USE PLAN .....	2
2.4    GENERAL PLAN / COASTAL LAND USE PLAN COMPONENTS.....	2
2.4.1    Land Use Element.....	3
2.4.2    Open Space Element .....	4
2.4.3    Conservation Element.....	5
2.4.4    Safety Element .....	6
2.4.5    Visual and Historical Resources Element.....	7
2.4.6    Transportation Element.....	7
2.4.7    Public Facilities Element .....	8
2.4.8    Noise Element.....	10
2.4.9    Housing Element.....	10
2.5    PUBLIC PARTICIPATION .....	11
2.5.1    General Plan/Coastal Land Use Plan .....	11
2.5.2    Program EIR .....	11
2.6    Changes to the GP/CLUP .....	11
Land Use Plan Map.....	12
Chapter 1: Introduction and Overview .....	12
Chapter 2: Land Use Element.....	12
Chapter 3: Open Space Element .....	13
Chapter 4: Conservation Element .....	13
Chapter 5: Safety Element .....	13
Chapter 6: Visual and Historic Resources Element.....	14
Chapter 7: Transportation Element.....	14
Chapter 8: Public Facilities Element.....	15
Chapter 9: Noise Element .....	15
Chapter 10: Housing Element.....	15

## Acronyms

U.S. Highway 101 (US-101 .....	1
State Route 217 (SR-217 .....	1
University of California at Santa Barbara (UCSB) .....	1
State Office of Planning and Research (OPR .....	<b>Error! Bookmark not defined.</b>
Land Use Plan (LUP).....	<b>Error! Bookmark not defined.</b>
Environmentally Sensitive Habitat Areas (ESHAs).....	5
level of service (LOS .....	8
volume to capacity ratio (V/C.....	8
Goleta Water District (GWD .....	8
Goleta Sanitary District (GSD .....	8

Goleta Unified School District (GUSD) ..... 8  
 Santa Barbara High School District (SBHSD)..... 8  
 Regional Housing Needs Allocation (RHNA)..... 10  
 Notice of Preparation (NOP)..... 11

Citations

**Error! No table of figures entries found.**

Tables

TABLE 2-1 MAXIMUM HOUSING BUILDOUT ..... 4  
 TABLE 2-2 MAXIMUM COMMERCIAL AND INDUSTRIAL BUILDOUT ..... 4  
 TABLE 2-3 PLANNED NEW PARKS AND OPEN SPACES..... 5  
 TABLE 2-4 SUMMARY OF ENVIRONMENTALLY SENSITIVE HABITATS..... 6  
 TABLE 2-5 MAJOR PLANNED STREET AND HIGHWAY IMPROVEMENT PROJECTS... 9

Figures

Figure 2-1, Project Vicinity Map ..... 1  
 Figure 2-2, Coastal Zone Boundary..... 1  
 see Figure 2-3, Proposed Land Use Map and Existing Vacant Sites..... 3

Miscellaneous

**Error! No table of figures entries found.**

Glossary

**Error! No table of figures entries found.**