

PREFACE

This document, inclusive of Volumes I and II, is the Final Environmental Impact Report (FEIR) for the Village at Los Carneros Project (SCH # 2011111001). This FEIR was prepared in accordance with the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*, “CEQA”), the regulations promulgated thereunder (14 California Code of Regulations §§15000, *et seq.*, the “CEQA Guidelines”), and the City’s Environmental Guidelines (“Goleta Guidelines”). CEQA, the CEQA Guidelines, and the Goleta Guidelines are collectively referred to as “CEQA.” The City of Goleta is the Lead Agency for this FEIR as per CEQA Guidelines § 15367.

The City will use this FEIR, as defined by CEQA Guidelines § 15362(b), when considering the Project. A FEIR consists of the information provided in the Draft EIR (DEIR) and its technical appendices; comments received during the public circulation period of the DEIR (either verbatim or in summary); a list of individuals and/or agencies commenting; the responses of the Lead Agency to those comments; and any additional information added by the Lead Agency, as provided for in CEQA Guidelines § 15132.

This FEIR is comprised of three parts:

Part I The Draft EIR and Technical Appendices:

The DEIR describes the existing environmental setting of the Project site and properties in its vicinity and analyzes the potential impacts of the Project on any identified resources that would occur as a result of the Project’s implementation. The DEIR further identifies any mitigation measures that could avoid or reduce the significance of those impacts, evaluates cumulative impacts that could result from the implementation of the Project in combination with other known pending or future projects and/or regional growth projections pursuant to the cumulative setting determined for each topical area of analysis, and analyzes growth-inducing effects that would result directly or indirectly from the implementation of the Project. Lastly, the DEIR identifies potential alternatives to the Project that could eliminate, reduce, or avoid one or more Project-related environmental impacts while still fulfilling most of the Project’s Objectives. The DEIR also includes by reference any Errata issued by the Lead Agency, which Errata are incorporated into the corrected DEIR text contained in Volume II.

The DEIR also includes one or more separately bound volumes containing technical appendices that consist of Project-specific studies conducted to provide objective support for the environmental document, its conclusions, mitigation measures, the Notice of Preparation (NOP) and comments received during the Project’s scoping process and the NOP’s 30-day circulation period. While separately bound, these technical appendices are treated as part of Part I for purposes of this FEIR.

In addition to the foregoing, the DEIR includes a list of individuals who participated in the preparation of the environmental document, a list of acronyms used in the document, and a complete bibliography, listing all references accessed for the purpose of providing information subsequently incorporated into the environmental analysis, environmental setting, regulatory setting, and in the development of mitigation measures. Reference should be made to the Table of Contents of Volume II of the DEIR, which identifies each chapter of the document, all tables, and all figures by section and number.

Part II Comments Received on the DEIR, Responses to Comments, and Errata

Part II of the FEIR consists of comments and recommendations received on the DEIR in the course of its public circulation, either in summary or verbatim, together with the actual comment letters received, a list of the persons, organizations, and public agencies commenting on the DEIR, and the responses of the Lead Agency to the significant environmental issues raised in the DEIR review and consultation. These are located in Volume I of the FEIR.

Part III Mitigation, Monitoring, and Reporting Program (MMRP)

Part III, which is incorporated into Volume I, contains the Mitigation, Monitoring, and Reporting Program pursuant to CEQA Guidelines § 15097. Monitoring is generally required for a Project that has complex mitigation measures such as ESHA protection that require careful implementation and monitoring to ensure compliance. Reporting is required where there are measurable or quantitative mitigation measures that require regular review. Reporting and monitoring assures that mitigation measures are implemented over time and that the Lead Agency is kept informed of progress and compliance.