

ATTACHMENT B

1.0 REQUEST/PROJECT DESCRIPTION

The project comprises the following components:

APPLICATIONS

The project consists of a Comprehensive Plan Map Amendment (01GPA-00000-00009), Rezone (01RZN-00000-00015), Vesting Tentative Tract Map (09TRM-00000-00001), Development Plan (08DVP 00000-00012) to develop 135 dwelling units, and a Road Naming application (09RDN-00000-00001). The site is identified as APN Nos. 069-100-006, -051, -054, -057. The existing Cavaletto Tree Farm site is 26.16 acres (gross and net) as shown in the chart below:

Tree Farm site Assessor Parcel Numbers	Gross Acreage
069-100-006	17.90
069-100-051	5.14
069-100-054	.01
069-100-057	3.13
Total	26.16

The Cavaletto Tree Farm site is currently developed with three single family homes, and seven agricultural accessory structures on APN 069-100-006 (See attached chart of existing structures). Until 2003, the site was utilized as a Christmas tree farm. Access is from Las Perlas Drive, Merida Drive, and Patterson Avenue. APNs 069-100-051 and 057 are within the boundaries of and served by the Goleta Sanitary District and APN 069-100-006 is served by septic systems. A well exists on APN 069-100-054; however, all parcels are served by the Goleta Water District for potable water supplies.

The project site is within the Goleta Community Plan, Inland Urban Area. Currently, the Tree Farm site has a land use designation of A-I-5 and is zoned AG-I-5, Agriculture, five acre minimum parcel size. The project site is located on the west side of Patterson Ave. approximately ½ mile north of Hwy. 101.

COMPREHENSIVE PLAN MAP AMENDMENT AND REZONE

- A. Amend the Goleta Community Plan Land Use Element Map to change the land use designation on APNs 069-100-006, 069-100-051, 069-100-054, and 069-100-057 from Agriculture (A-I-5) to Residential 4.6;
- B. Amend the County Zoning Map to:
1. Change the zone district on APNs 069-100-069-100-051, 069-100-054 and 069-100-057 from Agriculture (AG-I-5) to DR 4.6, and
 2. Apply the Environmentally Sensitive Habitat Zoning Overlay-Goleta to that portion of San Jose Creek that lies with APNs 069-100-006 and 069-350-030.

VESTING TENTATIVE MAP

A Vesting Tentative Map will divide all the 135 housing units, into 135 individual lots or separate condominium units. The vesting tentative map also includes two common open space lots, one new public road, and two new private roads. The new public road will connect the Patterson Avenue access to the site to the northern terminus of Merida Drive. The existing public access roads, along with the new roads, will serve the new housing development. Drainage improvements will be developed as depicted on Exhibit Map C-2.. Included in the project are two outlets to San Jose Creek (one is modernization of an existing outlet for offsite water) to carry storm water from offsite and onsite, including storm water released from a retention basin for onsite drainage located adjacent to San Jose Creek. The existing SCE 66 KV transmission lines that traverse the property (between 1955 and 2050 linear feet) will be retained and/or shifted within their existing location retaining the existing east-west alignment. Other existing lines on those power poles will be under-grounded.

DEVELOPMENT PLAN

The residential component of the project is composed of 135 housing units, including one existing dwelling unit to be retained. Two other existing dwelling units would be demolished. The project is composed of one existing single family dwelling, 80 new detached dwellings and 54 attached dwelling units, for total of 135 housing units. The project includes 23-24 affordable rental units, including one on-site manager unit. 120 of the units constitute the base zone density under the proposed DR 4.6 zone district and the application includes a request for a 13% density bonus (15 additional dwelling units). The development will be governed by Homeowner Covenants, Conditions and Restrictions (CC&Rs).

All homes and attached housing units and affordable rentals will come from a variety of architectural styles including American farmhouse, cottage, craftsman, Monterey, and California ranch, contemporary and/or traditional. The project includes a preliminary tree protection plan dated 6/09, a landscape concept planting plan dated 1/09, and a landscape zone diagram dated 2/08.

Housing Types

The project will provide four housing types as follows:

1. 54 attached units, triplex condominium units and other attached units, 19-20 of which are proposed to be affordable rental units at the moderate income level, four at the low income level, and one unit designated for a manager unit of the rentals; and
2. 80 detached homes in four sub-areas of the site composed of 43 courtyard homes, 20 small lot homes and 17 medium size lot homes.

The design of the dwelling units is proposed to be one of four unit types, with two or three car garages and private outdoor space. Square footages of the market rate units ranges from approximately 1394 square feet to 3800 square feet. The square footages of the affordable units range from approximately 675 -825 square feet. (See attached charts of unit square footages, heights, bedrooms and phases.) Additionally, the existing single family home on APN 069-100-

006 would be retained. The building coverage for the residential units is 19.6% of the proposed net site area. While the proposed detention basin is located within 10 feet of San Jose Creek's riparian area for functional purposes, all new above ground structures are proposed to be located over 100 feet from riparian areas.

Common Open Space

The development will also include two common open space lot(s) including a private creek-side park, a geologic setback, open space area and pocket parks totally approximately 38% of the site. Common area amenities are depicted on the site plan and include reuse of existing accessory structures in their existing locations for recreational and support out-buildings. The project also includes a detention basin on the western edge of the site. Common lots would be created for the internal private roadways.

Grading

Grading quantities would involve approximately 40,000 cubic yards of cut and 40,000 cubic yards of fill. Rough grading for the entire site is proposed as part of Phase I of the development. Grading associated with the structural development of each phase is estimated as follows:

- Phase I would require approximately 20,100 cubic yards of cut and 5,300 cubic yards of fill. 3,100 cubic yards of export to Phase II would be stockpiled or concurrently graded and another estimated 11,700 cubic yards would be exported and stockpiled on Phase IV.
- Phase II would require approximately 5,700 cubic yards of cut and 8,800 cubic yards of fill, with approximately 3,100 cubic yards imported from Phase I.
- Phase III would require approximately 10,200 cubic yards of cut and 1,400 cubic yards of embankment fill, with the excess exported to Phase IV to either be stockpiled or graded concurrently with Phase III.
- Phase IV would require approximately 3,900 cubic yards of cut and 24,000 cubic yards of fill, including the Patterson Avenue embankment.

Parking

The project would incorporate 282 covered parking spaces for the housing units and 128 guest parking spaces for a total of 410 spaces. (See attached charts for a breakdown of parking by unit type and phases.)

Roads/Circulation

One new public road with sidewalks, would be constructed in an east/west direction between Patterson Avenue and Las Perlas Drive, continuing west where it intersects with a new roundabout from Las Perlas Drive to connect with Merida Drive. New private roads would be constructed for internal circulation; and the existing road through Cathedral Oaks Village would be improved and extended to the northeast part of the site. Patterson Avenue frontage improvements would be constructed, including left and right turn lanes at the new project intersection. Additionally, no new structural development is proposed for the area designated for a future County Class I bike path and trail.

Public Services

The Goleta Water District and the Goleta Sanitary District would serve the project with water and sewer service. Two existing parcels, APNs 069-100-051 and 057 (Map 11,503) are currently within Goleta Sanitary District boundaries and the remainder of the project site would be annexed. The entirety of the site lies within the Goleta Water District service area.

PHASING

The project would be constructed in four phases per the phasing shown on the Vesting Tentative Map.

ROAD NAMING

An application has been filed for the following road names: Tree Farm Lane (public road), Noel Court (private road), and Christmas Tree Lane (private road).

2.0 PROJECT LOCATION

The project is located in the eastern Goleta Valley west of North Patterson Avenue and south of Cathedral Oaks Road at 555 Las Perlas Drive. The property totals 25.9 acres in size and abuts San Jose Creek to the west. APNs: 069-100-006, -051, -054, -057.

2.1 Site Information	
Comprehensive Plan Designation	Urban Inland area, Agriculture I, 5-acre minimum parcel size
Zoning District, Ordinance	AG-I-5 (LUDC), 5-acre minimum parcel size
Site Size	26.16 acres
Present Use & Development	Residential, open lands
Surrounding Uses/Zoning	North: Residential, DR-3.3 South: Residential, 10-R-1 East: Residential, 1-E-1 West: San Jose Creek, Recreation/Open Space; Residential, 12-R-1
Access	Las Perlas Drive
Public Services	Water Supply: Goleta Water District Sewage: Goleta Sanitary District Fire: Santa Barbara County Fire Department

3.0 ENVIRONMENTAL SETTING

Existing development on the project site includes the following: three single family dwellings, an abandoned pool and pool house, one barn, and several agricultural storage structures and sheds. Remnants of a Christmas tree farm with mature and unmaintained trees remain in the center of the project site. Much of the site is currently open and undeveloped, with an overhead power line running through the middle of the site in an east-west direction. San Jose Creek runs along the western edge of the property and supports substantial riparian habitat with numerous mature coast live oak trees, willows, sycamores, and other riparian vegetation. The riparian corridor associated with San Jose Creek is designated as Environmentally Sensitive Habitat in the Goleta Community Plan. The riparian corridor provides habitat to numerous birds and other wildlife species, though no

sensitive species have been documented on-site. Soils on the site primarily consist of sandy loam. The site is relatively flat, with a moderate grade dropping down towards San Jose Creek along the western side of the property. A field in the northwest portion of the property sits in a depression between the residence and old agricultural field above it to the east (approximately 14-foot change in elevation) and the top of the bank of San Jose Creek to the west (approximately four-foot difference in elevation) where it appears a berm was created along the top of the bank. There is an approximate five to eight foot drop in elevation from the project site to the neighborhood to the south in the area of Merida Drive, with the difference between the two elevations reducing eastward towards Patterson Avenue. The Goleta Fault runs through the property in an east-west direction, though it is not active. No known archaeological resources are present on the site, though there are several recorded sites in the vicinity of the property.

4.0 POTENTIALLY SIGNIFICANT EFFECTS

AESTHETICS/VISUAL RESOURCES

Impact Discussion:

Environmental assessment of a proposed project's impacts to the aesthetics/visual resources of a site begins with identification of the existing visual resources on and off the site, including the site's physical attributes, its relative visibility, and its relative uniqueness. The assessment should also determine the project's potential impacts on visual resources located on-site and on views in the vicinity that may be partially or fully obstructed. Assessment must also address the role a site plays in any larger visual context. The Visual Impact Guidelines of the *County of Santa Barbara Environmental Thresholds and Guidelines Manual* identify specific landscapes of particular value and significance, including mountainous areas, public parks and open spaces, views of streams, watersheds and cultural sites, urban fringes, scenic travel corridors, and coastal areas. The County's Comprehensive Plan, including the Goleta Community Plan, also identifies these as significant visual resources. Additionally, the Board of Architectural Review (BAR) encourages development that exemplifies the best professional design practices to enhance the visual quality of the environment.

A County designated future Class I bike lane and trail is located onsite near San Jose Creek and the site's western border is adjacent to an existing County Park. An existing off-road trail borders San Jose Creek in a north-south direction. Currently, the site represents a fairly open, undeveloped visual resource in an otherwise built-up environment. The site is relatively level and sits approximately 15 feet below the Patterson Avenue roadway prism. The visual analysis for this project will largely focus on the compatibility of the proposed layout and design with surrounding neighborhoods and open space, since it is unlikely that the project would degrade or obstruct scenic views or degrade an existing significant visual resource on or off-site.

The proposed project would result in the development of up to 135 new residential units, thus converting open areas to a built environment. Efforts have been made to design the project for compatibility with surrounding neighborhoods and have the project blend in with surrounding development. Lighting associated with the project could create glare off-site, light spillage and/or increased night sky light pollution, thereby resulting in potentially significant impacts to the

nighttime character of the surrounding area, although the existing extent of development in the area has already resulted in a degraded night sky. Landscaping and structural design or size, bulk, scale could potentially alter the existing neighborhood and vicinity character. Relocation and/or replacement with a new style of power poles could alter the character or create new visual obstructions in the vicinity. Residential development, landscape and hardscape associated with the proposed project could contribute incrementally to cumulative impacts to aesthetics/visual resources associated with increasing development within the Goleta Valley and the continuing loss of open or undeveloped landscapes.

Potential Mitigation:

Mitigation could include design requirements, landscaping, and other similar measures (including review and approval by the South Board of Architectural review) to ensure compatibility with surrounding development and the retention of the existing visual character of the area. Additional mitigation would likely include conditions related to hooded and shielded exterior lights, directing light downward and preventing spillover onto adjacent properties.

Scope of EIR:

The aesthetics/visual impact assessment should include the following:

- Identify the existing visual resources of the project and its surroundings, including the site's physical attributes, its relative visibility from area roads, trails, and open spaces and assess potential impacts to these resources from development of the proposed project.
- Identify the existing character of public views across, into, and out of the site and assess potential impacts to these views. Identify the existing character of surrounding neighborhoods, including architectural style, single and two story elements, size, density, diversity, open space patterns, and landscape.
- Identify the night time setting and character of the project site and surrounding area and assess the potential impacts to this nighttime character from proposed development.
- Assess the projects' potential impacts on visual resources, using the County's Environmental Thresholds. Describe the methodology used. The questions to consider include, but are not limited to, the following: Would the project obstruct significant public views? Would the height, scale and design of the structures be compatible with surrounding uses, structures and natural environment? Would the proposed structures and landscaping result in the loss of important open space or alter the character of the surrounding natural or built environment? Would the project's landscaping be consistent with the vicinity and area guidelines? Would the project include extensive grading that would be visible from public viewing areas or alter natural features or topography? Would exterior night lighting be visible from public viewing places or otherwise effect the nighttime character of the surrounding area?
- The height, second story elements, and architectural design of the proposed structures are key factors that influence the level of potential impacts on visual resources. Prepare visual simulations and other tools to accurately represent the project's effect on the surrounding

neighborhoods, open spaces, public viewing points and vistas. These should show the (1) existing project site, including existing vegetation, hardscape, topography, roads, structures, overhead utilities, (2) proposed project site with the proposed structures and roadways (3) proposed project site with all proposed vegetation, hardscape, topography, roads, structures, overhead utilities, structures and roadways, and (4) the proposed project in context with the public views from surrounding neighborhoods, open spaces, public viewing areas, and mountain backdrop. At a minimum, the visual study should include the following vantage points: 1) views from points along Patterson Ave, views from and including public vantage points in the neighborhoods immediately north and south of the site, views from the Kellogg tennis courts, and distant views from Cathedral Oaks and Calle Real. A depiction of night views should also be included.

- Story poles will be required. Details the story pole plan and timing and will be finalized by the County in coordination with the South County Board of Architectural review. The story pole plan will be developed with consideration of the County's Story Poles Guidelines. Timing of the applicant's placement of story poles on site will be coordinated with the consultant's preparation of the EIR.
- Analyze cumulative impact levels, including other similar past, present and probable future projects in the area, and the contribution of the proposed project to these cumulative impacts.
- Identify mitigation measures as necessary and residual impacts.

Sources of Information, in addition to the Santa Barbara County Comprehensive Plan, Environmental Thresholds and Guidelines, and Standard Conditions:

- Site visits.
- Story poles (depict the locations, sizes and peak heights of key proposed structures).
- County of Santa Barbara Planning and Development Story Pole Guidelines, Revised 02/09/09.
- South County Board of Architectural Review Meeting Minutes and public comment letters.
- Eastern Goleta Valley Residential Design Guidelines.
- Project site plans, landscape plans architectural elevations and other plans.

AGRICULTURAL RESOURCES

Impact Discussion:

According to Natural Resources Conservation District soils data, the subject parcels include soils that are classified as Prime (Class I and II). The State's Farmland Mapping Monitoring Project designated the site as urban. The parcels are currently designated in the Comprehensive Plan as Urban Area Agriculture I (A-1), and are zoned as AG-I-5, both with a five acre minimum parcel size. The purpose of this designation and zoning is to establish long term agricultural land use for prime and non-prime agricultural lands and agricultural uses in the inland urban, inner-rural and rural neighborhood areas.

The County's Environmental Thresholds and Guidelines Manual contains a methodology (weighted point system) for determining agricultural suitability and productivity of affected parcels. Points are assigned using nine components, including parcel size, soil classification and water availability.

The subject parcels are not currently used for agriculture or enrolled in the Agricultural Preserve Program. Surrounding parcels to the north, south and west are designated and built out in residential uses. The property to the west is owned by the County of Santa Barbara and used for urban recreation and open space.

The project site comprises approximately 26.16 acres that has historically been used for various forms of agriculture, including orchards and until several years ago, a Christmas-tree farm. The site represents one of the last remaining agricultural properties in the urban area of eastern Goleta Valley, as surrounding farmland has been converted to residential uses during the last half century. Of the remaining urban agricultural operations in the area, only those within the South Patterson agricultural area and a group of orchards north of Cathedral Oaks represent contiguous blocks of agriculture. Other agricultural properties, such as this one, have been fragmented over time and represent isolated pockets of remaining cultivation. According to the applicant, no agricultural production has taken place on the property for the last several years due to economic difficulties and various diseases and other problems that have made farming the site impractical. An agricultural feasibility study prepared by a consultant for the property owner in 2005 concluded that the site was no longer economically viable for commercial agriculture, primarily due to the constraints associated with being surrounded in close proximity by residential development. The conversion of this property to a non-agricultural comprehensive plan designation and zone district could affect remaining agricultural uses in the area, though there are no other remaining agriculturally-zoned properties immediately adjacent to the project site. The preliminary agricultural suitability point calculation in the County's Environmental Thresholds and other past site analyses for this property will need to be evaluated in the EIR. The EIR should also assess any potential impact related to this change in land use designation and zoning, including its relation to remaining agriculture in the area, and loss of production countywide.

Scope of EIR:

- Compile information on soils, water availability, existing land uses, and eligibility for the Agricultural Preserve Program that affect agricultural suitability and productivity of the subject parcels.
- Complete the County's methodology (weighted point system) for determining agricultural suitability and productivity. Review past analyses of the property's agricultural viability and analyze impacts of the proposed project.
- Evaluate realistic potential long term agricultural uses for the site.
- Evaluate whether the proposed project would conform to the applicable agricultural resources policies and provisions in the Comprehensive Plan and Zoning Ordinance in

order to help assess whether the proposed project may have a potentially significant impact on agricultural resources.

- Assess potential impacts of the conversion of this agriculturally designated and zoned property to residential use, including the incremental loss of urban agriculture and the loss of available prime soils for agricultural purposes, specifying the types of agricultural production which can be supported by these soils.
- Identify mitigation measures.
- Identify any residual impacts of the proposed projects after implementation of mitigation measures.

Sources of Information, in addition to the Santa Barbara County Comprehensive Plan, Environmental Thresholds and Guidelines, and Standard Conditions:

- Santa Barbara County Agricultural Preserve and Farmland Security Zone Uniform Rules Update Project EIR (04EIR-08, State Clearing House Number: 2004081159, 9/07)
- Agricultural Feasibility in the Eastern Goleta Valley, Santa Barbara County, Re: Noel Christmas Tree Farm Property, George Goodall, Agricultural Consultant, 8/12/05, submitted in the 6/06 application package for the project.
- "Farming Operation", Larry Cavaletto, submitted in the 8/05 and 6/06 applicant packages for the project.
- "Attachment 1, Tree Farm Agricultural Resources", submitted in the 8/05 applicant package for the project.
- Goleta Community Plan EIR, Santa Barbara County (91-EIR-13), 8/92)
- Agricultural Element EIR, Santa Barbara County (88-EIR-17), 6/89
- "Goleta Valley Urban Agriculture", Santa Barbara County, 8/02
- The Goleta Valley Outlook, Santa Barbara County, 5/98.
- Farmland Mapping and Monitoring Program, Department of Conservation, State of California
- P&D Agricultural Planner, Stephanie Stark, 568-5604

AIR QUALITY

Impact Discussion:

The EIR needs to consider the potential long-term (operational) and short-term (construction) air quality impacts that could result from the proposed project. Santa Barbara County meets air quality standards for all pollutants except the state standards for ozone and the state standard for particulate matter with an aerodynamic diameter of less than ten microns (PM₁₀). Ozone air pollution is formed when reactive organic compounds (ROC) and nitrogen oxides (NO_x) react in the presence of sunlight. The major sources of ozone in Santa Barbara County are motor vehicles, petroleum industry facilities and solvents. The sources of PM₁₀ include grading, demolition, agricultural tilling, road dust and vehicle exhaust.

The project's motor vehicle trips and associated vehicle emissions should be calculated and compared to the County's threshold for project-specific emissions. The proposed residences would not create objectionable smoke, ash or odors.

The proposed projects would result in up to 135 new residences and over 1000 daily trips. Development of the project would result in construction-related air quality impacts, including dust generation from grading for the access roads and building pads, and air pollution emissions from construction equipment and construction vehicles. Long-term air quality impacts could be generated from the increase in traffic that would be associated with the buildout of the project and increased population. Long-term air pollution could also indirectly result from the increased energy use associated with the new residential units.

The California Global Warming Solutions Act of 2006 (AB 32) mandates significant reductions in greenhouse gases (GHG). This law has highlighted the need to consider the impacts of greenhouse gas emissions from projects that fall under the jurisdiction of CEQA. The EIR should evaluate potential greenhouse gas emissions and feasible measures to reduce these emissions. Greenhouse gases (GHG's) include water vapor, carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), and other compounds. Combustion of fossil fuels constitutes the primary source of GHGs. GHGs accumulate in the atmosphere, where these gases trap heat near the Earth's surface by absorbing infrared radiation. This effect causes global warming and climate change, with adverse impacts on humans and the environment. Potential effects include reduced water supplies in some areas, ecological changes that threaten some species, reduced agricultural productivity in some areas, increased coastal flooding, and other effects.

The County's methodology to address Global Climate Change in CEQA documents is evolving. Until appropriate regulatory entities develop CEQA thresholds for GHGs, only relatively large GHG emitters will be considered to have cumulatively significant effects on the environment. Projects that are estimated to emit the equivalent of 25,000 metric tons of CO₂ emissions from direct and indirect, long-term operational sources would be considered to have a cumulatively significant impact on greenhouse gas emissions.¹ Projects below these levels remain unclassifiable until more evidence becomes available

Potential Mitigation:

Standard dust and ozone precursor control measures would help to mitigate short-term impacts. Long-term impacts could be reduced through project design to maximize the use and opportunities for public transportation and creating a walkable community with connectivity to adjacent uses. Incorporating energy efficiencies and sustainable designs into the development would help to reduce air quality impacts associated with increased energy use.

Scope of EIR:

¹ California Air Resources Board Resolution 07-54 establishes 25,000 metric tons of GHG emissions as the threshold for identifying the largest stationary emission sources in California for purposes of requiring the annual reporting of emissions. This threshold is just over 0.005% of California's total inventory of GHG emissions for 2004.

- Evaluate project siting and design and identify both the energy efficient and sustainable components of the proposed project and feasible opportunities for incorporation of additional siting and design elements.
- Assess air quality impacts, including greenhouse gas emissions, associated with grading and construction activities from development of the proposed project.
- Assess the long-term air quality impacts, including greenhouse gas emissions, associated with increased traffic to and from the project site and increases in energy use.
- Address global climate change. Prepare a “background” discussion of the potential impacts of climate change. Quantify and evaluate potential greenhouse gas emissions from all phases of construction and residential use.
- Identify mitigation measures as necessary, including standard emission control conditions applied by the Santa Barbara County Air Pollution Control District.
- Assess cumulative air quality impacts as well as the project’s contribution to those impacts.
- Evaluate the project’s consistency with the 2007 Clean Air Plan.
- Assess any residual impacts of the project.

Sources of Information, in addition to the Santa Barbara County Comprehensive Plan, Environmental Thresholds and Guidelines, and Standard Conditions.

- APCD staff, 961-8800
- Santa Barbara County Clean Air Plan (Santa Barbara County Air Pollution Control District and Santa Barbara County Association of Governments, August 2007)
- Traffic and Circulation Study, Tree Farm Residential Project, Associated Transportation Engineers (ATE), 6/21/07
- Analysis of Traffic Study and Implications on Phasing, Tree Farm Infill Housing, 5/09.
- Goleta Community Plan EIR, Santa Barbara County (91-EIR-13, 8/92).

BIOLOGICAL RESOURCES

Impact Discussion:

Biological resources on the site include the riparian corridor of San Jose Creek along the western edge of the site, with associated mature coast live oak trees, willows, sycamores, and other riparian vegetation. A tree report prepared for the applicant by K. Rinlaub identified 71 oak trees on site ranging from two inches to two feet or more in diameter. Some of these are part of an oak woodland on the western side of the property, near San Jose Creek, and others are found in various locations throughout the site. The rest of the site is currently relatively open with scattered residential and agricultural development and a cluster of previously farmed Christmas trees. The open lands within the site potentially provide foraging habitat for raptors, while the riparian corridor

supports a number of bird species and other common wildlife. No sensitive species are known to occur within the project site, though it has not yet been officially surveyed.

The Environmental Thresholds and Guidelines Manual contains general and habitat-specific guidelines for assessing and mitigating the impacts of proposed development. The Goleta Community Plan protects environmentally sensitive habitat areas (ESHA), including riparian corridors. One of the Tree Farm parcels (069-100-006) includes an ESHA habitat area. Federal and state agencies also administer laws and regulations to protect special status plant and wildlife species. Combined, these guidelines and regulations may require buffers, grading controls, noise restrictions, maintenance of natural vegetation, control of seasonal runoff and other possible mitigation measures.

The proposed project includes a 50-foot setback from the top of bank of San Jose Creek, though several mature oak trees fragmented from the primary creek corridor would be removed to accommodate residences and the community amenities. These and other oaks proposed for removal or substantial limbing potentially represent greater than 10% of the mature oaks on site. Fire clearance requirements around structures could further infringe upon biological resources. In addition, development of the project could eliminate foraging habitat for raptors. The open space proposed as part of the project would increase human activity adjacent to the creek which could result in direct and indirect impacts to wildlife and riparian vegetation. Noise and lighting associated with buildout of the project and increased human activity could disturb wildlife and hinder their normal activities. Dogs and cats are significant sources of harassment and/or predation of wildlife.

Development of the proposed project could result in water quality impacts to San Jose Creek due to storm water runoff and increased pollutants from typical residential development and activities (e.g. oil, grease, etc.), soil erosion and sedimentation, and construction activities and waste. This could result in a degradation of the aquatic habitat and direct impact to species dependent on a healthy aquatic system. The use of non-native plant material in landscaping could invade the creek corridor and affect the long-term integrity and persistence of native vegetation in the project area.

Potential Mitigation:

Mitigation to address these impacts could include avoidance of loss of habitat or tree removal, implementation of a tree protection and replacement plan, lighting restrictions, measures to ensure activities in the open space area avoid or minimize direct impacts to the creek corridor and wildlife which depend on it, and some potential restoration of the creek corridor,. Water quality impacts (to be discussed under the Water Resources section) would likely be addressed by incorporating Best Management Practices into the project design, minimizing grading, incorporating standard construction management measures, and other such measures to reduce erosion and transport of pollutants into San Jose Creek.

Scope of EIR:

- Assess current baseline conditions throughout the site, focusing primarily on the oak woodland, individual oak trees and the San Jose Creek corridor, with particular emphasis on identifying endangered, threatened, rare, and locally sensitive species, habitats, and plant communities.

Accurately map riparian corridors, individual oak trees and specimens of non-native species and confirm extent of the ESHA boundary.

- Assess impacts to existing biological resources from proposed development, including damage or loss of native trees, loss of habitat, sedimentation from grading and site preparation efforts, Fire Department vegetation clearance requirements, and increased human activity.
- Consider impacts to listed species and other regulated resources, if any, and discuss role of other regulatory agencies (e.g. USFWS, CDFG, USACOE, etc.).
- Analyze impacts to wildlife corridor/movement areas, including access to habitat in adjacent areas. This should include an analysis of indirect impacts from increased human activity and night lighting (interior and exterior).
- Identify feasible mitigation measures.
- Assess cumulative impacts to biological resources and project's contribution to those impacts.
- Assess any residual impacts of the project.

Sources of Information, in addition to the Santa Barbara County Comprehensive Plan, Environmental Thresholds and Guidelines, and Standard Conditions:

- Native Tree Report, prepared for the applicant by Katherine Rindlaub, Rindlaub Consulting (undated).
- Preliminary Landscape Plan, Oak Creek Company, 1/09
- Goleta Community Plan EIR, Santa Barbara County (91-EIR-13, 8/92)

CULTURAL RESOURCES

Impact Discussion:

Several County documents include policies, standards and mitigation measures to help ensure that new development does not have a significant impact on archaeological resources, including the Environmental Thresholds and Guidelines Manual and "Archaeological Element of the Santa Barbara County Heritage Management Plan, Cultural Resources Guidelines."

There are several known archaeological sites in the vicinity of the project site, suggesting general cultural sensitivity of the area. A Phase 1 Archaeological Resource Survey was prepared for the applicant in 2008 by Macfarlane Archaeological Consultants. A records research identified several known sites in the project vicinity. The report concluded that there was no indication of extant prehistoric resources. However, the site's location adjacent to San Jose Creek remains potentially sensitive, though additional survey work would have to be conducted to verify this possibility. Grading and site preparation could result in potentially significant impacts to unknown archaeological resources given the cultural sensitivity of the site. Any archaeological resources that

are identified on the site could be directly impacted by development of the proposed project, including an increase in the potential for theft or vandalism of artifacts from the increased population.

Potential Mitigation:

If archaeological resources are found on the project site, mitigation would likely take the form of a combination of avoidance by adjusting development areas or access road alignments, Phase 2 or 3 archaeological investigations if avoidance is infeasible and monitoring during construction by a County-qualified archaeologist and/or Chumash representative.

Scope of EIR:

- Review the conclusions of the Phase 1 archaeological investigation. Conduct an extended Phase I, subject to scope approval by the County's archeologist.
- Consult with applicable California Native American tribes and conduct record searches through the Native American Heritage Commission and California Historic Resources Information System.
- Analyze the impacts of the project and identify mitigation measures as necessary.
- Assess the cumulative impacts to cultural resources and discuss the project's contributions to those impacts.
- Assess any residual impact levels.
- **Sources of Information, in addition to the Santa Barbara County Comprehensive Plan, Environmental Thresholds and Guidelines, and Standard Conditions.**
- Phase 1 Archeological Resource Survey, Heather Macfarlane, 7/24/07
- "Archaeological Element, Cultural Resources Guidelines" (County of Santa Barbara Resource Management Department, January 1993)
- Central Coast Information Center, Department of Anthropology, University California Santa Barbara (inventory of known archaeological sites, site records for known archaeological sites, copies of past archaeological surveys and reports)
- Goleta Community Plan EIR, Santa Barbara County (91-EIR-13, 8/92)

ENERGY

Impact Discussion:

The project would receive electricity from Southern California Edison and is not expected to place a substantial increase in demand upon existing sources of energy or require the development of new sources of energy.

Scope of EIR:

Staff's preliminary analysis did not identify any energy issues or potential impacts that would require detailed discussion, analysis or mitigation measures.

FIRE PROTECTION

Impact Discussion:

The project site is located in an urban area surrounded by residential development. The nearest fire station (#12) is located on Calle Real, just west of its intersection with Patterson Avenue, approximately one-half mile away. This close proximity ensures an adequate response time in the event of an emergency. The project would not significantly increase existing fire hazards in or around the project site. Water service would be provided by the Goleta Water District.

It is critical that the project provide adequate access, fire hydrants and water pressure and flows to ensure an adequate level of fire protection. In this sense, the proposed project could result in potentially significant impacts to fire protection if these elements are not adequately provided in the project description. The County Fire Department has reviewed the project site design and required hydrants, as well as changes to the road, sidewalk and curb configurations, road materials and on road parking layout to ensure these standard fire protection features are in place prior to any future residential development. No gates were included as part of this review. The applicant has revised their plans to meet these requirements. Open space areas, defensible space, and unit construction have not yet been addressed.

Potential Mitigation:

Implementation of the conditions imposed by the County Fire Department, which are required prior to final occupancy of the project, would be sufficient to reduce any potential fire hazard impacts related to the roads, structures and access. Mitigation for fuel management in open spaces areas may be required to ensure that impacts are less than significant.

With mitigation, it is anticipated that impacts will be less than significant.

Scope of EIR:

- Work with Fire Department representatives to confirm adequate water pressure, fire hydrants, emergency access and otherwise comply with the Fire Department's development standards.
- Determine the required extent of defensible space and any necessary vegetative management requirements.
- Identify mitigation measures as necessary to further reduce fire safety impacts to a less than significant level. In part, the mitigation measures should ensure that the applicant's proposed improvements and measures to minimize impacts to fire protection comply with applicable development standards.

- Evaluate cumulative fire protection impacts of the proposed projects and other similar past, present and probable future projects in the area.
- Identify any residual impacts of the proposed projects after implementation of mitigation measures.

Sources of Information, in addition to the Santa Barbara County Comprehensive Plan, Environmental Thresholds and Guidelines, and Standard Conditions:

- Planning and Engineering Section, Santa Barbara County Fire Department (805) 681-5528)
- Fire Department Memo, dated 9/24/09 and Fire Department approved site plan, dated 9/10/09
- Goleta Community Plan EIR, Santa-Barbara County (91-EIR-13, 8/92.

GEOLOGIC PROCESSES

Impact Discussion:

The applicant submitted a preliminary geotechnical investigation for the proposed residences (Michael Hoover, 8/15/03). The investigation addressed seismicity, liquefaction and landslide potential. Hoover did not identify any active faults from the trenching performed onsite; however, he did identify a possible concealed fault on the property. This Goleta Fault runs east to west through the project site. The project includes a 50 foot building-setback from the fault line. Fault rupture is not considered likely and, in conjunction with the setback, adherence to Building Code requirements would likely address potential damage due to seismic groundshaking. The site is relatively flat, with only a short drop in elevation towards the west end of the property. With the exception of this area, slope stability is not a concern. Grading associated with creating the access roads and building pad preparation and resulting exposed soils has the potential to result in an increase in wind and water erosion and sedimentation of San Jose Creek. Potentially significant impacts on soil erosion would result if soils were exposed for an extended period of time or if grading were to occur during the rainy season or in cases where significant vegetation removal occurred. Proposed grading would not likely result in an appreciable visual change to existing site topography since proposed grading would retain the overall site profile. Setbacks from San Jose Creek and erosion and sediment control would help to reduce impacts associated with grading activities, though absent these project details, impacts are considered potentially significant.

Potential Mitigation:

Structures would need to be designed to earthquake standards of the International Building Code. Excavation and grading would need to be limited to the dry season of the year unless protective measures are in place to assure that impacts would not result from erosion and sedimentation, particularly in San Jose Creek. Additionally, cut and fill slopes would need to be no steeper than a 2:1 slope, and exposed sites would need to be reseeded. The proposed detention basins and drainage diversion structures would need to be designed and reviewed by a licensed geologist or engineer to assure minimization of siltation. A grading and drainage plan would be required.

With mitigation, it is anticipated that impacts will be less than significant.

Scope of EIR:

- Confirm the results of the applicant's preliminary geologic investigation. Determine whether additional investigations are necessary. Identify any geologic hazards that could have a significant impact on the proposed development.
- Assess the potential geologic, soil erosion and sedimentation impacts associated with grading and site preparation.
- Assess the geologic impacts associated with grading and site preparation for the proposed project.
- Identify additional mitigation measures as necessary.
- Assess cumulative geologic impacts in the area and evaluate the project's contribution to those cumulative impacts.
- Identify any residual impact levels of the project after mitigation.

Sources of Information, in addition to the Santa Barbara County Comprehensive Plan, Environmental Thresholds and Guidelines, and Standard Conditions.

- Geologic Investigation, Cavaletto-Noel Housing Project, Michael Hoover, 8/15/03.
- Preliminary Soil Investigation, 10/79.
- Goleta Community Plan EIR, Santa Barbara County (91-EIR-13, 8/92).

HAZARDOUS MATERIALS/RISK OF UPSET

Impact Discussion:

The site has been used for various types of agriculture since at least the early 1900s. It is likely that various agricultural chemicals have been used, stored, and possibly disposed of during this time. Soil contamination from past improper disposal or storage of agricultural chemicals or other hazardous materials is possible and unknown at this time and must be ascertained by a Phase I Environmental Site Assessment. If the assessment does not identify any hazardous materials on site, then no further soil contamination analysis would be required in the EIR.

A second source of potential public health risk is associated with the existing high voltage (66-kV) power lines that traverse the property from the power substation located across San Jose Creek from the project site. Risks associated with exposure to the Electromagnetic Field (EMF) created by the power lines are uncertain, but there is limited evidence to suggest a link between such exposure and human health problems. The project proposes to set residences approximately 20' back from the power lines, siting the poles in bulb-outs along the main public road through the project.

Further investigation in the EIR is required in order to confirm whether potential impacts, such as dwellings and outdoor activities in proximity to the power lines, would be less than significant with mitigation.

Potential Mitigation:

Potential mitigation, if necessary, would likely include soil remediation or the removal of existing sources of hazardous materials prior to any future residential development. Further setbacks from the power lines or undergrounding should be reviewed as potential mitigation of any identified risks associated with human exposure to the EMF levels identified on site.

Scope of EIR

- Identify the nature and extent of hazardous materials currently or previously used and stored on the project site through a Phase I Environmental Site Assessment and research with the County Agricultural Commissioner's Office.
- Outline the methodology and evaluate whether the proposed residential and outdoor uses could expose future property owners and the public to contaminated soils or and other hazardous materials associated with the former agricultural uses. Regulatory standards may be used to help identify levels of potential risk. Factors that affect potential risk include the nature of the remaining hazardous materials, the type of proposed development and uses and the location of the hazardous materials.
- Evaluate the current EMF levels and the potential public health impacts associated with human exposure through a report prepared by a qualified specialist.
- Identify mitigation measures.
- Assess cumulative impacts and the project's contribution to those impacts.
- Identify any residual impacts of the proposed projects after implementation of mitigation measures.

Sources of Information, in addition to the Santa Barbara County Comprehensive Plan, Environmental Thresholds and Guidelines, and Standard Conditions.

- EMF readings on property, 10/02 and 1/06.
- Memo to CSCE from Jeff Nelson, 6/27/09.
- County Agricultural Commissioner's Office.
- Fire Prevention Division, Santa Barbara County Fire Department (Kate Sulka, Hazardous Materials Supervisor, (805) 686-8169).
- Santa Barbara County Air Pollution Control District.(805) 961-8893).
- Division of Oil, Gas and Geothermal Resources (DOGGR), Department of Conservation, State of California.
- Phase I EIR for SCE's Electric Transmission Line between Goleta and Gaviota, 9/91.

- Goleta Community Plan EIR, Santa Barbara County (91-EIR-13, 8/92).

HISTORIC RESOURCES

Impact Discussion: The project site includes three existing residences, several outbuildings, a pool and a windmill. Two of the three existing homes on site would be demolished. One of the residences to be demolished and its associated privy pit, located east of San Jose Creek, was built in the late 19th to early 20th century. Structures over 50 years old have a potential for historic significance and require review by a qualified architectural historian to determine the level of significance, potential impact and mitigation.

Potential Mitigation:

Mitigation measures may include compliance with the Department of the Interior's *Standards for Treatment of Historic Properties with Guidelines for Rehabilitating Historic Buildings* for any restoration or rehabilitation of any historic structures or other measures as may be identified during the EIR analysis.

Further investigation in the EIR is required in order to confirm whether impacts would be less than significant with mitigation.

Scope of EIR:

- Review the Phase 1 Archeological Resource Survey, prepared by Heather Macfarlane, 7/24/07.
- Conduct a historic analysis by a qualified architectural historian, using the Department of the Interior's and Planning and Development's standards and ensure it covers the full extent of the resources on the Ranch.
- Review adequacy of mitigation measures provided in the cultural resources study prepared by MacFarlane (7/24/07) and identify additional mitigation measures necessary to reduce impacts.
- Assess cumulative impacts to historic resources as well as the project's contribution to the cumulative impacts.
- Assess any residual impacts of the project.

Sources of Information, in addition to the Santa Barbara County Comprehensive Plan, Environmental Thresholds and Guidelines, and Standard Conditions:

- Phase 1 Archeological Resource Survey, Heather Macfarlane, 7/24/07.
- Preliminary Review of Projects and Conduct of Initial Study, Article 5, Title 14, Chapter 3 of the Guidelines for Implementation of the California Environmental Quality Act.
- Historic Resources Element, Cultural Resources Guidelines (County of Santa Barbara Resource Management Department, January 1993).

LAND USE

Impact Discussion:

The project site is located in an Urban Area surrounded by residential development at densities that range from 1 to 3.3 units per acre. It is designated and zoned for agriculture, carrying a Comprehensive Plan Land Use Designation of A-I-5 and zoned AG-I-5.

The site represents one of the last remaining agricultural properties to be converted to residential uses in the Goleta Area, north of Highway 101. The Goleta Community Plan EIR recognized the existing agriculture on this site, but did not call this area out as suitable for long-term preservation (Goleta Plan EIR, Figure V.D.-1, 91-EIR-13, 8/92). The proposal includes a general plan amendment and rezone from agriculture to medium density residential. The Board of Supervisors initiated a base zone density of 4.25 units per acre. The project design includes approximately 135 units, 106 of which meet the proposed new land use designation. The remaining 29 units are allowed pursuant to State bonus density provisions. Residential development of the project site would be consistent with the surrounding residential land uses. Review and approval of the project by the South County Board of Architectural Review (SBAR) would address the specific project architecture and its compatibility with surrounding neighborhoods; however the design's layout, bulk and height should be addressed both by the SBAR and in the EIR.

The Goleta Community Plan and other applicable elements of the Comprehensive Plan also include environmentally sensitive habitat area provisions, recreational goals, agricultural provisions, circulation and traffic needs, and other environmentally protective policies. The EIR should review the project for conformance with these policies and propose mitigation where needed to gain consistency with these policies. An exhaustive listing of policies in the Land Use Section is not necessary, but any potential inconsistencies with environmentally protective standards should be addressed.

The proposed project would result in an increase in population in the community, an increase that is consistent with growth projections for the area and within the Goleta Community Plan (Objective LU-GV called for the development of up to 5,598 new dwelling units). There is a recognized shortage of available housing in the area, as very little new housing has been provided within the South Coast during the last several years. Since the area surrounding the project is nearly built out and served by municipal sewer and water, extension of sewer and water lines to serve the project would not be growth inducing.

Scope of EIR:

- Review the proposed project for consistency with policies, standards and other provisions adopted for the protection of the environment in the Comprehensive Plan, Coastal Land Use Plan and Coastal Zoning Ordinance.
- Analyze the compatibility of the proposed project with existing uses and development in the vicinity.

- Identify potential inconsistencies with other applicable policy documents, such as the Clean Air Plan.
- Develop mitigation measures to address any such conflicts with applicable policies or standards.
- Identify any residual impacts of the proposed projects after implementation of mitigation measures.

Sources of Information, in addition to the Santa Barbara County Comprehensive Plan, Environmental Thresholds and Guidelines, and Standard Conditions.

- Goleta Community Plan.
- Countywide Comprehensive Plan Elements, including the Parks, Recreation and Trails (PRT) Maps, Open Space Element, Agricultural Element, Safety Element, Noise Element, and Land Use Element.
- Housing Element Implementation Guidelines.
- Parks Administration Office, Parks Department, County of Santa Barbara (Claude Garciacelay, Planner (805) 568-2469).

NOISE

Impact Discussion:

Significant sources of noise are generally associated with transportation facilities such as major roadways, airports, railroads, etc., as well as certain commercial and industrial uses. According to the County Noise Element, there are no sources of noise generation in the area of the project that would result in noise levels in excess of County thresholds for significance (i.e. 65 db). Noise generated by traffic along Patterson Avenue has been measured in the 60 to 64 dB range, below the County's threshold for a significant impact.

Residential uses are considered sensitive noise receptors. Development of the project could expose residents of adjacent neighborhoods to short-term construction generated noise levels exceeding the County threshold of 65 dB CNEL.

The project would not generate new long-term sources of noise, with the exception of an increase in traffic. The neighborhoods surrounding the project that would experience an increase in traffic due to the project currently have low traffic levels and noise levels are typical of a suburban residential neighborhood. Increases in traffic through these neighborhoods could potentially result in a substantial increase in ambient noise levels. The project would result in approximately 1,300 average daily trips, which would be distributed among the various access roads through the site. Impacts are considered potentially significant. Residential activity on the property is not expected to generate long-term noise above ambient levels.

Impacts to noise-sensitive receptors on-site would be less than significant. Short term construction noise impacts to adjacent neighborhoods are considered a potentially significant impact.

Potential Mitigation:

Construction activity for site preparation and future development would need to be limited to day time, work week hours only. Noise from idling construction equipment and vehicles would need to be minimized.

Scope of EIR:

- Identify sources of noise generation and identify noise sensitive receptors within 1,600 feet of the project site.
- Assess the impact of traffic-related noise generation to ambient noise levels in surrounding neighborhoods.
- Examine adequacy of proposed mitigation measures and revise, amplify, or add to as necessary.
- Identify residual environmental effects.
- Assess cumulative noise impacts and identify the project's contribution to these impacts.

PUBLIC FACILITIES

Impact Discussion:

The proposed project would cause an increase in the residential population in this area. However, the project is not expected to result in a need for new or altered police protection and/or health care services. Buildout of the project would generate an increase in students, but area schools are not approaching or at capacity and would be able to accommodate such increases. In fact, school enrollment in many area districts has actually been dropping in recent years. Impacts to these public facilities are considered less than significant.

In Santa Barbara County, solid waste is transferred to the Tajiguas Landfill on the Gaviota Coast. Solid waste disposal is a significant issue for the County as the Tajiguas Landfill is nearing capacity.

The California Integrated Waste Management Act of 1989 (State Assembly Bill 939) required all cities and counties to develop a Source Reduction and Recycling Element (SRRE) for diverting 50% of their solid waste from landfills by the year 2000. City and county governments throughout the state of California responded by adopting waste diversion programs to meet the requirements of AB 939. To comply with the goals set by AB 939, the County of Santa Barbara requires a reduction in solid waste generation for all new development projects in the County.

County waste characterization studies estimate that implementation of a source reduction and recycling program could reduce the total volume of waste generated by new development projects by approximately 50%. The project entails the addition of 80 single family units and 54

attached units (one existing unit is to be retained on site). Pursuant to the *County Thresholds and Guidelines Manual*, solid waste generation from those units would equal:

$$3.01 \text{ people/unit} \times 38 \text{ units} \times 0.95 \text{ tons/year} = 228.76 \text{ tons of solid waste/year}$$
$$2.65 \text{ people/unit} \times 97 \text{ units} \times 0.95 \text{ tons/year} = 135.95 \text{ tons of solid waste/year}$$

Required source reduction, recycling and composting would reduce the waste stream by approximately 50% resulting in a total generation of approximately 182.35 tons of solid waste per year. This falls under the County's 196 tons per year threshold long term waste generation.

Construction and demolition waste accounts for 31% of all residential waste. Any construction or demolition projected to create over 350 tons of waste is considered a potentially significant impact. Construction and demolition waste from the project is estimated to be:

$$\text{Demolition: } 5314 \text{ s.f.} \times 60 \text{ lbs} = 167.81 \text{ tons}$$
$$\text{Construction: } 266,041 \text{ s.f.} \times 60 \text{ lbs} = 8401.30 \text{ tons}$$

The project's demolition and construction would trigger the County's threshold for a potentially significant impact.

Projects that generate more than 40 tons of waste a year in operational impacts are considered an adverse contribution to regional cumulative solid waste impacts. This project would contribute 182.35 tons.. Mitigation would be required for its contribution and for consistency with Source Reduction and Recycling Element.

Water and sewer service for the residential developments would be provided by sewer and water line extensions with service provided by Goleta Water District and Goleta Sanitary District, respectively. Impacts associated with the extension of these services are less than significant as they would not affect the ability of these municipalities to serve other customers and the installation of the lines would not result in any significant physical environmental effects

Potential Mitigation:

Demolition and/or excess construction materials would need to be separated onsite for reuse/recycling or proper disposal and separate recycling bins would need to be placed onsite during construction and grading. Mitigation would include a Solid Waste Management Program.

Scope of EIR:

- Assess the impacts of the project on solid waste and identify additional mitigation measures as necessary.
- Evaluate the cumulative solid waste impacts and the project's contribution to those impacts.
- Identify any residual impacts upon implementation of mitigation.

RECREATION

Impact Discussion:

The proposed project includes open space along San Jose Creek that would provide recreational opportunities for the residents of the project. Total open space would fall somewhat below the 40% minimum required by the proposed DR zone district; however, the applicant is requesting a reduction in this requirement as a density bonus incentive under the Housing Element. The increase in population would not over-burden any existing recreational facilities in the area and the payment of Development Impact Mitigation Fees to the Parks Department would help fund park improvements in the area to offset impacts from the increased residential population.

The proposed development footprint would not physically conflict with established recreational facilities in the area. The change of use from open agricultural land to housing could potentially diminish the community's accessibility to the adjacent Kellogg Open Space. Per discussions with the Parks Department, prior to the winter storms of 1997, a pedestrian bridge was located in the immediate vicinity of the project site and connected the neighborhoods east of San Jose Creek to the Kellogg Open Space area. The bridge was destroyed in the winter storm. Currently, the Public Works and Parks Departments are coordinating on a proposal that would reestablish the pedestrian access and provide a new bicycle route from the southwestern corner of the project site, over the creek, to the western side of San Jose Creek. A potential trail easement is designated on the Parks, Recreation and Trails map and a Class I Bikeway is designated on Goleta Master Bikeways Plan for this purpose.

With mitigation, it is anticipated that impacts will be less than significant.

Potential Mitigation:

Potential mitigation could include multi-use of the proposed detention basin as additional recreation area for project residents and the provision of an easement to reestablish community access to the adjacent Kellogg Open Space.

TRANSPORTATION/CIRCULATION

Impact Discussion:

The proposed project would generate a substantial amount of new traffic associated with the 135 residential units. A traffic study was prepared for the project by ATE in 2007 to evaluate the impacts of the project on area roadways and intersections. At the time of the study, 143 units were proposed. It identified a significant impact to the Patterson Avenue/U.S. Highway 101 southbound onramp intersection. According to the study, all other area intersections would remain within acceptable levels of service (LOS C or above) and thus project level impacts to these intersections would be less than significant. The increase in average daily trips associated with project buildout (over 1000) would not result in any area roadways exceeding their acceptable capacities. The project is proposing a new public roadway, with sidewalks, that would connect with Patterson Avenue north of Agana Street. This would serve as the primary access to the site. Turning lanes would be added to Patterson Avenue to facilitate circulation through the new access point (See

Exhibit Nos. 16 and 17 of the "Tree Farm Infill Housing" submittal package, dated June 2009). The traffic study conducted a signal warrant analysis to determine if the traffic load using this new road would warrant the installation of a traffic signal at this new intersection. The analysis concluded that no signal was required but stop signs would be appropriate. With this assumption, the new intersection was forecast to operate at LOS A during the P.M. peak hour period. Though the intent is to direct the majority of project traffic directly to Patterson Avenue from the new public road, the proposed circulation connections with adjoining streets would increase traffic through the adjacent neighborhoods to the north and south. The new intersection at Patterson Avenue and the new traffic circulation patterns through adjacent neighborhoods would result in potential impacts to public safety by increasing traffic through these otherwise relatively quiet neighborhoods.

The eastern portion of the project site includes a proposed Class I bikeway and future bicycle bridge over San Jose Creek. The project description indicates that an easement would be offered to the County for the trail and bridge. Additionally, sidewalks are proposed along the new public street.

Traffic impacts to the Patterson Avenue/U.S. Highway 101 southbound onramp intersection would be potentially significant and further investigation in the EIR is required to determine if feasible mitigations are available. With mitigation, it is anticipated that impacts to bicycle and pedestrian access and public safety would be less than significant.

Potential Mitigation:

The mitigation required for project impacts to the Patterson/101 intersection would be dependant on the status of planned City of Goleta improvements to add a second left-turn lane to the southbound approach of this intersection. Other mitigations could include various measures to promote alternative transportation (i.e. bikes, public transit, walking, etc.), and physical improvements to limit traffic speeds and volumes on streets in adjacent neighborhoods, including stop signs, bulb-outs, speed bumps, and other traffic calming devices. Construction related circulation impacts could occur, dependant on the construction routes and schedule.

Scope of EIR:

- Update and confirm the analysis and conclusions of the 2007 traffic study.
- Evaluate the traffic hazard impacts of the project resulting from changing circulation patterns and the new intersection on Patterson Avenue, including an analysis of project-related traffic through the University Village neighborhood to the south and associated impacts to pedestrian safety.
- Assess the status of City of Goleta improvements to the Patterson/101 approach intersection, as related to project specific impacts.
- Assess the adequacy of non-motorized access and circulation through the site.
- Assess cumulative impacts to transportation/circulation and identify the project's contribution to those impacts.

- Identify mitigation measures to reduce project specific and cumulative impacts to less than significant levels, considering both long and short term impacts, as well as project phasing.
- Assess any residual impacts of the project after mitigation.

WATER RESOURCES/FLOODING

Impact Discussion:

San Jose Creek flows along the western boundary of the project site. Only the portion of the site within and adjacent to the creek lies within the flood hazard overlay area. No new development is proposed in this area. The proposed project would result in a substantial increase in impervious surfaces, thus increasing runoff and altering the drainage patterns currently experienced at the site. Increased surface runoff associated with the increase in impervious surfaces results in greater transport of common pollutants into nearby creeks and the storm water system. Oil leaks, grease, brake fluid, detergents and other similar pollutants that are commonly generated from parked cars and residents working on or washing cars could be transported to San Jose Creek and area storm drains during rain events, resulting in potential water quality impacts. In addition, fertilizers, pesticides, and other common chemicals and nutrients used in residential landscaping could result in water quality impacts to San Jose Creek or other area water bodies. Impacts from these activities are considered potentially significant.

Grading activities and vegetation removal during construction could result in short-term water quality impacts associated with increased erosion and the potential transport of pollutants into San Jose Creek. Construction projects of one or more acres are subject to National Pollution Discharge Elimination System Phase II (non-point source) permit regulations, which require development of a Storm Water Quality Management Plan (SWQMP) to minimize water quality degradation through storm water monitoring, establishment of Best Management Practices (BMP), implementation of erosion control measures and implementation of spill prevention and containment measures during the life of the project. In addition, erosion and sediment control measures are required during construction to minimize erosion and associated impacts to water quality. Development of comprehensive plans for both construction and operation of the project would reduce potential effects to surface water quality from pollutant inputs associated with construction and operations.

Potential Mitigation:

Mitigation would likely include a combination of structural and non-structural Best Management Practices during construction and operation of the project to minimize water quality impacts, such as erosion and sedimentation control, vegetated swales and other drainage features to treat runoff before it enters nearby creeks, minimization of impervious surfaces, etc.

Scope of EIR:

- Assess impacts to water resources and flooding associated with buildout of the proposed project, including water quality, flood hazards, and long-term hydrological changes. Include an analysis of short-term impacts due to construction activities.
- Identify mitigation measures necessary to reduce impacts to less than significant levels.
- Evaluate cumulative impacts to water resources and flooding and identify the project's contribution to those impacts.
- Assess any residual impacts of the project after mitigation.

5.0 PROJECT ALTERNATIVES

Pursuant to Section 15126.6 of the CEQA Guidelines, the EIR shall consider and analyze a reasonable range of alternatives to the proposed project. The alternatives selected should be capable of avoiding or lessening any significant environmental effects of the proposed project. The EIR shall include a discussion and analysis of the following four alternatives:

- No Project Alternative
- Reduced Project Alternative
- Zone District of 4.0 units per acre.
- Redesign Project Alternatives, including land exchange with the County property to accommodate a redesigned detention basin; dispersal of housing types throughout the site, additional interior and exterior space for the affordable units, one and two story variations particularly at property edges.

The specific features of these alternatives will be worked out between the EIR preparer and P&D staff early on in the EIR analysis.

6.0 ATTACHMENTS

Attachment A: Housing Statistics Chart 1 and 2.

Attachment B: Site Plan