

Attachments A1, A2, and A3

A1: Addendum to the 2003-08 Housing Element Negative Declaration

A2: CEQA Findings

A3: 2003-08 Housing Element Negative Declaration

ATTACHMENT A1

**ADDENDUM
to the
2003-08 Housing Element Update
Negative Declaration
California Environmental Quality Act Guidelines Section 15164

04NGD-00000-00004
SCN 2004021059**

September 9, 2008

**Prepared by
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Environmental Documentation

On March 29, 2004, the Santa Barbara County Board of Supervisors (Board) certified a Negative Declaration for the adoption phase of the General Plan 2003-08 Housing Element pursuant to Public Resources Code (PRC) § 21000 et. seq. The Negative Declaration concluded that the 2003-2008 Housing Element contained directives for future actions that could: increase development potential, increase the density or intensity of future development, and modify ordinance provisions that relate to development. Further, it was contemplated that all such future changes would require the exercise of legislative discretion by the Santa Barbara County Board of Supervisors, and, at the time, the nature of such changes were not specific enough to serve as the basis for a meaningful analysis of potential environmental effects. Therefore, subsequent environmental review would be required for any future actions selected by the Board to implement the Housing Element, once those actions could be defined specifically to allow for meaningful review.

2003-2008 Housing Element action phase policy 1.10: Action 4, cited the potential for additional housing capacity with the future adoption of the Isla Vista Master Plan (IVMP). On August 21, 2007, the Board adopted the Isla Vista Master Plan and rezoned 259.6 acres of land in the unincorporated community of Isla Vista to multi-family and mixed-use designations. The Board also certified an Environmental Impact Report (EIR) which contained a detailed analysis of the environmental effects associated with those rezones pursuant to the California Environmental Quality Act (CEQA). Subsequent to the adoption of the IVMP in a letter to the County of Santa Barbara dated June 16, 2008, the California Department of Housing and Community Development directed the County to prepare a technical amendment to the General Plan 2003-2008 Housing Element Appendix E Land Inventory to include a list of rezone sites in the Isla Vista Master Plan.

Pursuant to CEQA Guidelines 15164, this Addendum to the Negative Declaration for the 2003-2008 Housing Element Update is the appropriate environmental documentation prepared for this project to amend the 2003-2008 Housing Element. Since the March 2004 adoption of the Negative Declaration for the 2003-2008 Update to the Housing Element, there have been no substantial changes proposed in the project, no substantial changes to the circumstances under which the project was undertaken, and no new information of substantial importance that would require subsequent environmental review under PRC § 21166 or CEQA Guidelines §15162. This Addendum to the Negative Declaration concludes that the amendment to the 2003-2008 Housing Element Appendix E Land Inventory provides supplemental technical information only.

Copies of the 2003-08 Housing Element Update Negative Declaration and the proposed amendment to the Housing Element are available at the Santa Barbara County Office of Long Range Planning, 30 East Figueroa Street, 2nd Floor, Santa Barbara, CA 93101 and online at <http://longrange.sbcountyplanning.org>

ATTACHMENT A2

Project Name: 2003-2008 Housing Element
Section VII: Isla Vista Master Plan
Land Inventory and Housing Capacity Update

Project Address: Countywide Program

FINDINGS

The Board of Supervisors finds as follows:

1. That the Negative Declaration prepared for the 2003-2008 Housing Element Update found the County would consider amendments to applicable planning documents and the Zoning Ordinance after Housing Element adoption, and if adopted, that these amendments may further promote new and existing programs designed to reduce constraints to affordable and special needs housing.
2. That the potential environmental effects associated with the rezoning of land implemented with the adoption of the Isla Vista Master Plan were described in the Isla Vista Master Plan Environmental Impact Report certified by the Santa Barbara County Board of Supervisors with that approval on August 21, 2007.
3. That the proposed 2003-2008 Housing Element: Isla Vista Master Plan Land Inventory and Housing Capacity Update amends the Housing Element to include a list of the Isla Vista rezone sites and a description of the housing capacity associated with them to ensure the technical accuracy in the Appendix E: Land Inventory section in the Housing Element, pursuant to direction from the State of California Department of Housing and Community Development pursuant to Government Code §§ 65583(a)(3) and 65583.2,
4. That Public Resources Code Section 21166 and California Environmental Quality Act (CEQA) Guidelines § 15164(b) allows an addendum to an adopted negative declaration to be prepared if minor technical changes or additions to approved projects are necessary.
5. That the Board has considered the Addendum dated August 8, 2008 together with the previously certified Negative Declaration, 04NGD-00000-00004, SCN 2004021059, together with the comments received and considered during the public review process. The addendum and the negative declaration reflects the independent judgment of the Board and has been completed in compliance with CEQA, and is adequate for this proposal.
6. That the Board finds the 2003-2008 Housing Element: Isla Vista Master Plan Land Inventory and Housing Capacity Update project is a technical amendment to the adopted 2003-2008 Housing Element as approved, and will not have a significant impact on the environment; and
7. That the documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Secretary of the Santa Barbara County Office of Long Range Planning located at 30 E. Figueroa St., 2nd Floor, Santa Barbara, CA 93101, or the Clerk of the Board of Supervisors at 105 E. Anapamu Street, Santa Barbara, CA 93105.

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT
PROPOSED FINAL NEGATIVE DECLARATION
FOR THE 2003-08 UPDATE TO SANTA BARBARA COUNTY
COMPREHENSIVE PLAN'S HOUSING ELEMENT
PHASE I OF COUNTY'S HOUSING ELEMENT ACTION PROGRAM**

1.0 REQUEST/PROJECT DESCRIPTION

The 2003-08 Housing Element has been prepared under a state law mandate that requires cities and counties to periodically update the Housing Elements of their general plans, on a schedule prescribed in Gov. Code §65588. The County's current Housing Element was adopted in 1993, with several relatively minor amendments since then.

The 2003-08 Housing Element is a complete revision of the 1993 Housing Element. It contains new sections on housing needs and an inventory within the unincorporated area, an analysis of constraints to the development of housing and possible ways to reduce or eliminate such constraints, an evaluation of the effectiveness of the 1993 Element's programs, and revised housing goals, quantified objectives, programs and policies, actions, and development standards. It also contains a number of appendices that contain supplemental information, including public comments received on the draft Element.

The County has split the Housing Element into two phases: Adoption and Action. The Adoption Phase includes all that is required by state law to be in the Housing Element and identifies the policies and programs to meet housing goals. All minor policy amendments proposed will take effect concurrently with the Housing Element adoption. These amendments will be evaluated as part of this Negative Declaration. All major policy amendments are action items in the Housing Element proposed for future consideration. These action items will be discussed in the Housing Element, however will not be evaluated in the Negative Declaration at this time due to their speculative nature and lack of sufficient detail to perform meaningful analysis. The action items will continue to be shaped by community input throughout the Action Phase. Once they are refined an environmental impact report will be prepared assessing any associated impacts and the decision-makers will consider the items for adoption. It is anticipated that these items will be before the Planning Commission and Board of Supervisors in Fall/Winter 2004. Together the adopted Housing Element and the Action Phase that follows will facilitate meeting the county's housing goals for the next five years.

A complete description of the goals, policies, programs and action items included in the 2003-08 Housing Element is provided in Attachment A: 2003-08 Housing Element Compendium of Goals, Policies and Programs, and is summarized below.

The Adoption Phase includes decision-maker consideration of the following items:

All factual disclosures required by state law including a housing needs assessment, inventory of available land, and analysis of constraints to housing development.

Programs & Policies

GOAL 1: Enhance Diversity and Quantity of Housing Supply

- Revisions to State Density Bonus Program consistent with state law.
- Minor policy amendments encouraging mixed use and infill development.
- Minor policy amendments encouraging the development and legalization of residential second units, including working with service districts to reduce connection fees.
- Minor policy amendments encouraging development of multi-family rental housing.
- Total countywide acreage at a range of densities that shall be considered for rezoning to allow for a variety of housing types and affordability levels. Specific sites are not identified.

The Negative Declaration for the Housing Element includes evaluation of proposed revisions to the existing Inclusionary Housing Program, however the revisions to this program will not be considered by the Board of Supervisors at the time the Housing Element is adopted. The proposed Inclusionary Program along with a revised in-lieu affordable housing fee will be brought before decision-makers within four months of adoption of the Housing Element. Additional time is required to refine the in-lieu fee and certain aspects of the Inclusionary Program.

GOAL 2: Expand Housing for Special Needs Groups

- Minor policy amendments to encourage the expansion of a housing supply that meets the needs of identified special needs households and that offers diversity in size, type, tenure, location, and affordability levels. Special Needs Groups include homeless facilities, farm employee housing, other employee housing and mobile homes.

GOAL 3: Expand Housing for Persons with Disabilities

- Minor policy amendments to encourage the expansion of a housing supply that meets the needs of persons with disabilities and their families and that offers diversity in size, type, tenure, location and affordability levels.

GOAL 4: Open and Fair Housing Opportunities

- Minor policy amendments to promote equal opportunity in all housing types (ownership and rental, market rate and assisted) and for all persons.

GOAL 5: Quality Housing Design

- Minor policy amendments to promote efficient use of land and well-designed, energy-efficient housing units in keeping with the character of surrounding neighborhoods.
- Neighborhood compatibility guidelines to encourage compatibility of new construction, rehabilitation or renovation of existing housing units with surrounding structures and their setting in an effort to maintain or enhance harmony and balance in the community.

GOAL 6: Preserve Affordable Housing Stock

- Minor policy amendments to preserve existing affordable housing stock, maintain its affordability, improve its condition, and prevent future deterioration and resident displacement, including extending affordability requirement to a 45-year period which would restart upon each resale for a maximum period of 90 years. If the first owner does not sell the unit for 45 years the affordability restriction will expire after the 45-year time frame.

GOAL 7: Cooperative Relationships

- Minor policy amendments directing county to form strong collaborative working relationships with all providers of and advocates for housing; and assist these collaborators in all feasible ways with the process of developing affordable housing.
- Continue community outreach efforts on affordable housing programs, including updates to the county's website, brochures and public workshops.
- Minor policy amendment to work with local service districts to determine whether capital improvements are necessary to eliminate service constraints to housing development.

GOAL 8: Efficient Government

- Minor policy amendments to identify and, where feasible, eliminate or reduce governmental constraints to development of affordable and/or special needs housing.
- Discretionary development incentives for projects participating in housing programs.

GOAL 9: Cultivated Financial Resources

- Minor policy amendments directing county to actively pursue funds and use various sources of revenue to assist the development, acquisition, and rehabilitation of affordable housing and provide financing assistance for first time homebuyers.
- Minor policy amendments to prioritize the provision of affordable and/or special needs housing as a priority when considering the future use of county-owned lands.

The Adoption Phase does not include decision-maker consideration of the following items:

These are identified as action items in the 2003-08 Housing Element document and will continue to be shaped by community input throughout the Action Phase. As stated above, these action items cannot be evaluated at this time as part of the Negative Declaration due to their speculative nature and lack of sufficient detail to perform meaningful analysis. Most of these items will return to decision-makers for consideration within one year following adoption of the Housing Element. An EIR will be prepared when sufficient detail exists.

GOAL 1: Enhance Diversity and Quantity of Housing Supply

- Revisions to existing Inclusionary Housing Program.
- Revisions to existing affordable housing in-lieu fee.
- Any rezones needed to meet affordable housing objectives.

- Minimum density requirements on specified sites to increase certainty and consistency in level of development permitted on residential land and to promote efficient development of the land.
- Ordinance amendments to implement Service Worker Housing Policy and associated in-lieu fee as well as amendments to allow construction of on-site service worker housing in-lieu of the fee.
- Ordinance amendments to encourage mixed use development in commercial zone districts.
- Reduced permit requirements for Residential Second Units on agricultural lands.
- A policy for a Variable Density Program which would allow “density equivalents” to count smaller units as less than one full unit when applying maximum density limits for a site.

GOAL 2: Expanded Housing for Special Needs Groups

- Reduced permit requirements for farm employee housing on agricultural lands.

GOAL 3 & 4: No action items.

GOAL 5: Quality Housing Design

- Establish residential design standards to guide future housing development countywide.
- Amendments to DR Zone District to modify requirements that serve as constraints to well-designed housing.
- Amendments to Goleta Community Plan to extend A-I land use designation to the South Patterson Agricultural Area for an additional 10 years.

GOAL 6: Preserved Affordable Housing Stock

- Revisions to maximum sales price calculation formula.

GOAL 7: Cooperative Relations

- Revisions to the Zoning Ordinance requirements for Single Room Occupancy developments to mitigate constraints of the development of housing for persons with disabilities and groups with special housing needs.

GOAL 8: Efficient Government

- Amendments to allow development standard modifications as incentives for affordable housing development, such as setback, open space and parking modifications.
- Consideration of fee reductions for certain types of development in the Orcutt Planning Area as part of beneficial project development impact fee reduction program.

GOAL 9: No action items.

2.0 PROJECT LOCATION

The Housing Element applies throughout the unincorporated area of Santa Barbara County exclusive of areas under state and federal jurisdiction, such as the University of California campus, Vandenberg Air Force Base, and federally-owned land within the Los Padres National Forest.

3.0 ENVIRONMENTAL SETTING

The unincorporated area consists of a variety of physical environments, from shorelines and coastal terraces to gently rolling hills to rugged mountains, and from concentrations of urban and suburban development to small distinct towns to semi-rural and rural areas.

Similarly, a wide variety of biological habitats exist throughout the unincorporated area. These include the offshore marine environment, coastal strand, coastal dunes, coastal estuaries, various kinds of scrub and woodland habitats, wetlands, grasslands and freshwater streams. Vast expanses of habitat areas are primarily outside of urban and suburban areas, but important biological resources also exist within primarily developed areas. Important habitats are enumerated in the Conservation Element of the county's Comprehensive Plan and in the county's various adopted Community and Area Plans.

Numerous recorded archaeological and historic sites exist throughout the unincorporated area, along with an undoubtedly large number of unrecorded and unrecognized resources.

A large range of soil types exists as well, including large areas of prime agricultural soils that are located primarily on coastal terraces, along streams, and within inland valleys. A variety of agricultural uses exist on both prime and non-prime soils, including various forms of cultivated agriculture and rangeland uses.

Surface water bodies include numerous perennial and ephemeral streams, nearly all of which drain to the ocean. The Cuyama, Sisquoc, Santa Maria, and Santa Ynez are the major rivers in the county. The only natural lakes are upper and lower Zaca Lake, located on private landholdings within the Los Padres National Forest. There are three reservoirs on the upper Santa Ynez River: Cachuma, Gibraltar, and Sheffield. Cachuma provides both water supplies and recreational uses; Gibraltar and Sheffield are water supply reservoirs only.

Santa Barbara County is bounded by San Luis Obispo County to the north, Kern County to the northeast, and Ventura County to the east. The Pacific Ocean bounds the county to the south and west.

4.0 POTENTIALLY SIGNIFICANT EFFECTS CHECKLIST

INTRODUCTION

The 2003-08 Housing Element is a planning document that provides updated background information and goals, quantified objectives, programs and policies, actions, and development standards. It is a text update to the 1993 Housing Element that does not in itself increase

development potential, increase the density or intensity of future development, or modify any ordinance provisions that relate to development.

It does contain directives for future actions that could increase development potential, increase the density or intensity of future development, and modify ordinance provisions that relate to development. However, all such changes would require the future exercise of legislative discretion by the Santa Barbara County Board of Supervisors, and the nature of such changes currently is not specific enough to serve as the basis for a meaningful analysis of potential environmental effects. Subsequent environmental review will be done for all later actions to implement the Element, once those actions are defined specifically enough to allow meaningful review.

The following checklist indicates the potential level of impact and is abbreviated as follows:

Known Signif.: Known significant environmental impacts.

Unknown Poten. Signif.: Unknown potentially significant impacts which need further review to determine significance level.

Poten. Signif. and Mitig.: Potentially significant impacts which can be mitigated to less than significant levels.

Not Signif.: Impacts which are not considered significant.

Reviewed Under Previous Document: The analysis contained in a previously adopted/certified environmental document addresses this issue adequately for use in the current case. Discussion should include reference to the previous documents, a citation of the page or pages where the information is found, and identification of mitigation measures incorporated from those previous documents. **NOTE:** Where applicable, this box should be checked in addition to one indicating significance of the potential environmental impact.

4.1 AESTHETICS/VISUAL RESOURCES

Will the proposal result in:	Known Signif.	Unknown Poten. Signif.	Poten. Signif. and Mitig.	Not Signif.	Reviewed Under Previous Document
a. The obstruction of any scenic vista or view open to the public or the creation of an aesthetically offensive site open to public view?				X	
b. Change to the visual character of an area?				X	
c. Glare or night lighting which may affect adjoining areas?				X	
d. Visually incompatible structures?				X	

Impact Discussion: As a planning document, the Housing Element would not have any direct or indirect physical impacts with regard to aesthetics. It is possible that later actions to implement the Element could have indirect adverse effects, should incentives be allowed that permit reduced structural setbacks from lot lines. However, the adoption of such actions would involve a future exercise of discretion by the Board of Supervisors, and an evaluation of potential impacts would be premature and unduly speculative at this time.

Mitigation and Residual Impact: No mitigations measures are required; no residual impact.

4.2 AGRICULTURAL RESOURCES

Will the proposal:	Known Signif.	Unknown Poten. Signif.	Poten. Signif. and Mitig.	Not Signif.	Reviewed Under Previous Document
a. Convert prime agricultural land to non-agricultural use, impair agricultural land productivity (whether prime or non-prime) or conflict with agricultural preserve programs?				X	
b. An effect upon any unique or other farmland of State or Local Importance?				X	

Impact Discussion: As a planning document, the Housing Element would not have any direct or indirect physical impacts with regard to agricultural resources. It is possible that later actions to implement the Element could have indirect adverse effects, should land use and zoning changes be approved to convert agricultural lands to non-agricultural use, or should zoning ordinance changes be approved to allow non-agricultural residential second units on agriculturally-zoned properties. However, the location and extent of such potential land use and zoning changes is not known at this time. The adoption of such actions would involve a future exercise of discretion by the Board of Supervisors, and an evaluation of potential impacts would be premature and unduly speculative at this time.

Mitigation and Residual Impact: No mitigations measures are required; no residual impact.

4.3 AIR QUALITY

Will the proposal result in:	Known Signif.	Unknown Poten. Signif.	Poten. Signif. And Mitig.	Not Signif.	Reviewed Under Previous Document
a. The violation of any ambient air quality standard, a substantial contribution to an existing or projected air quality violation including, CO hotspots, or exposure of sensitive receptors to substantial pollutant concentrations (emissions from direct, indirect, mobile and stationary sources)?				X	
b. The creation of objectionable smoke, ash or odors?				X	
c. Extensive dust generation?				X	

Impact Discussion: As a planning document, the Housing Element would not have any direct or indirect physical impacts with regard to air quality. It is possible that later actions to implement the Element could have indirect adverse effects, should land use and zoning changes be approved to increase residential development potential. However, the location and extent of such potential land use and zoning changes is not known at this time. The adoption of such actions would involve a future exercise of discretion by the Board of Supervisors, and an evaluation of potential impacts would be premature and unduly speculative at this time.

Mitigation and Residual Impact: No mitigations measures are required; no residual impact.

4.4 BIOLOGICAL RESOURCES

Will the proposal result in:	Known Signif.	Unknown Poten. Signif.	Poten. Signif. And Mitig.	Not Signif.	Reviewed Under Previous Document
Flora					
a. A loss or disturbance to a unique, rare or threatened plant community?				X	
b. A reduction in the numbers or restriction in the range of any unique, rare or threatened species of plants?				X	
c. A reduction in the extent, diversity, or quality of native vegetation (including brush removal for fire prevention and flood control improvements)?				X	
d. An impact on non-native vegetation whether naturalized or horticultural if of habitat value?				X	
e. The loss of healthy native specimen trees?				X	
f. Introduction of herbicides, pesticides, animal life, human habitation, non-native plants or other factors that would change or hamper the existing habitat?				X	
Fauna					
g. A reduction in the numbers, a restriction in the range, or an impact to the critical habitat of any unique, rare, threatened or endangered species of animals?				X	
h. A reduction in the diversity or numbers of animals onsite (including mammals, birds, reptiles, amphibians, fish or invertebrates)?				X	
i. A deterioration of existing fish or wildlife habitat (for foraging, breeding, roosting, nesting, etc.)?				X	
j. Introduction of barriers to movement of any resident or migratory fish or wildlife species?				X	
k. Introduction of any factors (light, fencing, noise, human presence and/or domestic animals) which could hinder the normal activities of wildlife?				X	

Existing Plant and Animal Communities/Conditions: Please refer to the previous Environmental Setting section near the beginning of this Initial Study.

Impact Discussion: As a planning document, the Housing Element would not have any direct or indirect physical impacts with regard to biological resources. It is possible that later actions to implement the Element could have indirect adverse effects, should land use and zoning changes be approved to increase residential development potential on lands that contain sensitive resources. However, the location and extent of such potential land use and zoning changes is not known at this time. The adoption of such actions would involve a future exercise of discretion by the Board of Supervisors, and an evaluation of potential impacts would be premature and unduly speculative at this time.

Mitigation and Residual Impact: No mitigations measures are required; no residual impact.

4.5 CULTURAL RESOURCES

Will the proposal result in:	Known Signif.	Unknown Poten. Signif.	Poten. Signif. And Mitig.	Not Signif.	Reviewed Under Previous Document
Archaeological Resources					
a. Disruption, alteration, destruction, or adverse effect on a recorded prehistoric or historic archaeological site (note site number below)?				X	
b. Disruption or removal of human remains?				X	
c. Increased potential for trespassing, vandalizing, or sabotaging archaeological resources?				X	
d. Ground disturbances in an area with potential cultural resource sensitivity based on the location of known historic or prehistoric sites?				X	
Ethnic Resources					
e. Disruption of or adverse effects upon a prehistoric or historic archaeological site or property of historic or cultural significance to a community or ethnic group?				X	
f. Increased potential for trespassing, vandalizing, or sabotaging ethnic, sacred, or ceremonial places?				X	
g. The potential to conflict with or restrict existing religious, sacred, or educational use of the area?				X	

Impact Discussion: As a planning document, the Housing Element would not have any direct or indirect physical impacts with regard to cultural resources. It is possible that later actions to implement the Element could have indirect adverse effects, should land use and zoning changes be approved to increase residential development potential on lands that contain sensitive resources. However, the location and extent of such potential land use and zoning changes is not known at this time. The adoption of such actions would involve a future exercise of discretion by the Board of Supervisors, and an evaluation of potential impacts would be premature and unduly speculative at this time.

Mitigation and Residual Impact: No mitigations measures are required; no residual impact.

4.6 ENERGY

Will the proposal result in:	Known Signif.	Unknown Poten. Signif.	Poten. Signif. And Mitig.	Not Signif.	Reviewed Under Previous Document
a. Substantial increase in demand, especially during peak periods, upon existing sources of energy?				X	
b. Requirement for the development or extension of new sources of energy?				X	

Impact Discussion: As a planning document, the Housing Element would not have any direct or indirect physical impacts with regard to energy resources. It is possible that later actions to implement the Element could have indirect adverse effects, should land use and zoning changes be approved to increase residential development potential. However, the location and extent of such potential land use and zoning changes is not known at this time. The adoption of such actions would

involve a future exercise of discretion by the Board of Supervisors, and an evaluation of potential impacts would be premature and unduly speculative at this time.

Mitigation and Residual Impact: No mitigations measures are required; no residual impact.

4.7 FIRE PROTECTION

Will the proposal result in:	Known Signif.	Unknown Poten. Signif.	Poten. Signif. And Mitig.	Not Signif.	Reviewed Under Previous Document
a. Introduction of development into an existing high fire hazard area?				X	
b. Project-caused high fire hazard?				X	
c. Introduction of development into an area without adequate water pressure, fire hydrants or adequate access for fire fighting?				X	
d. Introduction of development that will hamper fire prevention techniques such as controlled burns or backfiring in high fire hazard areas?				X	
e. Development of structures beyond safe Fire Dept. response time?				X	

Impact Discussion: As a planning document, the Housing Element would not have any direct or indirect physical impacts with regard to fire protection. It is possible that later actions to implement the Element could have indirect adverse effects, should land use and zoning changes be approved to increase residential development potential on lands within high fire hazard areas or where fire protection services are inadequate. However, the location and extent of such potential land use and zoning changes is not known at this time. The adoption of such actions would involve a future exercise of discretion by the Board of Supervisors, and an evaluation of potential impacts would be premature and unduly speculative at this time.

Mitigation and Residual Impact: No mitigations measures are required; no residual impact.

4.8 GEOLOGIC PROCESSES

Will the proposal result in:	Known Signif.	Unknown Poten. Signif.	Poten. Signif. And Mitig.	Not Signif.	Reviewed Under Previous Document
a. Exposure to or production of unstable earth conditions such as landslides, earthquakes, liquefaction, soil creep, mudslides, ground failure (including expansive, compressible, collapsible soils), or similar hazards?				X	
b. Disruption, displacement, compaction or overcovering of the soil by cuts, fills or extensive grading?				X	
c. Permanent changes in topography?				X	
d. The destruction, covering or modification of any unique geologic, paleontologic or physical features?				X	
e. Any increase in wind or water erosion of soils, either on or off the site?				X	

Will the proposal result in:	Known Signif.	Unknown Poten. Signif.	Poten. Signif. And Mitig.	Not Signif.	Reviewed Under Previous Document
f. Changes in deposition or erosion of beach sands or dunes, or changes in siltation, deposition or erosion which may modify the channel of a river, or stream, or the bed of the ocean, or any bay, inlet or lake?				X	
g. The placement of septic disposal systems in impermeable soils with severe constraints to disposal of liquid effluent?				X	
h. Extraction of mineral or ore?				X	
i. Excessive grading on slopes of over 20%?				X	
j. Sand or gravel removal or loss of topsoil?				X	
k. Vibrations, from short-term construction or long-term operation, which may affect adjoining areas?				X	
l. Excessive spoils, tailings or over-burden?				X	

Impact Discussion: As a planning document, the Housing Element would not have any direct or indirect physical impacts with regard to geologic processes. It is possible that later actions to implement the Element could have indirect adverse effects, should land use and zoning changes be approved to increase residential development potential on lands containing or exposed to geologic hazards. However, the location and extent of such potential land use and zoning changes is not known at this time. The adoption of such actions would involve a future exercise of discretion by the Board of Supervisors, and an evaluation of potential impacts would be premature and unduly speculative at this time.

Mitigation and Residual Impact: No mitigations measures are required; no residual impact.

4.9 HAZARDOUS MATERIALS/RISK OF UPSET

Will the proposal result in:	Known Signif.	Unknown Poten. Signif.	Poten. Signif. And Mitig.	Not Signif.	Reviewed Under Previous Document
a. In the known history of this property, have there been any past uses, storage or discharge of hazardous materials (e.g., fuel or oil stored in underground tanks, pesticides, solvents or other chemicals)?				X	
b. The use, storage or distribution of hazardous or toxic materials?				X	
c. A risk of an explosion or the release of hazardous substances (e.g., oil, gas, biocides, bacteria, pesticides, chemicals or radiation) in the event of an accident or upset conditions?				X	
d. Possible interference with an emergency response plan or an emergency evacuation plan?				X	
e. The creation of a potential public health hazard?				X	
f. Public safety hazards (e.g., due to development near chemical or industrial activity, producing oil wells, toxic disposal sites, etc.)?				X	
g. Exposure to hazards from oil or gas pipelines or oil well facilities?				X	
h. The contamination of a public water supply?				X	

Impact Discussion: As a planning document, the Housing Element would not have any direct or indirect physical impacts with regard to hazardous materials or risk of upset. It is possible that later actions to implement the Element could have indirect adverse effects, should land use and zoning changes be approved to increase residential development potential on lands containing hazardous materials or exposed to appreciable risk of upset. Also, possible changes to commercial zoning district regulations to increase the permissibility of residential uses indirectly could result in the exposure of greater numbers of people to hazardous materials or conditions in mixed commercial-residential projects. However, the location and extent of such potential land use and zoning changes and prospective mixed-use projects is not known at this time. The adoption of such actions would involve a future exercise of discretion by the Board of Supervisors, and an evaluation of potential impacts would be premature and unduly speculative at this time.

Mitigation and Residual Impact: No mitigations measures are required; no residual impact.

4.10 HISTORIC RESOURCES

Will the proposal result in:	Known Signif.	Unknown Poten. Signif.	Poten. Signif. And Mitig.	Not Signif.	Reviewed Under Previous Document
a. Adverse physical or aesthetic impacts on a structure or property at least 50 years old and/or of historic or cultural significance to the community, state or nation?				X	
b. Beneficial impacts to an historic resource by providing rehabilitation, protection in a conservation/open easement, etc.?				X	

Impact Discussion: As a planning document, the Housing Element would not have any direct or indirect physical impacts with regard to historic resources. It is possible that later actions to implement the Element could have indirect adverse effects, should land use and zoning changes be approved to increase residential development potential on lands that contain historic resources. However, the location and extent of such potential land use and zoning changes is not known at this time. The adoption of such actions would involve a future exercise of discretion by the Board of Supervisors, and an evaluation of potential impacts would be premature and unduly speculative at this time.

Mitigation and Residual Impact: No mitigations measures are required; no residual impact.

4.11 LAND USE

Will the proposal result in:	Known Signif.	Unknown Poten. Signif.	Poten. Signif. And Mitig.	Not Signif.	Reviewed Under Previous Document
a. Structures and/or land use incompatible with existing land use?				X	

Will the proposal result in:	Known Signif.	Unknown Poten. Signif.	Poten. Signif. And Mitig.	Not Signif.	Reviewed Under Previous Document
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X	
c. The induction of substantial growth or concentration of population?				X	
d. The extension of sewer trunk lines or access roads with capacity to serve new development beyond this proposed project?				X	
e. Loss of existing affordable dwellings through demolition, conversion or removal?				X	
f. Displacement of substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X	
g. Displacement of substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X	
h. The loss of a substantial amount of open space?				X	
i. An economic or social effect that would result in a physical change? (i.e. Closure of a freeway ramp results in isolation of an area, businesses located in the vicinity close, neighborhood degenerates, and buildings deteriorate. Or, if construction of new freeway divides an existing community, the construction would be the physical change, but the economic/social effect on the community would be the basis for determining that the physical change would be significant.)				X	
j. Conflicts with adopted airport safety zones?				X	

Impact Discussion: As a planning document, the Housing Element would not have any direct or indirect physical impacts with regard to land use concerns. It is possible that later actions to implement the Element could have indirect adverse effects, should land use and zoning changes be approved to increase residential development potential inappropriately, for example, by increasing density within an airport safety zone. However, the location and extent of such potential land use and zoning changes is not known at this time. The adoption of such actions would involve a future exercise of discretion by the Board of Supervisors, and an evaluation of potential impacts would be premature and unduly speculative at this time.

Mitigation and Residual Impact: No mitigations measures are required; no residual impact.

4.12 NOISE

Will the proposal result in:	Known Signif.	Unknown Poten. Signif.	Poten. Signif. and Mitig.	Not Signif.	Reviewed Under Previous Document
a. Long-term exposure of people to noise levels exceeding				X	

Will the proposal result in:	Known Signif.	Unknown Poten. Signif.	Poten. Signif. and Mitig.	Not Signif.	Reviewed Under Previous Document
County thresholds (e.g. locating noise sensitive uses next to an airport)?					
b. Short-term exposure of people to noise levels exceeding County thresholds?				X	
c. Project-generated substantial increase in the ambient noise levels for adjoining areas (either day or night)?				X	

Impact Discussion: As a planning document, the Housing Element would not have any direct or indirect physical impacts with regard to noise. It is possible that later actions to implement the Element could have indirect adverse effects, should land use and zoning changes be approved to increase residential development potential on land exposed to excessive noise levels, or to an extent that would generate excessive noise levels. However, the location and extent of such potential land use and zoning changes is not known at this time. The adoption of such actions would involve a future exercise of discretion by the Board of Supervisors, and an evaluation of potential impacts would be premature and unduly speculative at this time.

Mitigation and Residual Impact: No mitigations measures are required; no residual impact.

4.13 PUBLIC FACILITIES

Will the proposal result in:	Known Signif.	Unknown Poten. Signif.	Poten. Signif. and Mitig.	Not Signif.	Reviewed Under Previous Document
a. A need for new or altered police protection and/or health care services?				X	
b. Student generation exceeding school capacity?				X	
c. Significant amounts of solid waste or breach any national, state, or local standards or thresholds relating to solid waste disposal and generation (including recycling facilities and existing landfill capacity)?				X	
d. A need for new or altered sewer system facilities (sewer lines, lift-stations, etc.)?				X	
e. The construction of new storm water drainage or water quality control facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X	

Impact Discussion: As a planning document, the Housing Element would not have any direct or indirect physical impacts with regard to public facilities. It is possible that later actions to implement the Element could have indirect adverse effects, should land use and zoning changes be approved to increase residential development potential to the extent that significant effects on public facilities might occur. However, the location and extent of such potential land use and zoning changes is not known at this time. The adoption of such actions would involve a future exercise of discretion by the Board of Supervisors, and an evaluation of potential impacts would be premature and unduly speculative at this time.

Mitigation and Residual Impact: No mitigations measures are required; no residual impact.

4.14 RECREATION

Will the proposal result in:	Known Signif.	Unknown Poten. Signif.	Poten. Signif. and Mitig.	Not Signif.	Reviewed Under Previous Document
a. Conflict with established recreational uses of the area?				X	
b. Conflict with biking, equestrian and hiking trails?				X	
c. Substantial impact on the quality or quantity of existing recreational opportunities (e.g., overuse of an area with constraints on numbers of people, vehicles, animals, etc. which might safely use the area)?				X	

Impact Discussion: As a planning document, the Housing Element would not have any direct or indirect physical impacts with regard to recreation. It is possible that later actions to implement the Element could have indirect adverse effects, should land use and zoning changes be approved to increase residential development potential to the extent that significant effects on recreational opportunities or facilities might result. However, the location and extent of such potential land use and zoning changes is not known at this time. The adoption of such actions would involve a future exercise of discretion by the Board of Supervisors, and an evaluation of potential impacts would be premature and unduly speculative at this time.

Mitigation and Residual Impact: No mitigations measures are required; no residual impact.

4.15 TRANSPORTATION/CIRCULATION

Will the proposal result in:	Known Signif.	Unknown Poten. Signif.	Poten. Signif. and Mitig.	Not Signif.	Reviewed Under Previous Document
a. Generation of substantial additional vehicular movement (daily, peak-hour, etc.) in relation to existing traffic load and capacity of the street system?				X	
b. A need for private or public road maintenance, or need for new road(s)?				X	
c. Effects on existing parking facilities, or demand for new parking?				X	
d. Substantial impact upon existing transit systems (e.g. bus service) or alteration of present patterns of circulation or movement of people and/or goods?				X	
e. Alteration to waterborne, rail or air traffic?				X	
f. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians (including short-term construction and long-term operational)?				X	
g. Inadequate sight distance?				X	
ingress/egress?				X	
general road capacity?				X	
emergency access?				X	
h. Impacts to Congestion Management Plan system?				X	

Impact Discussion: As a planning document, the Housing Element would not have any direct or indirect physical impacts with regard to transportation and circulation. It is possible that later actions to implement the Element could have indirect adverse effects, should land use and zoning changes

be approved to increase residential development potential to the extent that significant effects on traffic levels and transportation facilities might occur. However, the location and extent of such potential land use and zoning changes is not known at this time. The adoption of such actions would involve a future exercise of discretion by the Board of Supervisors, and an evaluation of potential impacts would be premature and unduly speculative at this time.

Mitigation and Residual Impact: No mitigations measures are required; no residual impact.

4.16 WATER RESOURCES/FLOODING

Will the proposal result in:	Known Signif.	Unknown Poten. Signif.	Poten. Signif. and Mitig.	Not Signif.	Reviewed Under Previous Document
a. Changes in currents, or the course or direction of water movements, in either marine or fresh waters?				X	
b. Changes in percolation rates, drainage patterns or the rate and amount of surface water runoff?				X	
c. Change in the amount of surface water in any water body?				X	
d. Discharge, directly or through a storm drain system, into surface waters (including but not limited to wetlands, riparian areas, ponds, springs, creeks, streams, rivers, lakes, estuaries, tidal areas, bays, ocean, etc) or alteration of surface water quality, including but not limited to temperature, dissolved oxygen, turbidity, or thermal water pollution?				X	
e. Alterations to the course or flow of flood water or need for private or public flood control projects?				X	
f. Exposure of people or property to water related hazards such as flooding (placement of project in 100 year flood plain), accelerated runoff or tsunamis?				X	
g. Alteration of the direction or rate of flow of groundwater?				X	
h. Change in the quantity of groundwater, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations or recharge interference?				X	
i. Overdraft or overcommitment of any groundwater basin? Or, a significant increase in the existing overdraft or overcommitment of any groundwater basin?				X	
j. The substantial degradation of groundwater quality including saltwater intrusion?				X	
k. Substantial reduction in the amount of water otherwise available for public water supplies?				X	
l. Introduction of storm water pollutants (e.g., oil, grease, pesticides, nutrients, sediments, pathogens, etc.) into groundwater or surface water?				X	

Impact Discussion: As a planning document, the Housing Element would not have any direct or indirect physical impacts with regard to water resources or flooding. It is possible that later actions to implement the Element could have indirect adverse effects, should land use and zoning changes be approved to increase residential development potential to the extent that significant effects on water resources might occur, or in areas where development could create or be exposed to flooding hazards. However, the location and extent of such potential land use and zoning changes is not known at this time. The adoption of such actions would involve a future exercise of discretion by

the Board of Supervisors, and an evaluation of potential impacts would be premature and unduly speculative at this time.

Mitigation and Residual Impact: No mitigations measures are required; no residual impact.

5.0 INFORMATION SOURCES

5.1 County Departments Consulted

Police, Fire, Public Works, Flood Control, Parks, Environmental Health, Special Districts, Regional Programs, Other: County Housing & Community Development, County Administrator, County Counsel.

5.2 Comprehensive Plan

<u>X</u>	Seismic Safety/Safety Element	<u>X</u>	Conservation Element
<u>X</u>	Open Space Element	<u>X</u>	Noise Element
<u>X</u>	Coastal Plan and Maps	<u>X</u>	Circulation Element
<u>X</u>	ERME		Community and Area Plans – Orcutt, Los Alamos, Goleta, Montecito, Summerland, Toro Canyon
		<u>X</u>	

5.3 Other Sources

<u> </u>	Field work	<u>X</u>	Ag Preserve maps
<u> </u>	Calculations	<u>X</u>	Flood Control maps
<u>X</u>	Project plans (draft Housing Element)	<u>X</u>	Other technical references (reports, survey, etc.)
<u> </u>	Traffic studies		
<u> </u>	Records	<u>X</u>	Planning files, maps, reports
<u> </u>	Grading plans	<u>X</u>	Zoning maps
<u> </u>	Elevation, architectural renderings	<u>X</u>	Soils maps/reports
<u>X</u>	Published geological map/reports	<u>X</u>	Plant maps
<u>X</u>	Topographical maps	<u>X</u>	Archaeological maps and reports
<u>X</u>	Other: Final EIR on the 1993 Santa Barbara County Housing Element	<u>X</u>	Other: Negative Declarations prepared for the draft Housing Elements of San Luis Obispo County and the cities of Carpinteria and Santa Barbara

6.0 PROJECT SPECIFIC (*short- and long-term*) AND CUMULATIVE IMPACT SUMMARY

As a planning document, the Housing Element would not have any direct or indirect short- or long-term physical impacts. A range of indirect site-specific and cumulative adverse impacts could result from subsequent actions to amend land use plans and zoning ordinances to implement the Housing Element. However, the specific nature and extent of such amendments is not well enough known at this time to serve as the basis for a meaningful analysis of potential environmental effects. Subsequent environmental review would be done for all later actions to implement the Element, once those actions are defined specifically enough to allow meaningful review.

7.0 MANDATORY FINDINGS OF SIGNIFICANCE

	Known Signif.	Unknown Poten. Signif.	Poten. Signif. and Mitig.	Not Signif.	Reviewed Under Previous Document
1. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				X	
2. Does the project have the potential to achieve short-term to the disadvantage of long-term environmental goals?				X	
3. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects and the effects of probable future projects.)				X	
4. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				X	
5. Is there disagreement supported by facts, reasonable assumptions predicated upon facts and/or expert opinion supported by facts over the significance of an effect which would warrant investigation in an EIR ?				X	

8.0 PROJECT ALTERNATIVES

If potentially significant, adverse unmitigable impacts would result, identify potential project alternatives to minimize these effects (reduced project, alternative use, alternative site location, etc.)

Not applicable.

9.0 INITIAL REVIEW OF PROJECT CONSISTENCY WITH APPLICABLE SUBDIVISION, ZONING AND COMPREHENSIVE PLAN REQUIREMENTS

Please refer to Appendix B of the 2003-08 Housing Element (Attached).

10.0 RECOMMENDATION BY P&D STAFF

On the basis of the Initial Study, the staff of Planning and Development:

X Finds that the proposed project WILL NOT have a significant effect on the environment and, therefore, recommends that a Negative Declaration (ND) be prepared.

_____ Finds that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures incorporated into the REVISED PROJECT DESCRIPTION would successfully mitigate the potentially significant impacts. Staff recommends the preparation of an ND. The ND finding is based on the assumption that mitigation measures will be acceptable to the applicant; if not acceptable a revised Initial Study finding for the preparation of an EIR may result.

_____ Finds that the proposed project MAY have a significant effect on the environment, and recommends that an EIR be prepared.

_____ Finds that from existing documents (previous EIRs, etc.) that a subsequent document (containing updated and site-specific information, etc.) pursuant to CEQA Sections 15162/15163/15164 should be prepared.

Potentially significant unavoidable adverse impact areas:

_____ With Public Hearing X Without Public Hearing

PREVIOUS DOCUMENT:

PROJECT EVALUATOR: Greg Mohr **DATE:** January 15, 2004

11.0 DETERMINATION BY ENVIRONMENTAL HEARING OFFICER

- X I agree with staff conclusions. Preparation of the appropriate document may proceed.
_____ I DO NOT agree with staff conclusions. The following actions will be taken:
_____ I require consultation and further information prior to making my determination.

SIGNATURE:  INITIAL STUDY DATE: 1/15/04

SIGNATURE:  NEGATIVE DECLARATION DATE: 2/12/04

SIGNATURE:  REVISION DATE: 3/12/04

SIGNATURE:  FINAL NEGATIVE DECLARATION DATE: 3/12/04

12.0 ATTACHMENTS

- Attachment A: 2003-08 Housing Element Compendium of Goals, Programs and Policies
Attachment B: Appendix B of the 2003-08 Draft Housing Element
Comments received on draft ND



County of Santa Barbara BOARD OF SUPERVISORS

Minute Order

March 29, 2004

Present: Supervisor Schwartz, Supervisor Rose, Supervisor Marshall, Supervisor Gray and Supervisor Centeno

PLANNING AND DEVELOPMENT

File Reference No. 04-00184

RE: HEARING - Consider recommendations regarding the proposed final 2003-08 Santa Barbara County Housing Element, as follows: (EST. TIME: 4 HRS.)

- a) Adopt the proposed final Negative Declaration addressing the possible environmental effects of adoption of the proposed final 2003-08 Housing Element;
- b) Adopt the proposed final 2003-08 Housing Element with any additional changes directed by the Board and adopt a Resolution approving Findings supporting the Board's final action in adopting the proposed final 2003-08 Housing Element.

COUNTY ADMINISTRATOR'S RECOMMENDATION: POLICY

A motion was made by Supervisor Schwartz, seconded by Supervisor Rose, that this matter be Acted on as follows:

Received and filed staff report and conducted public hearing.

- a) Adopted.
- b) Adopted. Directed staff to include the County Planning Commissions recommendations as reflected on pages 13 through 15 of the Planning and Development Board letter dated March 19, 2004.

RESOLUTION NO. 04-078

The motion carried unanimously.

This is a true certified copy of the original document on file or of record in my office. It bears the seal and signature, imprinted in purple ink, of the Clerk of the Board of Supervisors.

Clerk of the Board, Santa Barbara County, California
Date 3/31/04 by Deputy: [Signature]

