

April 2, 2019

Clerk of the Board of Supervisors  
105 E. Anapamu Street, Suite 407  
Santa Barbara, CA 93101

RE: Patterson Ave. Holdings New Office Appeal Case No. 18APL-00000-00022

Dear Board of Supervisors:

I am a neighbor of this referenced project and I am very concerned about the new commercial development proposed for this constrained site. The commercial development of 6,723 gross square feet for a new office building will create a significant safety impact in the area. The site development includes one driveway that connects to only the northbound Patterson Avenue roadway. Ingress and egress are through the single driveway.

The Associated Transportation Engineers (ATS) Traffic and Circulation Study provides Level of Service information for the subject development but does NOT include an adequate assessment of the potential safety problem of the Patterson Ave. roadway design that would require motorists to cross four lanes of traffic to make a u turn at the intersection of Patterson Ave. and Calle Real in order to travel south. Vehicles traveling west on to Calle Real will need to cross 3 lanes in order to make that turning movement. There is no spatial assessment of the distance of the proposed driveway and the actual intersection. The driveway is located near the actual intersection and these traffic movements will most likely be a significant safety problem with the addition of project traffic. This design feature of Patterson Avenue has not been assessed and as such the Traffic and Circulation Study is inadequate to assess the Santa Barbara County/City of Goleta Traffic Impact Thresholds.

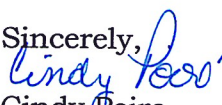
Furthermore, the exemption from CEQA based on Section 15303 does not address Significant Effect.

c. Significant Effect:

A Categorical Exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstance.

The Patterson Ave. roadway design in the area of this proposed project is an unusual circumstance. It is also not clear how traffic coming from Patterson Ave. south would access the proposed development and that should be included in the Traffic Circulation Study.

Thank you for your attention to this matter.

Sincerely,  
  
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