



TO: Planning Commission Chair and Members

FROM: Peter Imhof, Planning and Environmental Review Director

CONTACT: Anne Wells, Advance Planning Manager
Andy Newkirk, Supervising Senior Planner
Stefanie Edmondson, Senior Planner

SUBJECT: Housing Element 2023-2031 Amendments California Environmental Quality Act (CEQA) Addendum and Resolutions to Add 449 and 469 Kellogg Way to Housing Element 2023-2031 Subprogram HE 2.1(a) and the Technical Appendix Residential Sites Inventory to Amend the General Plan and Title 17 (Zoning) of the Goleta Municipal Code to Facilitate High Density Residential Housing at 449 and 469 Kellogg Way (Case Nos. 21-0002-GPA and 23-0004-ORD)

RECOMMENDATION:

- A. Adopt Resolution No. 23-___, entitled "A Resolution of the Planning Commission of the City of Goleta, California, Recommending to the City Council To Make Findings Pursuant to Public Resources Code Section 21166 and to Adopt the Housing Element 2023-2031 Amendments Addendum to the General Plan/Coastal Land Use Plan Final Environmental Impact Report (State Clearinghouse No. 2005031151)."
- B. Adopt Resolution No. 23 ___, entitled "A Resolution of the Planning Commission of the City of Goleta, California, Recommending that 449 and 469 Kellogg Way Be Added to Housing Element 2023-2031 Subprogram HE 2.1(a) and the Technical Appendix Residential Sites Inventory (Case No. 21-0002-GPA)."
- C. Adopt Resolution No. 23 ___, entitled "A Resolution of the Planning Commission of the City of Goleta, California, Recommending to the City Council Adoption of Amendments to the General Plan and Adoption of an Ordinance to Amend Title 17 of the Goleta Municipal Code to Facilitate High Density Residential Development at 449 Kellogg Way (APN 071-130-039) and 469 Kellogg Way (APN 071-130-010) (Case Nos. 21-0002-GPA and 23-0004-ORD)."

BACKGROUND:

General Plan Environmental Review

The City's first General Plan/Coastal Land Use Plan (General Plan) was adopted on October 2, 2006. The General Plan governs land use and physical development within the City and establishes policy direction for the City's growth. For the adoption of the General Plan, the City prepared a Final Environmental Impact Report ("FEIR") (State Clearinghouse No. 2005031151), which was certified in 2006 by the City Council, in compliance with the California Environmental Quality Act ("CEQA") (California Public Resources Code Sections 21000 et seq.). The 2006 General Plan FEIR is available on the City website here: <https://www.cityofgoleta.org/your-city/planning-and-environmental-review/general-plan/general-plan-coastal-land-use-plan-final-eir>.

The 2006 FEIR evaluated the potentially significant adverse environmental impacts of the General Plan, focusing on growth-inducing impacts associated with urban development in the City allowed under the General Plan. The 2006 FEIR assumed growth within the City under the General Plan would increase the City's population by approximately 7,418 residents, for a total population of 38,097, by the 2030 buildout year as well as additional non-residential growth of over 2,000,000 square feet.

The 2006 FEIR is a program EIR. Program EIRs generally analyze the potential broad environmental effects of a plan. Later environmental analysis for more specific projects undertaken by the City or individual applicants are prepared if the project is deemed to be outside of the scope of the programmatic 2006 FEIR.

The 2006 FEIR identified a variety of environmental impacts from the implementation of the General Plan. The 2006 FEIR identified ways in which the City will mitigate the impacts identified in the 2006 FEIR. In most cases, the mitigation identified is implementation of policies included in the General Plan.

The General Plan has been amended 27 times, necessitating several CEQA Addenda and a Supplemental EIR (in 2009) (available here: <https://www.cityofgoleta.org/your-city/planning-and-environmental-review/general-plan/general-plan-coastal-land-use-plan-final-eir/track-3-amendments-final-seir>) to the 2006 FEIR that were prepared to address the changes in environmental effects associated with related the General Plan amendments. The "General Plan EIR" referenced herein comprises all of these CEQA documents and collectively provides the complete environmental analysis of the current General Plan.

Housing Element 2023-2031

State law requires each jurisdiction in Santa Barbara County to prepare a comprehensive update to the Housing Element of the General Plan for the 2023-2031 planning period (also referred to as the "6th planning cycle"). A finding by the California Department of Housing and Community Development ("HCD") that a Housing Element substantially complies with State law is referred to as "certification" of the Housing Element.

Certification is important to enhance the City's eligibility for grant funds and to support local land use authority.

The City adopted the Housing Element 2023-2031 on January 17, 2023. At the time, the Housing Element 2023-2031 was deemed exempt from environmental review under CEQA, pursuant to State CEQA Guidelines Section 15061(b)(3) (14 Cal. Code Regs. Section 15061(b)(3)).

However, upon receiving comments from HCD on the adopted Housing Element 2023-2031, the City prepared amendments to the adopted document. These amendments, among other things, include the rezoning of 12 sites to facilitate additional housing development within the City. In consideration of these amendments, the City determined additional CEQA analysis would be needed. This additional CEQA analysis and two of the parcels identified for rezoning (449 and 469 Kellogg Way) are the subject of this staff report.

Segmentation

In order to comply with segmentation requirements under the Political Reform Act for public officials who have a conflict of interest in a governmental decision and because there is a conflict on the properties located at 449 and 469 Kellogg Way, staff recommends that the Planning Commission, with the recusal of the conflicted Planning Commissioner, adopt a resolution recommending to the City Council to add 449 and 469 Kellogg Way to Housing Element 2023-2031 subprogram HE 2.1(a) and the Residential Sites Inventory and make amendments to the General Plan and adopt an ordinance to amend Title 17 as they relate to 449 and 469 Kellogg Way. The actions taken as part of this item in relation to 449 and 469 Kellogg Way are contingent upon the Planning Commission's adoption of resolutions, in separate agenda items, recommending to the City Council the adoption of the Housing Element 2023-2031 amendments and relevant General Plan and Title 17 amendments to implement the Housing Element.

DISCUSSION

CEQA Addendum

CEQA authorizes an addendum to a previously certified EIR if, as a result of changes to the project at issue in the EIR, changes or additions to the EIR are needed, but none of the conditions permitting preparation of a Subsequent EIR set forth in State CEQA Guidelines section 15162 have occurred. An addendum to an EIR is appropriate where:

1. No substantial changes are proposed in the Project that would require major revisions of the previous EIR due to the occurrence of new significant effects or a substantial increase in the severity of a previously identified significant impact;
2. No substantial changes in circumstances under which the Project is undertaken would occur that would require major revisions of the previous EIR due to the occurrence of new significant environmental effects or a substantial increase in the severity of previously identified effects; and

3. No new information of substantial importance has been discovered that was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was prepared.

An Addendum to the General Plan EIR was prepared to analyze potential changes in environmental effects associated with the Housing Element 2023-2031 amendments as they relate to the analysis in the General Plan EIR. The Addendum is provided in Exhibit A of Attachment 1. In accordance with CEQA Guidelines Section 15164(c), the Addendum need not be circulated for separate public review but must be included as part of the staff report package for consideration by decision-makers.

Scope of Analysis

The scope of analysis in the Addendum consists of the proposed amendments to the adopted Housing Element 2023-2031. The entirety of the amendments to the adopted Housing Element 2023-2031 are detailed in a separate staff report. A summary of the amendments with the potential to impact the physical environment are specifically identified in the Addendum and detailed below.

Program (HE 2.1(a)): Change to the land use (in the General Plan) and zone districts (in Title 17 of the Goleta Municipal Code) for several parcels. These changes are listed below, with specific notes about some of the changes.

- 60 Colusa Avenue (APN 077-155-004) – Intersection Commercial (CI) to High-Density Residential (RH)
- 7264 Calle Real (Kenwood Village) (APN 077-130-006) – Single-Family Residential (RS) and Agriculture (AG) to RH. For this parcel, HE 2.1(a) also includes a development cap of 190 units and where the development occurs on the site, the residential density must be a minimum of 20 dwelling units per acre.
- 7190 Hollister Avenue (APN 073-030-005) – Medium-Density Residential (RM) and General Commercial (CG) to RH
- Parcels to the East of 7190 Hollister Avenue (APN 073-030-009 and APN 073-030-006) – CG/RM to RH
- 625 Dara Road (APN 069-373-064) – RS to RM
- 35 Ellwood Station Drive (APN 079-210-066) – CG to RH
- 6470 Hollister Avenue (APN 073-070-034) – CG to Community Commercial (CC)
- 7020 Calle Real (APN 077-155-003) – CI to CC
- 7360 Hollister Avenue (APN 073-020-003, APN 073-020-034, and APN 073-020-035) – CC to RH
- 469 and 449 Kellogg Way (APN 071-130-010 and APN 071-130-039) – Planned Residential (RP) and Business Park (BP) to RH
- 490 South Fairview (Yardi) (APN 071-130-084) – BP to BP with an -RH Overlay. For this parcel, the change does not wholesale change the land use designation and zoning district on the parcel. The base designations will remain as BP. However, an “RH Overlay” was added to allow an RH development on the site should the property owner choose to do so. Such development would otherwise not be allowed in BP.

Program (HE 2.1(a) and (g)): Amend the Community Commercial (CC) land use designation and zoning district from 12 dwelling units per acre to 20 dwelling units per acre.

Program (HE 2.1(g) and (j)): Amend zoning procedures to require streamline processing for affordable housing and smaller mixed-use housing projects.

Program (HE 2.1(h)): Amend the development standard in the Planned Residential (RP), Residential Medium (RM) and Residential High (RH) zone districts, in the Coastal Zone, to allow the maximum building height from 25 to 35 feet. Amend the development standard in Old Town Commercial (C-OT) to allow the maximum building height from 30 to 35 feet.

Program (HE 2.1(i)): Amend the lot coverage methodology and development standard in the RH zone district from a maximum of 40 percent to 50 percent.

Program (HE 3.2(b)): Allow emergency shelters as a permitted use in Office and Institutional district (I-OI).

Methodology

The Addendum, in Section 6, compares the environmental impacts resulting from the changes proposed as part of the Housing Element 2023-2031 amendments to the environmental impacts analyzed in the General Plan EIR. In particular, and in line with Public Resources Code Section 21083.3, the Addendum assesses whether the Housing Element 2023-2031 amendments, as a policy and programs document, includes impacts not addressed or analyzed as significant effects in the General Plan EIR. Note that when a specific development proposal is considered for approval, that project would be subject to adopted development standards and would need to comply with the General Plan policies and actions listed in the certified General Plan EIR in accordance with CEQA Guidelines Section 15168(c)(3).

The topics analyzed in Section 6 of the Addendum are consistent with the current CEQA Guidelines Appendix G Checklist and within each topic, the analysis notes how and where the General Plan EIR considers that topic.

The focus of the analysis in the Addendum is changes in residential units and associated population that could occur as a result of the Housing Element 2023-2031 amendments. These changes include the sites that would undergo land use designation and rezoning to increase residential capacity on those sites and the increase in allowed density on sites in the CC land use designation and zone district that are included in the City's sites inventory (a total of 1,143 housing units and associated population growth of 2,960 additional residents.). As noted in the Addendum, the population growth resulting from the amendments included in the Housing Element 2023-2031 amendments would be within the assumed population buildout of 38,097 people analyzed in the General Plan EIR.

The analysis also considers the General Plan policies that would be implemented to reduce potential environmental impacts. The policies included in the General Plan are specifically designed to mitigate environmental impacts. As such, the analysis in the General Plan EIR identified the General Plan policies that would reduce significant impacts associated with implementation of the General Plan. Table 4 of the Addendum provides a listing of mitigation measures in the General Plan EIR, which were incorporated as policies to address the potential environmental effects of future development and the planned buildout of the City. The Addendum considers the General Plan policies, and mitigation measures identified in the General Plan EIR, to determine if new or substantially different mitigation measures are required to reduce impacts of the Housing Element 2023-2031 amendments.

Conclusion

The Addendum concludes, in Section 4.2, that no substantial changes are proposed in the Housing Element 2023-2031 amendments and there are no substantial changes in the circumstances under which the amendments will be undertaken that will require major revisions to General Plan EIR due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. The Addendum also concludes that there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3) necessitating additional CEQA analysis.

449 and 469 Kellogg Way Rezoning

In addition, as described in the Background section and in order to comply with segmentation requirements under the Political Reform Act, staff recommends the adoption of resolutions related to land use designation and zoning changes for 449 and 469 Kellogg Way.

The amended Housing Element 2023-2031 includes Program HE 2.1, entitled "Encourage a Diverse Range of New Housing." Subprogram HE 2.1(a) includes changes to several parcel's land use designation (in the General Plan), and zoning (in Title 17 of the Goleta Municipal Code). Relevant to this staff report, due the need for segmentation, the two proposed changes to subprogram HE 2.1(a) are listed below:

- 449 Kellogg Way (APN 071-130-039) – Business Park (BP) to High-Density Residential (RH)
- 469 Kellogg Way (APN 071-130-010) – Planned Residential (RP) to RH

For these sites, HE 2.1(a) includes a requirement that the minimum residential density on the sites must be 20 dwellings units per acre (as opposed to 15 dwelling units per acre normally required in RH). Associated with these changes in subprogram He 2.1(a) are updates to the Sites Inventory within the Housing Element 2023-2031 to reflect these changes.

This policy change in the Housing Element 2023-2031 requires additional revisions to the General Plan (in the Land Use Element) and to Title 17. Figure 2-1, Land Use Plan Map, of the Land Use Element is amended to change the land use designation of 449 and 469 Kellogg Way as listed above. The City's zoning map is proposed for revision to rezone these sites listed as well.


Section 17.07.030 includes specific development regulations for residential zone districts. A new subsection, 17.07.030(F), entitled "Increased Minimum Density, RH District" is proposed to provide for an increased minimum density for sites rezoned as identified in the Housing Element to accommodate lower income households. Within subsection 17.07.030(F), 449 and 469 Kellogg Way are specifically listed.

NEXT STEPS:

After review of the Addendum, the Planning Commission is asked to adopt a resolution recommending to the City Council to make findings pursuant to Public Resources Code section 21166 and to adopt the Addendum (Attachment 1). The Planning Commission recommendation will be forwarded to the City Council for consideration at a subsequent public hearing. Action on this Addendum does not control the City's ultimate decision on approval of any component of the Housing Element 2023-2031 amendments, such as the site rezones program.

After review of the General Plan (including in the Housing Element 2023-2031) and Title 17 amendments related to 449 and 469 Kellogg Way, the Planning Commission is asked to adopt a resolution recommending to the City Council inclusion of these two parcels in the Housing Element subprogram HE 2.1(a) and the Sites Inventory (Attachment 2) and to adopt a resolution recommending to City Council amendments to the Land Use Plan Map in the Land Use Element to change the land use designation on these sites to RH and to amend the City's Zoning Map to change the zone district for these two parcels to RH (Attachment 3).

Legal Review By:


Winnie Cai
Assistant City Attorney

Approved By:


Peter Imhof
Director of Planning and
Environmental Review

ATTACHMENTS:

1. Resolution No. 23-__, entitled "A Resolution of the Planning Commission of the City of Goleta, California, Recommending to the City Council to Make Findings Pursuant to Public Resources Code Section 21166 and to Adopt the Housing Element 2023-2031 Amendments Addendum to the General Plan/Coastal Land Use Plan Final Environmental Impact Report (State Clearinghouse No. 2005031151)"

Exhibit A: Housing Element 2023-2031 Amendments Addendum to the General Plan/Coastal Land Use Plan Final Environmental Impact Report (State Clearinghouse No. 2005031151)

2. Resolution No. 23-___, entitled “A Resolution of the Planning Commission of the City of Goleta, California, Recommending that 449 and 469 Kellogg Way Be Added to Housing Element 2023-2031 Subprogram HE 2.1(a) and the Technical Appendix Residential Sites Inventory (Case No. 21-0002-GPA)”
3. Resolution No. 23 ___, entitled “A Resolution of the Planning Commission of the City of Goleta, California, Recommending to the City Council Adoption of Amendments to the General Plan and Adoption of an Ordinance to Amend Title 17 of the Goleta Municipal Code to Facilitate High Density Residential Development at 449 Kellogg Way (APN 071-130-039) and 469 Kellogg Way (APN 071-130-010) (Case Nos. 21-0002-GPA and 23-0004-ORD)”

Exhibit A: Ordinance No. 23-___, entitled “An Ordinance of the City Council of the City of Goleta, California, Amending Title 17 (Zoning) of the Goleta Municipal Code to Change the Zone District and Standards for 449 Kellogg Way (APN 071-130-039) and 469 Kellogg Way (APN 071-130-010) (Case No. 23-0004-ORD)”

4. Staff Presentation

Attachment 1

Resolution No. 23-__, entitled “A Resolution of the Planning Commission of the City of Goleta, California, Recommending to the City Council To Make Findings Pursuant to Public Resources Code Section 21166 and to Adopt the Housing Element 2023-2031 Amendments Addendum to the General Plan/Coastal Land Use Plan Final Environmental Impact Report (State Clearinghouse No. 2005031151)”

RESOLUTION NO. 23-__

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GOLETA, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL TO MAKE FINDINGS PURSUANT TO PUBLIC RESOURCES CODE SECTION 21166 AND TO ADOPT THE HOUSING ELEMENT 2023-2031 AMENDMENTS ADDENDUM TO THE GENERAL PLAN/COASTAL LAND USE PLAN FINAL ENVIRONMENTAL IMPACT REPORT (STATE CLEARINGHOUSE NO. 2005031151)

WHEREAS, at a duly noticed public hearing held on September 20, 2006, the Planning Agency recommended to the City Council adoption of findings and a Statement of Overriding Considerations and certification of the *Goleta General Plan/Coastal Land Use Plan* Environmental Impact Report [SCH #2005031151] (2006 Final EIR), pursuant to the California Environmental Quality Act (Public Resources Code, §§ 21000, et seq., “CEQA”), the regulations promulgated thereunder (14 Cal. Code of Regulations, §§ 15000, et seq., “CEQA Guidelines”), via Resolution No. PA-06-09 and adoption of the *Goleta General Plan/Coastal Land Use Plan* (General Plan) via Resolution No. PA-06-10; and

WHEREAS, at a duly noticed public hearing held on October 2, 2006, the City Council adopted findings and a Statement of Overriding Considerations and certified the 2006 Final EIR, pursuant to CEQA and the CEQA Guidelines, via Resolution No. 06-37 and adopted the General Plan via Resolution No. 06-38; and

WHEREAS the 2006 Final EIR and all subsequent CEQA documents approved by the City providing environmental analysis of General Plan amendments comprise the General Plan EIR as these documents collectively provide the complete environmental analysis of the General Plan as it is currently written; and

WHEREAS, based on feedback from the State regarding the City’s adopted Housing Element 2023-2031, the City prepared amendments to the adopted Housing Element 2023-2031; and

WHEREAS, pursuant to CEQA, when taking subsequent discretionary actions in furtherance of a project for which an EIR has been certified, the lead agency is required to review any changed circumstances to determine whether any of the circumstances under Public Resources Code section 21166 and State CEQA Guidelines section 15162 require additional environmental review; and

WHEREAS the City has evaluated the proposed amendments to the adopted Housing Element 2023-2031 in light of the standards for subsequent environmental review outlined in Public Resources Code section 21166 and

State CEQA Guidelines section 15162, and concluded that the proposed changes would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects that were previously disclosed in the General Plan EIR, and therefore no subsequent EIR or mitigated negative declaration is required; and

WHEREAS the proposed changes would nonetheless necessitate minor changes or additions to the General Plan EIR and thus, the City has prepared an Addendum for the Housing Element 2023-2031 Amendments (Case No. 21-0002-GPA) (Addendum), attached as Exhibit 1, to the General Plan EIR pursuant to State CEQA Guidelines section 15164 to address the changes in environmental effects associated with the amendments to the Housing Element 2023-2031; and

WHEREAS the Addendum was prepared in full compliance with CEQA, CEQA Guidelines, and the City Environmental Review Guidelines; and

WHEREAS State CEQA Guidelines Section 15164, subdivision (c) does not require the Addendum to be circulated for public review but can be included in or attached to a final EIR or adopted negative declaration; and

WHEREAS, under CEQA and the CEQA Guidelines and as referenced below, the "project" shall mean the amendments to the Housing Element 2023-2031 including implementation of the amendments; and

WHEREAS the Planning Commission conducted a duly noticed public hearing on November 13, 2023 regarding the Addendum, at which time all interested persons were given an opportunity to be heard; and

WHEREAS the Planning Commission considered the entire administrative record, including the staff report (and all attachments thereto), the General Plan EIR and Addendum, and oral and written testimony from interested persons;

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF GOLETA, AS FOLLOWS:

SECTION 1. Recitals

The Planning Commission hereby finds and determines that the recitals above are true and correct and are each incorporated by reference and adopted as findings by the Planning Commission.

SECTION 2. CEQA Findings; Approval of Addendum Recommendation

State CEQA Guidelines Section 15164 requires lead agencies to prepare an addendum to a previously certified EIR if some changes or additions to the project are necessary, but none of the conditions requiring preparation of a subsequent EIR are present. The Planning Commission has reviewed and considered the administrative record, including but not limited to the General Plan EIR and the Addendum, which are all incorporated by reference as though set forth fully herein, and finds that those documents taken together contain a complete and accurate reporting of all the environmental impacts associated with the Housing Element 2023-2031 amendments. The Planning Commission further finds that the Addendum and the administrative record have been completed in compliance with CEQA, the State CEQA Guidelines, and the City's Local Guidelines. The Planning Commission finds and determines that the Addendum reflects the City's independent judgment.

The Planning Commission finds that the foregoing is supported by substantial evidence in the record.

Furthermore, when taking subsequent discretionary actions in furtherance of a project for which an EIR has been certified, the City is required to review any changed circumstances under Public Resources Code Section 21166 and State CEQA Guidelines Section 15162 to determine whether additional environmental review is required. Based on the substantial evidence set forth in the administrative record, including but not limited to the General Plan EIR and the Addendum, the Planning Commission finds that none of the conditions under State CEQA Guidelines Section 15162 requiring subsequent environmental review have occurred because the Housing Element 2023-2031 amendments:

- a) do not constitute substantial changes that would require major revisions to the General Plan EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; and
- b) do not constitute substantial changes with respect to the circumstances under which the project was developed that would require major revisions of the General Plan EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects; and
- c) do not present new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the 2006 Final EIR was certified, showing any of the following: (i) that the project would have one or more significant effects not discussed in the earlier environmental documentation; (ii)

that significant effects previously examined would be substantially more severe than shown in the earlier environmental documentation; (iii) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects, but the applicant declined to adopt such measures; or (iv) that mitigation measures or alternatives considerably different from those previously analyzed would substantially reduce one or more significant effects on the environment, but which the applicant declined to adopt.

Pursuant to CEQA and CEQA Guidelines, the Planning Commission hereby recommends that the City Council adopt the foregoing findings and adopt the Addendum attached as Exhibit 1.

SECTION 3. Certification

The City Clerk shall certify to the passage and adoption of this resolution and enter it into the book of original resolutions.

SECTION 4. Effective Date

This resolution shall become effective immediately upon its adoption.

SECTION 5. Severability

If any section, sentence, clause or phrase of this resolution or the application thereof to any entity, person or circumstance is held for any reason to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect other provisions or applications of this resolution that can be given effect without the invalid provision or application, and to this end the provisions of this resolution are severable. The Planning Commission hereby declares that it would have adopted this resolution and each section, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsections, sentences, clauses or phrases be declared invalid or unconstitutional.

PASSED, APPROVED AND ADOPTED this __ day of _____ 2023.

JENNIFER SMITH
PLANNING COMMISSION CHAIR

ATTEST:

APPROVED AS TO FORM:

DEBORAH S. LOPEZ
CITY CLERK

WINNIE CAI
ASSISTANT CITY ATTORNEY

STATE OF CALIFORNIA)
COUNTY OF SANTA BARBARA) ss.
CITY OF GOLETA)

I, DEBORAH S. LOPEZ, City Clerk of the City of Goleta, California, DO HEREBY CERTIFY that the foregoing Resolution No. 23-__ was duly adopted by the Planning Commission of the City of Goleta at a regular meeting held on the ___ day of _____, 2023 by the following vote of the Planning Commission:

AYES:

NOES:

ABSENT:

(SEAL)

DEBORAH S. LOPEZ
CITY CLERK

Attachment 1, Exhibit A

**Housing Element 2023-2031 Amendments Addendum to the
General Plan/Coastal Land Use Plan Final Environmental Impact
Report (State Clearinghouse No. 2005031151)**

Housing Element 2023-2031 Amendments

Addendum to the General Plan/Coastal Land Use Plan (GP/CLUP) Final Environmental Impact Report (FEIR)

prepared by

City of Goleta

Planning and Environmental Review Department
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October 2023



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Housing Element 2023-2031 Amendments

Addendum to the General Plan/Coastal Land Use Plan
(GP/CLUP) Final Environmental Impact Report (FEIR)

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1 Introduction and Project Summary

1.1 Project Title

City of Goleta Housing Element 2023-2031 Amendments

1.2 Lead Agency Name and Address

City of Goleta
Planning and Environmental Review Department
130 Cremona Drive
Goleta, California 93117

1.3 Contact Person and Phone Number

Stefanie Edmondson, Senior Planner
(805) 961-7548

1.4 Project Location

The City of Goleta (City) is located in southern Santa Barbara County, California, west of the City of Santa Barbara between the foothills of the Santa Ynez Mountains and the Pacific Ocean (Figure 1). The City and surrounding area is generally referred to as the *Goleta Valley*. The City is bisected by U.S. Highway 101 (US-101), which extends in an east-west alignment across the City. State Route 217 (SR-217) connects US-101 with the University of California at Santa Barbara (UCSB) to the south. Portions of the City are bordered by UCSB and by the City of Santa Barbara, including the Santa Barbara Airport. The southern portions of the City are within the California Coastal Zone subject to the jurisdiction of the California Coastal Commission. Access into and through the City is provided primarily through US-101. Other major east-west arterials include Hollister Avenue and Cathedral Oaks Road. Major north-south arterials are Patterson Avenue, Fairview Avenue, Los Carneros Road, and Storke-Glen Annie Road.

The project location includes the entire territory within the geographic area of the incorporated City limits and includes a population of approximately 32,432 (Census Bureau 2022). This area encompasses approximately 7.9 square miles, containing a total of 5,075 acres.

The Housing Element Amendments applies to all lands within the City's limits. Please refer to Figure 2 for a depiction of the City limits.

1.5 Project Sponsor's Name and Address

City of Goleta
130 Cremona Drive
Goleta, California 93117

Figure 1 Regional Location



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23-14908

Fig 1 Regional Location

 City of Goleta

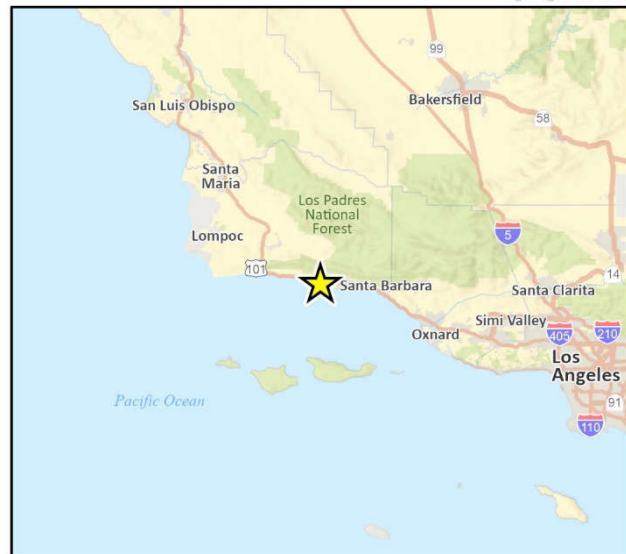


Figure 2 Project Location



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22-4-0001
Fig 2 Project Location 1

1.6 Project Description

The project consists of amendments to the City's adopted Housing Element 2023-2031 (herein referred to as "Housing Element Amendments" or "project") as part of the City's General Plan/Coastal Land Use Plan (GP/CLUP). The City's GP/CLUP underwent extensive environmental review in the form of a Final Environmental Impact Report (FEIR), which was certified in October 2006 by the City Council (State Clearinghouse No. 2005031151). The FEIR for the City's GP/CLUP is a comprehensive document and includes discussion of alternatives and growth inducing impacts associated with urban development in the City at the time it was developed. A Supplemental EIR (SEIR) was prepared and adopted in 2009 to address amendments (referred to as "Track 3 Substantive Revisions") to the Land Use, Open Space, Conservation, and Transportation Elements of the GP/CLUP. Additional amendments to the GP/CLUP under the same State Clearinghouse Number were evaluated using addenda. See Section 1.8 for more information on the prior addenda. The FEIR, SEIR, and prior addenda are collectively referred to herein as the "GP/CLUP FEIR."

State law requires that housing elements be updated every eight years (California Government Code Sections 65580 to 65589.8). The City's Housing Element is being updated as part of the State's 6th Cycle Regional Housing Needs Assessment (RHNA) allocation. For the City, the planning period runs from February 15, 2023, through February 15, 2031. The City originally adopted the Housing Element 2023-2031, to cover the 6th cycle, on January 17, 2023, with Resolution No. 23-02. After receiving comments on the City's adopted Housing Element 2023-2031 from the California Department of Housing and Community Development (HCD) on March 20, 2023, the City prepared additional amendments to the previously adopted Housing Element 2023-2031. The additional revisions to the adopted document included in the Housing Element Amendments are the scope of this project.

Included in the revisions is a new allowed residential density on 28 parcels in the Community Commercial (CC) land use designation and zoning district from 12 dwelling units per acre to 20 dwelling units per acre. In addition, 12 vacant and underutilized parcels will undergo land use and zoning designation changes through amendments to the GP/CLUP and Title 17 (Zoning) of the Goleta Municipal Code to accommodate the City's RHNA (shown in Table 2 of Section 5 in this Addendum). Further revisions included in the Housing Element Amendments include amending open space requirements for mixed-use housing; changes in height standards from 25 to 35 feet (Coastal Zone) in the Planned Residential (RP), Medium Density Residential (RM), and High Density Residential (RH) zoning designations and from 30 to 35 feet (Coastal and Inland) in the Commercial Old Town (C-OT) zoning designation; revised lot coverage standards from 40 to 50 percent in the RH zoning designation; and streamlined processing for affordable housing and smaller mixed-use housing projects. In compliance with AB 2339 of 2022, the Housing Element Amendments would amend Title 17 to allow Emergency Shelters as a permitted use in Office and Institutional districts.

The Housing Element Amendments identify residential sites adequate to accommodate a variety of housing types for all income levels and needs of special population groups, defined under State law (California Government Code Section 65583). The Housing Element 2023-2031 analyzes governmental constraints to housing maintenance, improvement, and development; addresses conservation and improvement of the condition of existing affordable housing stock; and outlines policies that promote housing opportunities for all persons.

The Housing Element Amendments include a housing sites inventory that demonstrates how the City plans to meet its 6th Cycle RHNA allocation. The Housing Element Amendments will not, in and of itself, result in environmental impacts as it does not propose to develop any projects. Rather, it

establishes objectives and policies designed to guide future development as the City works to achieve State-mandated housing goals. The City’s implementation of these policies and programs includes the rezoning of sites in the inventory of potential sites for meeting the City’s RHNA obligation.

When a specific development proposal is considered for approval, that project would be subject to adopted development guidelines/standards and it must comply with the GP/CLUP policies and actions listed in the certified GP/CLUP FEIR in accordance with California Environmental Quality Act (CEQA) Guidelines Section 15168(c)(3).

This Addendum, therefore, analyzes the changes and potential impacts related to the adoption of the Housing Element Amendments, including any proposed rezonings associated with specific parcels and zoning changes associated with specific zoning designations. This Addendum is intended to demonstrate consistency of the Housing Element Amendments with the existing GP/CLUP FEIR to comply with the requirements of CEQA. In particular, and in line with Public Resources Code Section 21083.3, this Addendum assesses whether the Housing Element Amendments, as a policy and programs document, includes impacts not addressed or analyzed as significant effects in the GP/CLUP FEIR.

Accommodation of the RHNA

The City’s RHNA for the current planning period is 1,837 units, consisting of 682 very low-income housing units, 324 low-income housing units, 370 moderate-income housing units, and 461 above moderate-income housing units. The City must demonstrate the availability of sites with appropriate zoning and development standards that can facilitate and encourage the development of such units. The Housing Element includes a housing plan that accommodates the RHNA plus a buffer of additional housing units as recommended by the HCD. The City identified units through RHNA Credits (projected Accessory Dwelling Unit (ADU) development and pending, approved, or permitted projects) to lower the 6th Cycle RHNA for each category. After the credits are applied, the remaining RHNA is 1,287 units. To identify enough sites for its remaining RHNA, the Housing Element includes an inventory of vacant and underutilized sites that are suitable sites for housing development. Table 1 shows the City’s RHNA and capacity of the Housing Opportunity Sites.

Table 1 Housing Unit Yield per Site Category

		Very Low	Low	Moderate	Above Moderate	Total
RHNA Allocation		682	324	370	461	1,837
ADUs		54	54	10	34	152
Approved/Entitled		76	85	0	237	398
Capacity of Sites Inventory	Vacant	341	341	125	109	916
	Nonvacant	141	141	710	716	1708
	Total	482	482	835	825	2,624
Total Units (Credits + Sites)		612	621	845	1,096	3,174
RHNA Surplus		227		475	635	1,337

Sources: City of Goleta 2023

Existing available sites not identified for rezoning can accommodate 1,496 units, primarily appropriate to facilitate moderate and above-moderate income units (140 lower income; 641

moderate income; and 715 above moderate income). The remaining RHNA of 597 lower income units are to be accommodated on 12 sites identified for rezoning to medium and high-density residential uses through Residential Medium Density (RM), Residential High Density (RH), and Community Commercial (CC) zoning or on the 28 sites identified for increased density in the CC zone district. To fully accommodate the City's RHNA, the City will process amendments to the GP/CLUP and Title 17 (Zoning) of the Goleta Municipal Code to change the land use and zoning designations for the following 12 parcels identified in Table 2 below. The 12 rezone sites listed in Table 2 could potentially accommodate 915 new or additional housing units. The 28 sites identified for increased density in the CC zone district could potentially accommodate 228 additional residential units.¹

The Housing Element Amendments would be consistent with State requirements for the RHNA to plan adequately to meet existing and projected housing needs for all economic segments of the community. The Housing Element Amendments would be submitted to HCD for review to ensure that it would adequately address the housing needs and demands of the City.

A discussion of the revisions to the Housing Element 2023-2031 development assumptions and housing plan is provided below.

Housing Element Amendments - Plan Revisions and Assumptions

The City would meet its RHNA through ADU development projections; planned, approved, and pending projects projected to develop during the planning period; and adequate sites identified in the Sites Inventory, including sites on vacant and non-vacant land. As part of those suitable sites for housing development, the City has revised the Housing Element 2023-2031 to identify parcels for rezoning to achieve the City RHNA targets. Table 2 identifies seven vacant sites accommodating 562 additional potential units and five underutilized sites accommodating 353 additional potential units for rezoning totaling 915 additional residential units. In addition, the 28 sites identified for increased density in the CC zoning could potentially accommodate 228 additional residential units. As such, the revisions in the Housing Element Amendments could potentially accommodate a total of 1,143 additional residential units. Figure 3 shows the Housing Sites throughout the City to meet RHNA targets.

¹ The number of additional residential units that could result from the density increase of 12 to 20 units per acre is the adjusted number of units in the Housing Element for 28 sites within the CC zone.

Table 2 Sites for Land Use Designation/Zoning Changes

Address	APN (s)	Current Land Use/ Zoning ¹	Current # of Units ²	Proposed Land Use/Zoning	# of Units with Proposed Zoning Changes			Total Proposed # of Units	Total Additional Units ³
					Lower	Moderate	Above-Moderate		
Vacant			178					740	562
60 Colusa Ave	077-155-004	CI	0	RH	39	0	0	39	39
7264 Calle Real (Kenwood Village)	077-130-006	RS/AG	28	RH	190	0	0	190	162
7190 Hollister (Portion of 1 Parcel)	073-030-005	RM	56	RH	59	0	0	59	3
Parcels to East of 7190 Hollister Ave	073-030-006 073-030-009	CG/RM	82	RH	205	0	0	205	123
625 Dara Road	069-373-064	RS	12	RM	0	84	0	84	72
35 Ellwood Station Drive	079-210-066	CG	0	RH	146	0	0	146	146
6470 Hollister Ave	073-070-034	CG	0	CC	0	9	8	17	17
Underutilized			33					386	353
7020 Calle Real	077-155-003	CI	0	CC	0	2	3	5	5
7360 Hollister Ave	073-020-003 073-020-034 073-020-035	CC	18	RH	69	0	0	69	51
469 and 449 Kellogg Way	071-130-010 071-130-039	RP/BP	15	RH	73	0	0	73	58
490 South Fairview (Yardi)	071-130-084	BP	0	BP (with RH Overlay)	0	99	99	198	198
7190 Hollister (Portion of 1 Parcel)	073-030-005	CG	0	RH	41	0	0	41	41
Total			211		822	194	110	1,126	915

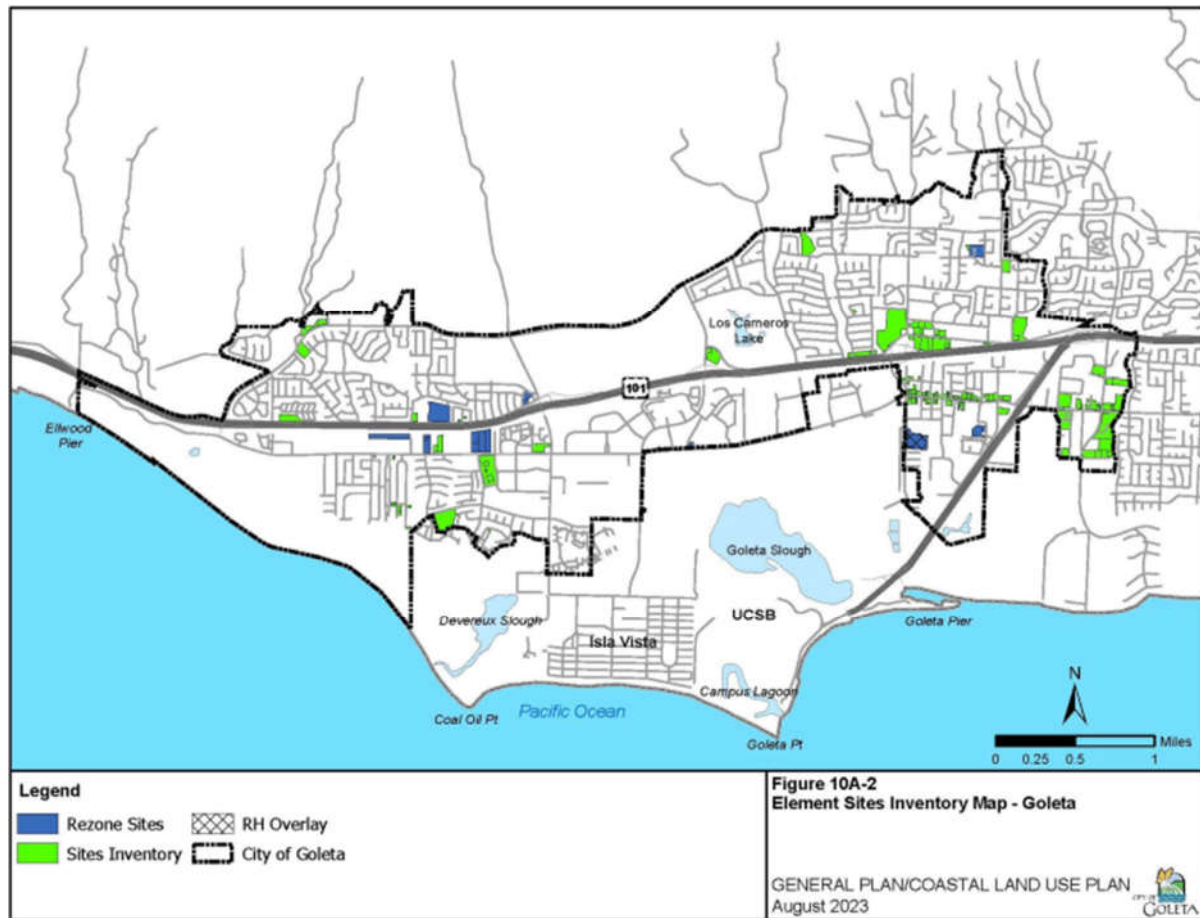
Source: City of Goleta 2023

¹ AG = agricultural; CG = General Commercial; Ci = Intersection or Highway Commercial; RS = Single Family Residential; RH = Residential High Density; CC = Community Commercial; RM = Residential Medium Density; BP = Business Park

² Unit assumptions based on Table 10A-28 and Table 10A-31 of the Adopted Housing Element 2023-2031 (January 2023).

³ Total additional units = Current # of units – Total proposed # of units

Figure 3 Housing Sites



1.7 Discretionary Action

Implementation of the Housing Element Amendments would require the following discretionary actions by the City’s Planning Commission/City Council:

- Approval of a GP/CLUP Amendment to incorporate the Housing Element Amendments
- Approval of Land Use Element Amendments to land use designations, height maximums, density maximums, and lot coverage maximums
- Approval of an Open Space Element Amendment to remove a parcel (APN 077-130-006) from the Agriculture designation on GP/CLUP Figure 3-5
- Approval of Zoning (Title 17 of the Goleta Municipal Code) changes for specific Housing Sites included in Housing Element Amendments and to amend development standards consistent with the Land Use Element Amendments
- Adoption of the Addendum to the certified GP/CLUP FEIR

The California Department of Housing and Community Development (HCD) reviews and certifies that the proposed Housing Element Amendments complies with State law. Aside from HCD, no other reviews by outside public agencies are required.

1.8 Prior Environmental Document(s)

City of Goleta, General Plan/Coastal Land Use Plan Final Environmental Impact Report (GP/CLUP FEIR). State Clearinghouse Number 2005031151, certified October 2006.

City of Goleta, General Plan/Coastal Land Use Plan Track 2 – Minor Changes Amendment Addendum. State Clearinghouse Number 2005031151, adopted June 2008.

City of Goleta, General Plan/Coastal Land Use Plan Haskell’s Landing Amendment Addendum. State Clearinghouse Number 2005031151, adopted May 2009.

City of Goleta, General Plan/Coastal Land Use Plan Track 2.5 – Building Intensity Standards Amendment Addendum. State Clearinghouse Number 2005031151, adopted May 2009.

City of Goleta, General Plan/Coastal Land Use Plan Track 1 – Housing Element Update Amendment Addendum. State Clearinghouse Number 2005031151, adopted August 2009.

City of Goleta, General Plan/Coastal Land Use Plan Track 3 Substantive Changes Amendment Supplemental EIR. State Clearinghouse Number 2005031151, adopted November 2009.

City of Goleta, General Plan/Coastal Land Use Plan Housing Element 2007-2014 Amendment Addendum. State Clearinghouse Number 2005031151, adopted November 2010.

City of Goleta, General Plan/Coastal Land Use Plan CEQA Addendum for Montecito Bank and Trust Project General Plan Amendment. State Clearinghouse No. 20050311551, adopted February 2011.

City of Goleta, General Plan/Coastal Land Use Plan CEQA Addendum for the Willow Springs II General Plan Amendments, State Clearinghouse No. 20050311551, adopted July 2012.

City of Goleta, General Plan/Coastal Land Use Plan CEQA Addendum for the Westar Mixed Use Village Project, State Clearinghouse Number 20050311551, adopted July 2012.

City of Goleta, General Plan/Coastal Land Use Plan CEQA Addendum for Hollister/Kellogg Park, State Clearinghouse Number 20050311551, adopted October 2013.

City of Goleta, General Plan /Coastal Land Use Plan Addendum for the Village at Los Carneros Project. State Clearinghouse Number 2005031151, adopted July 2014.

City of Goleta, General Plan/Coastal Land Use Plan 2015-2023 Housing Element Update Addendum. State Clearinghouse Number 20050311551, adopted December 2014.

City of Goleta, General Plan/Coastal Land Use Plan CEQA Addendum for the Old Town Village Mixed-Use Project, State Clearinghouse No. 20050311551, adopted October 2015.

City of Goleta, General Plan/Coastal Land Use Plan, CEQA Addendum to FEIR associated with the Fire Station 10 Project. State Clearinghouse Number 20050311551, adopted December 2018.

City of Goleta, General Plan/Coastal Land Use Plan, Cannabis and Accessory Uses Amendment Addendum. State Clearinghouse Number 2005031151, adopted April 2019.

City of Goleta, General Plan/Coastal Land Use Plan CEQA Addendum for the Hollister Village Project, State Clearinghouse Number 20050311551, adopted May 2019.

City of Goleta, General Plan/Coastal Land Use Plan, Addendum to the FEIR associated with the Entertainment and Recreation Services Project and Title 17 (Zoning) of the Goleta Municipal Code Amendments. State Clearinghouse Number 2005031151, adopted October 2021.

1.9 Location of Prior Environmental Document(s)

City of Goleta, Planning and Environmental Review website:

GP/CLUP FEIR: <https://www.cityofgoleta.org/your-city/planning-and-environmental-review/general-plan/general-plan-coastal-land-use-plan-final-eir>

GP/CLUP SEIR: <https://www.cityofgoleta.org/your-city/planning-and-environmental-review/general-plan/general-plan-coastal-land-use-plan-final-eir/track-3-amendments-final-seir>

Information on GP/CLUP amendments, including associated environmental review, can be found on the City website here: <https://www.cityofgoleta.org/your-city/planning-and-environmental-review/general-plan/general-plan-amendments>

2 Project Context

The California Legislature identified the attainment of a decent home and suitable living environment for every resident as the State’s major housing goal. Recognizing the important role of local planning programs in pursuing this goal, the Legislature mandated that all cities and counties prepare a housing element as part of their comprehensive general plans. Government Code Sections 65580 to 65589.8 set forth the specific components to be contained in a community’s housing element.

2.1 Purpose of the Housing Element

The Housing Element of the GP/CLUP is designed to provide the City with a coordinated and comprehensive strategy for promoting the production of safe, decent, and affordable housing within the community. A priority of both State and local governments, Government Code Section 65580 states that “the availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every Californian family is a priority of the highest order.”

Pursuant to the State law, the Housing Element has two main purposes:

1. To provide an assessment of both current and future housing needs and constraints in meeting these needs; and
2. To provide a strategy that establishes housing goals, policies, and programs.

The Housing Element is one of the eight GP/CLUP elements the State mandates in Government Code Section 65302. The Housing Element serves as an integrated part of the GP/CLUP but is updated more frequently to ensure its relevancy and accuracy. The Housing Element identifies strategies and programs that focus on:

1. Conserving and improving existing affordable housing;
2. Maximizing housing opportunities throughout the community;
3. Assisting in the provision of affordable housing;
4. Removing governmental and other constraints to housing investment; and
5. Promoting fair and equal housing opportunities.

The residential character of the City is largely determined by the variety, location, and maintenance of its housing. The Housing Element is an official response to the need to provide housing for all economic segments of the population, establishing goals, policies, and programs that will guide City decision making and set forth an action plan to implement these housing programs through an established planning period.

State law requires that housing elements be updated every eight years (Government Code Section 65588). The Housing Element must identify residential sites adequate to accommodate a variety of housing types for all income levels and to meet the needs of special population groups as defined under State law (Government Code Section 65583). The Housing Element analyzes market and governmental constraints to housing maintenance, improvement, and development; addresses

conservation and improvement of the condition of existing affordable housing stock; and outlines policies that promote housing opportunities for all persons.

2.2 Regional Housing Needs Allocation (RHNA)

The RHNA reflects the California Department of Housing and Community Development’s (HCD) determination of the projected housing needs in a region by household income level as a percent of the Area Median Income (AMI). The Santa Barbara County Association of Governments (SBCAG) was tasked with allocating this regional housing need among the jurisdictions in the SBCAG region. Table 3 shows the breakdown of the RHNA for the City during the 2023-2031 planning period.

Table 3 2023-2031 Regional Housing Need Allocation

Income Group	Unit Needs	Percent of Total Units
Very low (≤ 50% AMI)	682	37%
Low (> 50-80% AMI)	324	18%
Moderate (>80-120% AMI)	370	20%
Above Moderate (>120% AMI)	461	25%
Total	1,837	100%

The City had 13,050 households as of January 2023 (California Department of Finance [DOF] 2023). As of 2023, 55.5 percent were single-family units, which included 42.3 percent single-family detached units and 13.1 percent single-family attached units; 40 percent were multi-family dwelling units; and the remaining 4.6 percent were mobile homes (DOF 2023).

2.3 City of Goleta General Plan/Coastal Land Use Plan

State law mandates that each city and county in California adopt "a comprehensive, long-term general plan," the purpose of which is to plan for important community issues such as new growth, housing needs, and environmental protection. Furthermore, the GP/CLUP is used to project future demand for services such as sewer, water, roadways, parks, and emergency services.

The City’s GP/CLUP, adopted in October 2006, is a long-term document with text and diagrams that express the goals, objectives, and policies necessary to guide the community toward achieving its vision over an extended period. The GP/CLUP reflects the priorities and values of the community.

City decision-makers (e.g., City Council and Planning Commission), rely on the GP/CLUP as the basis for making decisions on matters such as land use, and the provision of public facilities (e.g., roads, parks, fire stations). The GP/CLUP is also a policy document that guides decisions related to protecting, enhancing, and providing open space, habitat conservation, recreational programming, and community character.

State law requires that every General Plan, at a minimum, address certain subject categories (called "elements"), which include land use, circulation, housing, conservation of natural resources, environmental justice, open space, noise, and safety. A General Plan may also address other subjects that are of importance to the community’s future, such as sustainability, community design, and public art. The City’s GP/CLUP includes the following elements:

- Land Use
- Open Space
- Conservation
- Safety
- Visual and Historical Resources
- Transportation
- Public Facilities
- Noise
- Housing

2.4 Goleta General Plan/Coastal Land Use Plan Final Environmental Impact Report

The City's GP/CLUP FEIR addressed the potential environmental effects of the planned buildout of the City and concluded that implementation of the GP/CLUP would result in levels of environmental impacts as detailed in Table 4. Proposed mitigation measures in the GP/CLUP FEIR were incorporated as policies in the GP/CLUP to reduce potential impacts from future project development.

Table 4 Summary of Areas of Potential Impact under the General Plan/Coastal Land Use Plan Final Environmental Impact Report

Issue Area	GP/CLUP Policy and Mitigation Measure	Level of Significance After Mitigation
Aesthetics and Visual Resources	Following GP Policies VH 1, VH 2, VH 3, and VH 4.	Impact 3.1-1 and 3.1-2 -Significant. Impact 3.1-3, 3.1-4 – Less than Significant. Impact 3.1-5, 3.1-6 – Beneficial. ¹
Agricultural Resources	Following Policy CE 11	Impact 3.2-1 and 3.2-4 – Significant. Impact 3.2-2 – Less than Significant. Impact 3.3 - Beneficial.
Air Quality	Following Policies CE 12, CE13, LU 1, LU 10, LU 11, SE 1, SE 7, SE 8, SE 9, SE 10, SE 11, PF 8, TE 1, TE 2, TE 7, TE 8, TE 10, TE 11, TE 12, TE 13, TE 14, TE 15, and adherence to requirements of the State Implementation Plan and the provisions under the County's Clean Air Plan (CAP). Implementation of the City Grading Ordinance and Santa Barbara County Air Pollution Control District (SBCAPCD) dust-control measures.	Impacts 3.3-1, 3.3-2, 3.3-3, 3.3-4, 3.3-6 - Less than Significant. Impact 3.3-5 – Cumulatively Significant.
Biological Resources	Following Policies CE 1 through 10, OS 1 through 7, LU 1, LU 6, LU 9.	Impacts 3.4-1 through 3.4-11, 3.4-14 – Less than Significant. Impacts 3.4-12, 3.4-13 – Beneficial.
Cultural Resources	Following Policies OS 8, VH 5, VH 6.	Less than Significant
Energy ²	N/A	N/A

City of Goleta
Housing Element 2023-2031 Amendments

Issue Area	GP/CLUP Policy and Mitigation Measure	Level of Significance After Mitigation
Geology, Soils, and Mineral Resources	Following Policies SE 1, SE 2, SE 3, SE 4, SE 5, SE 11, LU 2	Less than Significant
Greenhouse Gases and Climate Change ³	Following Policies: CE 9, CE 12, CE 13, HE 3, LU 11, OS 7, TE 7, TE 8, TE 10, TE 11, TE 15; Mitigation Measure AQ-1	Less than Significant
Hazards and Hazardous Materials	Following Policies LU 2, LU 10, SE 1, SE 7, SE 8, SE 9, SE 10, SE 11, CE 1, CE 2, CE 3, CE 10	Impacts 3.7-1, 3.7-2 – Significant. Impacts 3.7-3 through 3.7-14 – Less than Significant
Hydrology and Water Quality	Following Policies CE 2, CE 3, CE 6, CE 7, CE 10, CE 15, LU 1 LU 10, LU 12, PF 4, PF 8, PF 9, SE 1, SE 4, SE 5, SE 6, SE 10, SE 11, TE 6	Impacts 3.9-1 through 3.9-8, and 3.9-10 - Less than Significant. Impact 3.9-9 – Cumulatively Significant.
Land Use and Recreation ⁴	Following Policies LU 1, LU 2, LU 3, LU 4, LU 6, LU 8, LU 9, LU 10, LU 12, CE 1 through 12, CE 14, SE 1, SE 2, SE 3, SE 5, SE 6, SE 7, SE 9, SE 10, NE 1, NE 6, NE 7, OS 2 through OS 9, HE 1 through HE 5, VH 1, VH 2, VH 3, VH 4, VH 5, PF 2, PF 5, PF 7, PF 8, PF 9, TE 1.2, TE 3, TE 5, TE 6, TE 9, TE 13	Less than Significant
Mineral Resources	None	Less than Significant
Noise	Following Policies NE 1, NE 3, NE 4, NE 5, NE 6, NE 7	Impacts 3.11-1 through 3.11-5 – Significant. Impact 3.11-6 - Less than Significant
Population and Housing ⁴	Following Policies LU 1, LU 2, LU 3, LU 4, LU 8, LU 11, HE 1 through HE 5, TE 1, TE 2, TE 13, TE 15	Less than Significant
Public Services and Utilities	Following Policies PF 2 through PF 9, SE 7, CE 13	Less than Significant
Transportation	Following Policies TE 1 through TE 8, TE 10 through TE 13, TE 15	Impact 3.13-1 – Significant. Impacts 3.13-2, 3.13-3 – Less than Significant. Impact 3.13-4 through 3.13-6 – Beneficial.
Tribal Cultural Resources ⁵	N/A	N/A
Wildfire ⁶	Following Policies SE 1, SE 7	Less than Significant

Source: City of Goleta 2006, 2009

¹ Beneficial impacts include changes to the environment as a result of GP/CLUP implementation that would not result in adverse impacts and would result in beneficial impacts.

² Energy was not discussed in the City’s GP/CLUP FEIR but is covered under this addendum for informational purposes only.

³ Greenhouse gas emissions were not addressed in the 2006 FEIR, but were addressed in the 2009 SEIR

⁴ Policies HE 1 through HE 12 referenced in the 2006 FEIR and 2009 SEIR were revised to Policies HE 1 through HE 5 in the 2014 Housing Element Update and addendum.

⁵ Tribal Cultural Resources was not discussed in the City’s GP/CLUP FEIR but is covered under this addendum for informational purposes only.

⁶ Wildfire was discussed under Section 3.7, *Hazards and Hazardous Materials*, of the City’s GP/CLUP FEIR.

Supplemental EIR

The 2009 SEIR to the 2006 FEIR for the City's GP/CLUP was prepared to address any new or modified environmental impacts associated with selected revisions to the GP/CLUP. Section 3.3, *Air Quality* (p. 3.3-1) of the SEIR concludes that policy amendments included in revisions to the GP/CLUP would not result in changes to impact significance levels determined in the 2006 FEIR. However, a regulatory change with the signing of Assembly Bill 32 in September 2006, would result in one potentially significant impact to greenhouse gas emissions (p. 3.3-31 through 3.3-34 of the SEIR). The SEIR (p. 3.3-34 and 3.3-35) proposed the inclusion of Mitigation Measure AQ-1 and stated that with existing policies in the GP/CLUP and adherence to the mitigation measure, impacts related to greenhouse gas emissions would be less than significant. Mitigation Measure AQ-1 is reproduced below:

Mitigation Measure AQ-1: Add a Policy that Requires Development of a Greenhouse Gas Reduction Plan

Within 24 months of the adoption of the General Plan Amendments, the City of Goleta will develop a GHG Reduction Plan with implementation to commence 12 months thereafter. The Plan is intended to address City activities, as well as activities and projects subject to ministerial and/or discretionary approval by the City.

At a minimum, the Plan will:

- a. Establish an inventory of current GHG emissions in the City of Goleta including, but not limited to, residential, commercial, industrial, and agricultural emissions.
- b. Forecast GHG emissions for 2020 for City operations.
- c. Forecast GHG emissions for areas within the jurisdictional control of the City for business-as-usual conditions.
- d. Identify methods to reduce GHG emissions.
- e. Quantify the reductions in GHG emissions from the identified methods.
- f. Establish requirements for monitoring and reporting of GHG emissions.
- g. Establish a schedule of actions for implementation.
- h. Identify funding sources for implementation.
- i. Identify a reduction goal for the 2030 Planning Horizon.
- j. Consider a biological resource component.

During preparation of the GHG Reduction Plan, the City will also continue to implement City policies regarding land use and circulation as necessary to further achieve the 2020 and 2030 reduction goals and measures to promote urban forestry and public awareness concerning climate change.

In addition to the above, the GHG Reduction Plan will include a plan for City Operations that will address, but is not limited to, the following measures: an energy tracking and management system; energy-efficient lighting; lights-out-at-night policy; occupancy sensors; heating, cooling, and ventilation system retrofits; ENERGY STAR appliances; green or reflective roofing; improved water pumping energy efficiency; central irrigation control system; energy-efficient vending machines; preference for recycled materials in purchasing; use of low or zero-emission vehicles and equipment and recycling of construction materials

in new City construction; conversion of fleets (as feasible) to electric and hybrid vehicles; and solar roofs.

Note that in 2014 the City adopted a Climate Action Plan, in compliance with Mitigation Measure AQ-1 (which is detailed in the Addendum analysis below under the Energy and Greenhouse Gas sections).

City of Goleta General Plan/Coastal Land Use Plan Buildout Assumptions

The GP/CLUP does not specify or anticipate exactly when buildout would occur, as long-range demographic and economic trends are difficult to predict. The designation of a site in the GP/CLUP for a certain use does not necessarily mean that the site will be developed or redeveloped with that use during the planning period, as most development depends on property owner initiative.

As detailed in Table 2.1 of the GP/CLUP FEIR, *Estimated Maximum Housing Buildout* (p. 2-4), the GP/CLUP would result in a potential buildout total of 3,880 new residential units, 704,000 square feet of new commercial space and 1,377,000 square feet of new industrial space within City limits. During the approximately 25-year time frame, this new growth would increase the City's population by approximately 7,418 residents,² for a total population of 38,097 by the 2030 buildout year. The full development of new commercial and industrial uses would increase employment opportunities in the City by approximately 4,406 employees.³

2.5 Housing Element 2023-2031

The Housing Element 2023-2031 that was approved in January 2023 has the following major components:

- An **Introduction** to review the purpose of the Housing Element effort, a summary of housing needs and constraints, an overview of state law requirements, regional housing needs, and general plan consistency. (Section 1)
- A **Framework for Action**, which is comprised of the Housing Goals, or principles, that guide the more detailed statements of objectives, policies, and implementing programs in the following sections. (Section 2)
- The City's **Policies and Implementation Programs** which is comprised of the Goals, Policies, and Programs that the City intends to implement over the next 8-year planning cycle of projected new construction of affordable and market rate units during the period 2023-2031 based on needs, resources, and constraints. (Section 3)
- A **Technical Appendix** that provides an assessment of housing needs and programs; an analysis of nongovernmental, governmental, and environmental constraints to affordable housing provision; a discussion of special needs populations; and an assessment of fair housing. This section also contains four appendices that include detailed information on public engagement and community input and pre-certified housing and demographic data provided by SBCAG.

Goals, Policies, and Programs

The primary objective of the Housing Element is to encourage the production of new housing units to meet the RHNA and housing for special needs populations. This is done by adopting a series of

² Based on the 2023 California DOF estimate of 2.59 persons per household in Goleta.

³ Assumes one employee generated for: every 350 square feet of commercial space, every 295 square feet of office space, and every 575 square feet of industrial space.

goals and policies that facilitate the development of all housing types, explore innovative housing solutions, address the needs of the City's residents, and affirmatively further fair housing. The Housing Element 2023-2031 goals, policies, and programs that are being revised or updated are summarized below and referenced throughout this Addendum as appropriate. Revised programs with updates/changes from the Housing Element adopted in January 2023 are shown in ~~strikeout~~ and underline. The document can be found at this location: <https://www.cityofgoleta.org/your-city/planning-and-environmental-review/advance-planning-division/housing-element-update-2023-2031>.

Housing Development

State law requires that the goals and policies of the housing element shall encourage and facilitate the production of a range of types of housing affordable to households of varied income levels. The City supports this goal by providing assistance programs, adequate siting, and a variety of housing types to meet the needs of each income category.

Government Constraints

Government constraints such as application requirements, design and development standards, and the time and uncertainty associated with obtaining permits can affect the price and availability of housing. Input from stakeholders indicates that the City's approval processes could be streamlined to better facilitate development projects, and that continued learning opportunities are needed to decrease constraints and uncertainty related to implementation of new housing laws and programs.

The Housing Element Amendments include revised programs to help the City overcome these constraints. The strategies employed would help remove government constraints to accommodate special housing needs and expedite processing for affordable housing projects.

Conservation of Existing Housing

In aging homes, rehabilitation needs will increase over the planning period. Negative effects of code enforcement can occur when compliance measures are not economically feasible for property owners. The Housing Element Amendments contains policies and programs that aim to preserve existing housing while protecting the occupant's cultural, socio-economic, and/or accessibility needs.

Fair Housing

Equal access to housing for all is fundamental to each person in meeting essential needs and pursuing personal, educational, employment, or other goals. As defined in state and federal law, fair housing is a condition in which individuals of similar income levels in the same housing market have a ranges of choice available to them regardless of protected status. Recognizing this fundamental right, the federal and State of California governments have both established fair housing as a right protected by law. The Housing Element Amendments contains policies and programs that would ensure fair access to housing and services for all members of the community.

Housing Element Amendments

As noted above, the City originally adopted the Housing Element 2023-2031, to cover the 6th cycle, on January 17, 2023, via Resolution No. 23-02. After receiving comments on the City's adopted Housing Element 2023-2031 from the California Department of Housing and Community

City of Goleta
Housing Element 2023-2031 Amendments

Development (HCD) on March 20, 2023, the City prepared additional revisions. The majority of the Housing Element remains the same as adopted in January 2023. However, the additional revisions to the adopted document are analyzed within this Addendum to determine if any of the revisions would result in a new or a substantial increase in the severity of any environmental impacts in accordance with CEQA requirements.

3 Overview of CEQA Guidelines Section 15164

CEQA Guidelines Sections 15162 and 15164 set forth the criteria for determining the appropriate additional environmental documentation, if any, to be completed when a project has a previously certified EIR.

CEQA Guidelines Section 15164 states that a lead agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary, but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred. CEQA Guidelines section 15162(a) states that no Subsequent or Supplemental EIR shall be prepared for a project with a certified EIR unless the lead agency determines, based on substantial evidence in the light of the whole record, one or more of the following:

1. Substantial changes are proposed in the project that will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, shows any of the following:
 - A. The project will have one or more significant effects not discussed in the previous EIR.
 - B. Significant effects previously examined will be substantially more severe than shown in the previous EIR.
 - C. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative.
 - D. Mitigation measures or alternatives that are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

The analysis pursuant to Section 15162 demonstrates whether the lead agency can approve the activity as being within the scope of the existing certified EIR, that an addendum to an existing certified EIR would be appropriate, and no new environmental document, such as a new EIR, would be required. "Whether an initial environmental document remains relevant despite changed plans or circumstances—like the question whether an initial environmental document requires major revisions due to changed plans or circumstances—is a predominantly factual question. It is thus a question for the agency to answer in the first instance, drawing on its particular expertise." *Friends of College of San Mateo Gardens v. San Mateo County Community College Dist.* (2016) 1 Cal.5th 937 (citing *Center for Biological Diversity v. Department of Fish & Wildlife* (2015) 62 Cal.4th 204, 215). The addendum need not be circulated for public review but can be included in or attached to the

certified EIR, and the decision-making body shall consider the addendum with the certified EIR prior to deciding on the project.

“Initiating further environmental review ‘every time plans or circumstances change, or whenever new information comes to light— ‘would render agency decisionmaking intractable, always awaiting updated information only to find the new information outdated by the time a decision is made.’ (citation omitted.) Thus, the addendum process reasonably implements section 21166's objective of balancing the consideration of environmental consequences in public decisionmaking with interests in finality and efficiency.” *Save Our Heritage Organisation v. City of San Diego* (2018) 28 Cal.App.5th 656, 667–668. The mere fact that a program EIR anticipated some additional review, does not automatically mean a supplemental or subsequent EIR is required. If the changes are adequately covered by the program level or prior EIR, then no additional review is required. *Citizens' Committee to Complete the Refuge v. City of Newark* (2021) 74 Cal.App.5th 460, 472.

The City has prepared this Addendum, pursuant to CEQA Guidelines Sections 15162 and 15164, to evaluate whether the project's environmental impacts are covered by and within the scope of the City's GP/CLUP FEIR, which is comprised of the 2006 FEIR, 2009 SEIR, and prior addenda (State Clearinghouse Number 2005031151). The following Addendum details any changes in the project, changes in circumstances under which the project is undertaken, and/or "new information of substantial importance" that may cause one or more effects to environmental resources.

The responses herein substantiate and support the City's determination that the Housing Element Amendments policies and programs are within the scope of the City's GP/CLUP FEIR, do not require subsequent action under CEQA Guidelines Section 15162 and, in conjunction with the GP/CLUP FEIR, adequately analyze potential environmental impacts.

4 Environmental Effects and Determination

4.1 Environmental Areas Determined to Have New or Substantially More Severe Significant Effects Compared to Those Identified in the Previous Environmental Impact Report

The subject areas checked below were determined to have new significant environmental effects or to have previously identified effects that have a substantial increase in severity either due to a change in project, change in circumstances, or new information of substantial importance, as indicated by the checklist and discussion on the following pages.

- None
- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Energy |
| <input type="checkbox"/> Geology and Soils | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards and Hazardous Materials |
| <input type="checkbox"/> Hydrology and Water Quality | <input type="checkbox"/> Land Use and Planning | <input type="checkbox"/> Mineral Resources |
| <input type="checkbox"/> Noise | <input type="checkbox"/> Population and Housing | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Utilities and Service Systems | <input type="checkbox"/> Wildfire | <input type="checkbox"/> Mandatory Findings of Significance |

4.2 Determination

Based on this analysis:

- Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous EIR due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, a SUBSEQUENT or SUPPLEMENTAL EIR is required.
- No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous EIR due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, the previously certified EIR is adequate, and this evaluation serves as an ADDENDUM to the General Plan/Coastal Land Use Plan Final Environmental Impact Report (GP/CLUP FEIR) (SCH No. 2005031151), certified in October 2006, 2009 SEIR, and the subsequent addenda.

Signature

Date

Stefanie Edmondson

Senior Planner

Printed Name

Title

5 Addendum Evaluation Methodology

5.1 Constraints Analyzed in the Addendum

State housing law requires the City to review both governmental and non-governmental constraints to the maintenance and production of housing for all income levels. Since local governmental actions can restrict the development and increase the cost of housing, State law requires the Housing Element to “address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing” (Government Code Section 65583(c)(3)). For purposes of the Addendum, only the potential environmental constraints, as they relate to CEQA, were evaluated.

5.2 Environmental Analysis Methodology

The analysis in Section 6 compares the environmental impacts resulting from the changes proposed as part of the Housing Element Amendments to the environmental impacts analyzed in the GP/CLUP FEIR, which is comprised of the 2006 FEIR, 2009 SEIR, and prior addenda. Please note that the topics included in this Addendum (in Section 6) are consistent with the current CEQA Guidelines Appendix G Checklist and within each topic, the analysis notes how and where (what section) the GP/CLUP FEIR considers that topic. As required by CEQA Guidelines Section 15164, discussed in Section 3, the analysis considers if the Housing Element Amendments would result in new significant environmental effects or a substantial increase in the severity of significant effects identified in the GP/CLUP FEIR, or if the Housing Element Amendments would require new or substantially different mitigation measures than those identified in the GP/CLUP FEIR.

It should be noted that the City certified the GP/CLUP FEIR in 2006, before the CEQA Guidelines Appendix G Checklist was updated to include energy, greenhouse gas emissions, vehicle miles traveled, tribal cultural resources, and wildfire as separate resource topics. California courts have held that where a new guideline or threshold is adopted after the certification of an EIR, an Addendum to the EIR need not include additional environmental analysis relating to that guideline or threshold where the potential environmental impact at issue in the new guideline or threshold was known or could have been known at the time the EIR was certified. (See *Citizens Against Airport Pollution v. City of San Jose* (2014) 227 Cal.App.4th 788, 806 [even though State CEQA Guidelines were amended on March 18, 2010 to address greenhouse gas emissions, lead agency’s 2010 Addendum to a 1997 EIR did not require analysis of greenhouse gas emissions because “information about the potential environmental impact of greenhouse gas emissions was known or could have been known at the time the 1997 EIR and the 2003 SEIR for the [project] were certified”]; see also *Citizens for Responsible Equitable Environmental Development v. City of San Diego* (2011) 196 Cal.App.4th 515, 532.). Although California law does not require this Addendum to analyze these impacts, this Addendum includes project-related information relating to energy, greenhouse gas emissions, vehicle miles traveled, tribal cultural resources, and wildfire for informational purposes only. Because these impacts were known or could have been known when the EIR was certified in 2006, this does not constitute new information requiring a supplemental environmental impact report. (*Concerned Dublin Citizens v. City of Dublin* (2013) 214 Cal.App.4th 1301, 1319-1320 [“the adoption of guidelines for analyzing and evaluating the significance of data does not constitute new information if the underlying information was otherwise known or should have been known at the

time the EIR was certified”].) While wildfire was addressed in the 2006 FEIR and greenhouse gas emissions were covered in the 2009 FEIR, these documents were prepared before the CEQA Appendix G Checklist was updated to include these topics.

Table 5 summarizes the methodology for the environmental analysis in Section 6 of this Addendum, including the physical changes that could occur from the proposed Housing Element Amendments and zoning changes and the environmental topics for which those changes were considered in the analysis.

The analysis in Section 6 focuses on the physical environmental changes that would result from the Housing Element Amendments. As summarized in Table 5, the majority of the revisions in the Housing Element Amendments would have no change or direct impact on the environment compared to the anticipated development assumed in the GP/CLUP FEIR. Physical environmental changes that were considered include increased building heights, increased lot coverage, and changes in residential units and associated population that could occur as a result of the Housing Element Amendments. The 12 sites that would undergo rezoning and the increase in allowed density on 28 sites in the CC zone district would result in different land uses and/or development intensity than was anticipated in the GP/CLUP FEIR and thus these revisions are the main focus of the analysis within this Addendum as further discussed below in Section 5.3.

The following analysis discusses environmental resource areas and thresholds included in the CEQA Guidelines Appendix G Checklist. The analysis also considers the GP/CLUP policies that would be implemented to reduce potential environmental impacts. The policies included in the GP/CLUP are specifically designed to mitigate environmental impacts. As such, the analysis in the GP/CLUP FEIR identified the GP/CLUP policies, as well as mitigation measures, that would reduce significant impacts associated with implementation of the GP/CLUP. This addendum considers the GP/CLUP policies, and mitigation measures identified in the GP/CLUP FEIR, to determine if new or substantially different mitigation measures are required to reduce impacts of the Housing Element Amendments.

Table 5 Environmental Analysis Methodology

Proposed Housing Element/Zoning Amendments	Physical Changes Assumed in the Addendum Analysis	Section of the Addendum where the Proposed Change is Considered
1. Site Land Use Designation/Zone Changes (12 sites listed in Addendum)	Amendments to the GP/CLUP and Title 17 (Zoning) of the Goleta Municipal Code to change the land use and zoning designations for 12 parcels, resulting in a total of 915 more residential units than what was analyzed in the GP/CLUP FEIR. Thus, for each issue area, the net increase in residential units and associated population increase of 2,916 additional residents are analyzed to determine if any physical changes to the environment could occur that were not accounted for in the GP/CLUP FEIR.	Section 6.1, <i>Aesthetics</i> Section 6.2, <i>Agriculture and Forestry Resources</i> Section 6.3, <i>Air Quality</i> Section 6.4, <i>Biological Resources</i> Section 6.5, <i>Cultural Resources</i> Section 6.6, <i>Energy</i> Section 6.7, <i>Geology and Soils</i> Section 6.8, <i>Greenhouse Gas Emissions</i> Section 6.9, <i>Hazards and Hazardous Materials</i> Section 6.10, <i>Hydrology and Water Quality</i> Section 6.11, <i>Land Use and Planning</i> Section 6.12, <i>Mineral Resources</i> Section 6.13, <i>Noise</i> Section 6.14, <i>Population and Housing</i> Section 6.15, <i>Public Services</i> Section 6.16, <i>Recreation</i> Section 6.17, <i>Transportation</i> Section 6.18, <i>Tribal Cultural Resources</i> Section 6.19, <i>Utilities and Service Systems</i> Section 6.20, <i>Wildfire</i>

Proposed Housing Element/Zoning Amendments	Physical Changes Assumed in the Addendum Analysis	Section of the Addendum where the Proposed Change is Considered
2. Increased Density for mixed-use residential projects in Community Commercial (CC) from 12 units/acre to 20 units/acre	Increased number of residential units on 28 parcels in the CC zone, resulting in a total of 228 additional residential units than what was analyzed in the GP/CLUP FEIR. Thus, for each issue area, the net increase in residential units and associated population increase of 591 additional residents are analyzed to determine if any physical changes to the environment could occur that were not accounted for in the GP/CLUP FEIR.	<p>Section 6.1, <i>Aesthetics</i> Section 6.2, <i>Agriculture and Forestry Resources</i> Section 6.3, <i>Air Quality</i> Section 6.4, <i>Biological Resources</i> Section 6.5, <i>Cultural Resources</i> Section 6.6, <i>Energy</i> Section 6.7, <i>Geology and Soils</i> Section 6.8, <i>Greenhouse Gas Emissions</i> Section 6.9, <i>Hazards and Hazardous Materials</i> Section 6.10, <i>Hydrology and Water Quality</i> Section 6.11, <i>Land Use and Planning</i> Section 6.12, <i>Mineral Resources</i> Section 6.13, <i>Noise</i> Section 6.14, <i>Population and Housing</i> Section 6.15, <i>Public Services</i> Section 6.16, <i>Recreation</i> Section 6.17, <i>Transportation</i> Section 6.18, <i>Tribal Cultural Resources</i> Section 6.19, <i>Utilities and Service Systems</i> Section 6.20, <i>Wildfire</i></p>
3. Increased Heights in Planned Residential (RP), Medium Density Residential (RM) and High Density Residential (RH) from 25 to 35 ft (Coastal Zone) and in Commercial Old Town (C-OT) from 30 to 35 ft (Coastal and Inland [note: no C-OT in Coastal Zone])	Increased heights in the RP, RM, and RH zone districts within the Coastal Zone and in the OT district, allowing for development of taller buildings. This change would allow more flexibility in the type of development and design for projects proposed on these parcels. This change would not affect the allowable density or sites that could be developed, and would therefore be consistent with development potential analyzed in the GP/CLUP FEIR. Thus, for each issue area, the increase in allowed building height was analyzed to determine if any physical changes to the environment could occur that were not accounted for in the GP/CLUP FEIR.	Section 6.1, <i>Aesthetics</i>
4. Maximum Lot coverage in RH from 40% to 50%	Increased percent of sites that could be occupied by new development. This change would allow more flexibility in the type of development and design for projects proposed on these parcels. This change would not affect the allowable density or sites that could be developed, and would therefore be consistent with development potential analyzed in the GP/CLUP FEIR. Thus, for each issue area, the increase in percent lot coverage was analyzed to determine if any physical changes to the environment could occur that were not accounted for in the GP/CLUP FEIR.	Section 6.10 Hydrology and Water Quality
5. Emergency shelters as a permitted use in Office and Institutional zone district (I-OI) and updates to procedures and development standards	Amend Title 17 to allow for emergency shelters in the I-OI district and to comply with AB 2339. This change is not specifically analyzed in the Addendum. While this change would allow for development of emergency shelters, it would not increase	Not specifically analyzed as it is accounted for in the buildout assumptions in the GP/CLUP FEIR and this Addendum

Proposed Housing Element/Zoning Amendments	Physical Changes Assumed in the Addendum Analysis	Section of the Addendum where the Proposed Change is Considered
6. Streamlining Procedures – Increase in Thresholds for Development Plans	<p>development potential or sites that could be developed or redeveloped beyond that analyzed in the GP/CLUP FEIR. The physical environmental changes that could occur from development of emergency shelters are accounted for in the buildout assumptions in the GP/CLUP FEIR and this Addendum.</p> <p>Removal of government constraints to accommodate special housing needs and expedite processing for affordable housing projects and smaller mixed-use residential projects. This change is not specifically analyzed in the Addendum. While this change would remove government constraints and expedite affordable housing development, it would not increase development potential or sites that could be developed or redeveloped beyond that analyzed in the GP/CLUP FEIR. The physical environmental changes that could occur from development of affordable housing are accounted for in the buildout assumptions in the GP/CLUP FEIR and this Addendum.</p>	Not specifically analyzed as it is accounted for in the buildout assumptions in the GP/CLUP FEIR and this Addendum

5.3 Buildout and Growth Assumptions

The analysis in Section 6 compares the potential development and population growth resulting from the Housing Element Amendments to that assumed in the GP/CLUP FEIR in order to assess whether additional physical environmental impacts could occur. As detailed below, the Housing Element Amendments could result in development of additional housing units than what was assumed in the GP/CLUP FEIR; however, the population growth resulting from the additional housing units would be within the growth assumptions assumed in the GP/CLUP FEIR.

The 12 sites that would undergo rezoning and the increase in allowed density on 28 sites in the CC zone district could potentially accommodate 915 and 228 new or additional housing units, respectively. As such, the Housing Element Amendments could potentially accommodate a total of 1,143 new or additional housing units compared to that assumed in the GP/CLUP FEIR. Based on the 2023 California Department of Finance (DOF) estimate of 2.59 persons per household in the City, the 1,143 housing units would equate to a population growth of 2,960 additional residents. The overall population growth of 2,960 additional residents resulting from the revisions included in the Housing Element Amendments would be within the assumed population buildout of 38,097 people analyzed in the GP/CLUP FEIR. The approximately 2,960 additional residents in the City is well below the 7,418 additional residents assumed in the GP/CLUP FEIR analysis even when considering the population growth that has occurred since 2005.⁴

⁴ The GP/CLUP estimates a plan buildout population of 38,097. The estimated City population in 2023 is 32,432. The total estimated population in 2023 estimate plus the additional 2,390 residents from the rezone and density increase is 34,822. This value is well below the GP/CLUP buildout estimate of 38,097.

6 Addendum Evaluation

6.1 Aesthetics

GP/CLUP FEIR Aesthetics Findings

Impacts related to aesthetics were analyzed in Section 3.1, *Aesthetics and Visual Resources* (p. 3.1-1 of the 2006 FEIR), of the GP/CLUP FEIR. The GP/CLUP FEIR determined that impacts to visual resources and visual character may be adversely impacted and cause a significant impact. Development proposed on vacant or underutilized land in accordance with the GP/CLUP in the vicinity of certain scenic corridors such as Hollister Avenue could result in a significant impact on views. Visual and Historic Resources Element Policies VH 1, *Scenic Views*; VH 2, *Local Scenic Corridors*; and VH 4, *Design Review* would reduce impacts but not to a less than significant level. Views from scenic corridors such as SR-217 and US-101 and public viewing areas like Santa Barbara Shores Park and Sperling Preserve could be affected and result in a significant impact. Policies VH 1, *Scenic Views*; VH 2, *Local Scenic Corridors*; VH 3, *Community Character*, and VH 4, *Design Review*; would reduce impacts to scenic corridors and public viewpoints associated with the GP/CLUP to a less than significant level. Additionally, implementation of Policy VH 4, *Design Review*, would reduce potential impacts from light and glare associated with future development to a less than significant level by ensuring that lighting is designed, located, aimed downward or towards structures (if properly shielded), retrofitted if feasible, and maintained to prevent energy waste, glare, light trespass, and sky glow.

Addendum Analysis

Except as provided in Public Resources Code Section 21099;

a. *Would the project have a substantial adverse effect on a scenic vista?*

The Housing Element Amendments is a policy document consistent with the GP/CLUP that would allow new or additional residential units. The project would include revisions to height maximums, such as maximums increased to 35 feet for RP, RM, and RH zone districts in the Coastal Zone (from 25 feet) and to 35 feet for Old Town Commercial (OT) citywide (from 30 feet). Additional development, rezoning, and increased height maximums would allow some housing sites to develop at an increased height, which could have an adverse effect on a scenic vista. In total, four sites identified for rezoning (60 Colusa Drive, 7264 Calle Real (Kenwood Village), 625 Dara Road, and 7020 Calle Real) would experience an increase in maximum height standards. These sites are located north of US 101, and do not provide views of identified scenic corridors such as Hollister Avenue or public viewing areas like Santa Barbara Shores Park and Sperling Preserve. Therefore, sites with an increase in maximum height standards would not have a substantial adverse effect on a scenic vista.

The Housing Element vacant land inventory includes eight sites (V1 through V7, and V22) within the Coastal Zone. Sites V1 through V7 are in an area adjacent to high density residential housing, with no identified scenic views or corridors in the near vicinity. Site V22 (School District Site) does have an identified scenic view adjacent to the site. However, there is no proposed change in dwelling unit density (8 units per acre) for that site in the Housing Element Amendment that would lead to a significant change in the impacts to scenic views associated with that site. Therefore, development within vacant sites would not have a substantial adverse effect on a scenic vista.

The Housing Element Amendments, in and of itself, does not include a specific project involving a new housing development, but puts forth goals and policies that support housing efforts in the City consistent with the overall vision of the GP/CLUP. Because it is a policy document, the Housing Element Amendments would not, in and of itself, result in impacts to scenic vistas. Overall, impacts would be less than significant.

- b. *Would the project substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?*

There are no officially designated state scenic highways within the City (California Department of Transportation [Caltrans] 2019). Additionally, as a policy document, the Housing Element Amendments would not result in impacts to scenic resources within a state scenic highway in and of itself. Therefore, the Housing Element Amendments would not substantially damage scenic resources within a state scenic highway, and there would be no impact.

- c. *In nonurbanized areas, would the project substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?*

The Housing Element Amendments would apply to all lands within City limits. Pursuant to Public Resources Code Section 21071, an “urbanized area” is an incorporated city with either a population of 100,000 persons, or a population of 100,000 persons when combined with no more than two contiguous incorporated cities. The populations of the City, Santa Barbara, and Isla Vista exceed 100,000 combined; therefore, the City is considered an urbanized area.

Many of the revisions included in the Housing Element Amendments would have no change or direct impact to the environment compared to the anticipated development assumed in the GP/CLUP FEIR. But, as noted above, the 12 sites that would undergo rezoning and the increase in allowed density on 28 sites in the CC zone district would result in different land uses and/or development intensity than what was anticipated in the GP/CLUP FEIR. Since the non-vacant sites already contain urban development in the form of office and commercial space, the development of housing that may be built on these sites would not substantially alter the visual character of the built environment at these sites. Additionally, rezoned vacant sites would not result in a substantial change to development planned or previously anticipated in the GP/CLUP on those sites.

Increased height maximums to 35 feet for the RP, RM, and RH zone districts within the Coastal Zone (from 25 feet) and in the C-OT District (from 30 to 35 feet) are proposed in the Housing Element Amendments. None of the sites identified for rezoning are within the Coastal Zone, so this development standard change would not impact those sites. As discussed above, the Housing Element Amendment includes sites within the Coastal Zone, but the project would not introduce a substantially different land use such that the project would conflict with regulations governing scenic quality. Additionally, the proposed height standards are consistent with other City height standards for residential development outside the Coastal Zone. Development facilitated by the project would also be required to undergo City design review to confirm the project’s conformance with applicable zoning and City policies related to scenic quality. Therefore, the project would not conflict with applicable zoning or other regulations governing scenic quality and impacts would be less than significant.

- d. *Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?*

Development facilitated by the Housing Element Amendments could introduce or increase sources of light and glare within housing sites. Development facilitated by the project would be required to undergo City design review and would be required to comply with the Goleta Municipal Code Chapter 17.35, which outlines exterior lighting standards. Further, future development would be required to comply with GP/CLUP Policy VH 4 to ensure lighting design does not cause substantial light or glare issues. Additionally, as a policy document, the Housing Element Amendments would not result in impacts to lighting and glare in and of itself. Therefore, impacts related to light and glare would be less than significant.

Conclusion

The Housing Element Amendments would not include substantial changes to the Housing Element, result in impacts beyond those addressed or analyzed in the GP/CLUP FEIR, nor present new information that shows impacts would be more significant than those described in the GP/CLUP FEIR. Pursuant to CEQA Guidelines Sections 15162 and 15164, the anticipated impacts of the Housing Element Amendments are covered by and within the scope of the GP/CLUP FEIR and no additional environmental assessment of aesthetics is required.

6.2 Agriculture and Forestry Services

GP/CLUP FEIR Agriculture and Forestry Resources Findings

Impacts to agricultural resources were analyzed in Section 3.2, *Agriculture and Farmlands*, of the GP/CLUP FEIR (p. 3.2-1 of the 2006 FEIR). The GP/CLUP FEIR identified that the City does have prime farmlands, unique farmlands, and farmlands of local importance within the City's Planning Area. Buildout under the GP/CLUP would result in the conversion of prime farmland and unique farmland. Conservation Element Policy CE 11, *Preservation of Agricultural Lands*, would reduce impacts but the potential loss of agricultural lands due to proposed land uses in the GP/CLUP would remain significant and unavoidable.

The GP/CLUP FEIR determined there are no parcels within the Planning Area under a Williamson Act Contract and, therefore, implementation of the project would have a less than significant impact relative to this topic and no mitigation is required.

There are no forest lands, timber lands or parcels zoned as forest land, timber, or timber production located within the City. Vegetation communities containing stands of trees, such as oak woodland is located in less developed areas of the City, but these areas are not forest land, timber, or under timber production. Therefore, implementation of the proposed GP/CLUP was found to have no impact on forest land, timber, or timber production.

Addendum Analysis

- a. *Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?*

One of the 12 sites that would be rezoned is currently designated and zoned for agriculture on a portion of the site (APN 077-130-006). However, none of the rezone sites are located on prime

farmland, unique farmland, or farmland of statewide importance, according to the California Department of Conservation (DOC 2023a). The site designated and zoned for agriculture is classified as Grazing Land (DOC 2023a), and is surrounded by residential development to the north, east, and west, and Highway 101 to the south. The net changes in land use would not cause a substantial difference between analysis in the GP/CLUP FEIR and changes analyzed in this Addendum.

The Housing Element Amendments, in and of itself, does not include a specific project involving a new housing development, but puts forth goals and policies that support housing efforts in the City consistent with the overall vision of the GP/CLUP. All future development would be subject to adopted development guidelines and would be required to comply with policies and actions of the City's GP/CLUP. Therefore, the project would not convert Farmland and impacts would be less than significant. Impacts would not be greater than those identified in the GP/CLUP FEIR.

b. *Would the project conflict with existing zoning for agricultural use or a Williamson Act contract?*

As stated in the GP/CLUP FEIR (p. 3.2-10 of the 2006 FEIR), there are no properties within the City that are enrolled in a Williamson Act contract. Therefore, no impacts related to conflict with a Williamson Act contract would occur. As stated above under threshold (a), one of the 12 sites that would be rezoned is currently designated and zoned for agriculture on a portion of the site (APN 077-130-006). This site would be rezoned to be Residential High Density, and development facilitated by the project would accordingly not conflict with agricultural zoning. Impacts would be less than significant. Impacts would not be greater than those identified in the GP/CLUP FEIR.

c. *Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?*

and

d. *Would the project result in the loss of forest land or conversion of forest land to non-forest use?*

As stated in the GP/CLUP FEIR, there are no forest lands, timberlands, or areas zoned for forest lands or timberland production. Therefore, the project would not conflict with existing zoning for or cause rezoning of forest lands, timberlands, or timberland production areas, and there would be no impact. Impacts would not be greater than those identified in the GP/CLUP FEIR.

e. *Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?*

As discussed under thresholds (a) through (d), the project would not result in the conversion of Farmland to non-agricultural use or forest land to non-forest use. The Housing Element Amendments would not apply to lands outside of City limits and would not involve other changes in the existing environment which would result in the conversion of Farmland or forest land.

Additionally, as a policy document, the Housing Element Amendments would not, in and of itself, result in impacts to farmland. The Housing Element Amendments, in and of itself, does not include a specific project involving a new housing development, but puts forth goals and policies that support housing efforts in the City consistent with the overall vision of the GP/CLUP. All future development would be subject to adopted development guidelines and would be required to comply with policies and actions of the City's GP/CLUP. Policy CE 11, *Preservation of Agricultural Lands*, is included as mitigation in the GP/CLUP FEIR (p. 3.2-14 of the 2006 FEIR) and would be implemented with the Housing Element Amendments to reduce impacts to the greatest extent possible. Therefore,

impacts related to agriculture and forestry resources would be less than significant. Impacts would not be greater than those identified in the GP/CLUP FEIR.

Conclusions

The Housing Element Amendments would not include substantial changes to the Housing Element, result in impacts beyond those addressed or analyzed in the GP/CLUP FEIR nor present new information that shows impacts would be more significant than those described in the GP/CLUP FEIR. Pursuant to CEQA Guidelines Sections 15162 and 15164, the anticipated impacts of the Housing Element Amendments are covered by and within the scope of the GP/CLUP FEIR and no additional environmental assessment of agriculture and forestry resources is required.

6.3 Air Quality

GP/CLUP FEIR Air Quality Findings

Air quality impacts were analyzed in Section 3.3, *Air Quality*, of the GP/CLUP FEIR (p. 3.3-1 of the 2006 FEIR). Analysis in the GP/CLUP FEIR found that the project would not conflict with the Santa Barbara County Clean Air Plan (CAP) and adhering to the requirements of the State Implementation Plan, CAP provisions, and GP/CLUP policies would further reduce impacts. Policies include Conservation Element Policies CE 12, *Protection of Air Quality*; CE13, *Energy Conservation*; Land Use Element Policies LU 1, *Land Use Plan Map and General Policies*; LU 10, *Energy-Related On- and Off-Shore Uses*; LU 11, *Nonresidential Growth Management*; Safety Element Policies SE 1, *Safety in General*; SE 7, *Urban and Wildland Fire Hazards*; SE 8, *Oil and Gas Industry Hazards*; SE 9, *Airport Related Hazards*; SE 10, *Hazardous Materials and Facilities*; and SE 11, *Emergency Preparedness*; PF 8, *General Standards for Public Facilities*; and Transportation Element Policies TE 1, *Integrated Multi-Modal Transportation System*; TE 2, *Transportation Demand Management*; TE 3, *Streets and Highways Plan and Standards*; TE 4, *Target Level of Service Standards*; TE 5, *Planned Street and Road Service*; TE 6, *Street Design and Streetscape Character*; TE 7, *Public Transit (Bus Transportation)*; TE 8, *Rail Transportation*; TE 9, *Parking*; TE 10, *Pedestrian Circulation*; TE 11, *Bikeways Plan*; TE 12, *Transportation Systems Management*; TE 13, *Mitigating Traffic Impacts of Development*; TE 14, *Financing Transportation Improvements*; and TE 15, *Regional Transportation*. The GP/CLUP FEIR found that construction and operational emissions would be less than significant. However, the GP/CLUP FEIR found that emissions of Reactive Organic Gases (ROG) and Nitrogen Dioxide (NO_x) from operations resulting from buildout under the GP/CLUP would result in a significant cumulative impact and would adversely affect the ability of various local agencies to achieve the goals and objectives of the County CAP.

Addendum Analysis

a. *Would the project conflict with or obstruct implementation of the applicable air quality plan?*

The Housing Element Amendments is a policy document consistent with the GP/CLUP. The Housing Element Amendments, in and of itself, does not include a specific project involving a new housing development, but puts forth goals and policies that support housing efforts in the City consistent with the overall vision of the GP/CLUP. Because it is a policy document, the Housing Element Amendments would not, in and of itself, result in impacts to air quality. The revisions that are part of the Housing Element Amendments, as noted above, would generally have no change or direct impact on the environment compared to the anticipated development assumed in the GP/CLUP FEIR. However, the 12 sites that would undergo rezoning and the increase in allowed density on 28

sites in the CC zone district would result in different land uses and/or development intensity than what was anticipated in the GP/CLUP FEIR. However, as detailed in Section 6.14, *Population and Housing*, even with the proposed land use and zoning changes which would accommodate 1,143 new or additional housing units, the population growth of 2,960 additional residents resulting from the revisions included in the Housing Element Amendments would be within the assumed population buildout of 38,097 people analyzed in the GP/CLUP FEIR. Therefore, the project would not generate an increase in air pollutant emissions and, similar to the conclusions of the GP/CLUP FEIR, the project would not conflict with the CAP. Impacts would be less than significant and would not be greater than those identified in the GP/CLUP FEIR.

- b. *Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?*

and

- c. *Would the project expose sensitive receptors to substantial pollutant concentrations?*

Short-term air quality impacts resulting from construction on the sites, such as dust generated by clearing and grading activities, exhaust emissions from gas- and diesel-powered construction equipment, and vehicular emissions associated with the commuting of construction workers will be subject to Santa Barbara County Air Pollution Control District's (SBCAPCD's) rules and protocols. Similarly, operational impacts would be addressed by provisions in the GP/CLUP, the Goleta Municipal Code, and other regulations and standards that govern air quality in the City. Construction and operational air quality impacts from future development of the rezone sites may include a change in the mix of dust and vehicular emissions from previous GP/CLUP FEIR assumptions because of land use changes.

However, these changes would not result in a substantial net increase in emissions compared to the assumed development at each site included as part of the previous GP/CLUP FEIR. As stated above, even with the proposed land use and zoning changes on the 12 sites and the increase in allowed density on 28 sites in the CC zone district, which would accommodate 1,143 new or additional housing units, the population growth resulting from the revisions included in the Housing Element Amendments would be within the assumed population buildout of 38,097 people analyzed in the GP/CLUP FEIR. While construction emissions may be slightly higher due to higher densities allowed by the Housing Element Amendments, future development would be required to comply with emissions thresholds established by the CAP. Because the Housing Element Amendments would not result in a population increase that would exceed the population analyzed in the GP/CLUP FEIR, operational emissions would not exceed those anticipated in the GP/CLUP FEIR. Thus, overall emissions would be anticipated to be similar to that analyzed in the GP/CLUP FEIR. Development would be facilitated in areas of existing commercial and residential development, and would not introduce uses that would generate substantial emissions near sensitive receptors. Further, all future development consistent with the Housing Element Amendments would be required to comply with all relevant regulations related to air quality at the time of construction, including but not limited to GP/CLUP Policy CE 12, *Protection of Air Quality*, which intends to protect air quality and minimize pollutant emissions from new development; Policy CE 13, *Energy Conservation*, which intends to promote energy efficiency in future land uses; and several transportation policies which intend to reduce vehicle emissions (within the Land Use Element of the GP/CLUP). These policies and actions would be required with implementation of the Housing Element Amendments. Therefore, the project would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state

ambient air quality standard. Impacts would not be greater than those identified in the GP/CLUP FEIR.

- d. *Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?*

The Housing Element Amendments is a policy document consistent with the GP/CLUP. The Housing Element Amendments, in and of itself, does not include a specific project involving a new housing development, but puts forth goals and policies that support housing efforts in the City consistent with the overall vision of the GP/CLUP. Because it is a policy document, the Housing Element Amendments would not, in and of itself, result in impacts to air quality and would not result in other emissions. The project would facilitate development of residential land uses, which do not typically generate other emissions that lead to odors. Therefore, the project would not result in other emissions adversely affecting a substantial number of people and impacts would not be greater than those identified in the GP/CLUP FEIR.

Conclusion

The Housing Element Amendments would not include substantial changes to the Housing Element, result in impacts beyond those addressed or analyzed in the GP/CLUP FEIR, nor present new information that shows impacts would be more significant than those described in the GP/CLUP FEIR. Pursuant to CEQA Guidelines Sections 15162 and 15164, the anticipated impacts of the Housing Element Amendments are covered by and within the scope of the GP/CLUP FEIR and no additional environmental assessment of air quality is required.

6.4 Biological Resources

GP/CLUP FEIR Biological Resources Findings

Biological resource impacts were analyzed in Section 3.4, *Biological Resources*, of the GP/CLUP FEIR (p. 3.4-1 of the 2006 FEIR). The GP/CLUP FEIR determined that impacts to habitat conservation plans, natural community conservation plans, local policies protecting biological resources, riparian and wetland habitats would be less than significant. The GP/CLUP FEIR found that policies of the GP/CLUP would lessen impacts to special status habitats, special status species, and wildlife corridors to a less than significant level. These policies include but are not limited to Conservation Element Policies CE 1, *Environmentally Sensitive Habitat Area Designations and Policy*, which intends to identify, preserve, and prevent the disturbance of environmentally sensitive habitat areas; CE 2, *Protection of Creeks and Riparian Areas*, which intends to enhance, maintain, and restore the biological integrity of creeks, wetlands, and riparian habitats in the City; CE 4, *Protection of Monarch Butterfly Habitat Areas*; CE 5, *Protection of Other Terrestrial Habitat Areas*; CE 6, *Protection of Marine Habitat Areas*; CE 7, *Protection of Beach and Shoreline Habitat Areas*; CE 8, *Protection of Special-Status Species*; and CE 9, *Protection of Native Woodlands*.

Addendum Analysis

- a. *Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?*

The GP/CLUP includes goals and policies that aim to focus new growth and development at infill locations and to protect biological resources. Policies and actions in the GP/CLUP would be implemented to help reduce impacts to the greatest extent possible. These policies include but are not limited to CE 1, *Environmentally Sensitive Habitat Area Designations and Policy*, which intends to identify, preserve, and prevent the disturbance of environmentally sensitive habitat areas; CE 2, *Protection of Creeks and Riparian Areas*, which intends to enhance, maintain, and restore the biological integrity of creeks, wetlands, and riparian habitats in the City; CE 4, *Protection of Monarch Butterfly Habitat Areas*; CE 5, *Protection of Other Terrestrial Habitat Areas*; CE 6, *Protection of Marine Habitat Areas*; CE 7, *Protection of Beach and Shoreline Habitat Areas*; CE 8, *Protection of Special-Status Species*; CE 9, *Protection of Native Woodlands*, and other policies that pertain to water quality and habitat management. Therefore, the project would not result in greater adverse effects on special status species beyond what was identified in the GP/CLUP FEIR, and impacts would be less than significant.

- b. *Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?*

The Housing Element Amendments is a policy document consistent with the GP/CLUP, and potential housing sites located throughout the City were previously evaluated for potential environmental impacts in the GP/CLUP FEIR (including the 12 sites proposed for land use changes and rezoning and the 28 sites proposed for increased allowed density in the CC zone district) but with differing growth land use assumptions. The 12 sites that would undergo rezoning and the increase in allowed density on 28 sites in the CC zone district would result in different land uses and/or development intensity than what was anticipated in the GP/CLUP FEIR. Most of these sites are non-vacant, and housing development within these disturbed sites would not result in a greater adverse effect on riparian habitat or other sensitive natural communities than impacts identified in the GP/CLUP FEIR. While vacant sites proposed for rezoning consist of currently undeveloped land, policies from the GP/CLUP FEIR listed under threshold (a) would be protective of on-site biological resources as was discussed in the previous GP/CLUP FEIR. Development facilitated by the project would also be required to comply with GP/CLUP policies pertaining to sensitive natural communities, including but not limited to those listed under threshold (a). Therefore, impacts would not be greater than those identified in the GP/CLUP EIR and would be less than significant.

- c. *Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?*

The Housing Element Amendments is a policy document consistent with the GP/CLUP, and potential housing sites located throughout the City were previously evaluated for potential environmental impacts in the GP/CLUP FEIR (including the 12 sites proposed for land use changes and rezoning and the 28 sites proposed for increased allowed density in the CC zone district) but with differing growth land use assumptions. The 12 sites that would undergo rezoning and the increase in allowed density on 28 sites in the CC zone district would result in different land uses and/or development intensity than what was anticipated in the GP/CLUP FEIR, but would not result in greater impacts to state or federally protected wetlands. In addition, the rezone sites are not located on state or federally protected wetlands (USFWS 2023). Therefore, the project would not have a substantial adverse effect on state or federally protected wetlands, and impacts would not be greater than those identified in the GP/CLUP FEIR.

- d. *Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?*

The GP/CLUP FEIR identified few wildlife migratory corridors in the City and stated that the few linkages provided by creeks may occur infrequently due to make intervening barriers to dispersal (p. 3.4-14 of the 2006 FEIR). As discussed above under thresholds (b) and (c), the project would not result in greater impacts to riparian habitats or wetlands. Therefore, the project would not result in impacts to the movement of wildlife species greater than those identified in the GP/CLUP FEIR.

- e. *Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?*

and

- f. *Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?*

The Housing Element Amendments is a policy document consistent with the GP/CLUP, and potential housing sites located throughout the City were previously evaluated for potential environmental impacts in the GP/CLUP FEIR. Development was already anticipated on these sites in the GP/CLUP FEIR, and development facilitated by the Housing Element Amendments would result in generally the same impacts determined in the GP/CLUP FEIR. While vacant sites proposed for rezoning consist of currently undeveloped land, policies from the GP/CLUP FEIR listed under threshold (a) would be protective of on-site biological resources as was discussed in the previous GP/CLUP FEIR. Future development would be required to comply with GP/CLUP policies and Goleta Municipal Code requirements (similar to the analysis in the GP/CLUP FEIR) related to tree preservation. There are no adopted federal Habitat Conservation Plans or state Natural Community Conservations Plans applicable to the City. However, future development would be required to comply with applicable local City plans, which may include the Ellwood-Devereux Coast Open Space Management Plan, Ellwood Mesa/Sperling Preserve Open Space Monarch Butterfly Habitat Management Plan, Lake Los Carneros County Park Management Plan, Goleta Urban Forest Management Plan, and the Creek and Watershed Management Plan. Therefore, impacts related to conflict with local policies and ordinances protecting biological resources or with conservation plans would not be greater than impacts identified in the GP/CLUP FEIR.

Conclusions

The Housing Element Amendments would not include substantial changes to the Housing Element, result in impacts beyond those addressed or analyzed in the GP/CLUP FEIR, nor present new information that shows impacts would be more significant than those described in the GP/CLUP FEIR. Pursuant to CEQA Guidelines Sections 15162 and 15164, the anticipated impacts of the Housing Element Amendments are covered by and within the scope of the GP/CLUP FEIR and no additional environmental assessment of biological resources is required.

6.5 Cultural Resources

GP/CLUP FEIR Cultural Resources Findings

Impacts to cultural and paleontological resources were analyzed in Section 3.5, *Cultural Resources*, of the GP/CLUP FEIR (p. 3.5-1 of the 2006 FEIR). The GP/CLUP FEIR determined that the GP/CLUP includes policies and actions that would reduce impacts to cultural, historical, paleontological, and archaeological resources to less than significant level. Policies OS 8, *Protection of Native American and Paleontological Resources*; VH 5, *Historic Resources*; and VH 6, *Historical and Cultural Landscapes*, would reduce potential historical, archaeological, and paleontological damage to less than significant levels.

Addendum Analysis

- a. *Would the project cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?*

The Housing Element Amendments is a policy document consistent with the GP/CLUP. The Housing Element Amendments includes ADUs, projects that are approved or pending that have already undergone environmental analysis, if required, as well as 12 rezone sites listed in Table 2 and the increase in allowed density on 28 sites in the CC zone district that could potentially accommodate 1,143 new or additional housing units. These potential housing sites located throughout the City were previously evaluated for potential environmental impacts in the GP/CLUP FEIR (including the 12 sites proposed for land use changes and rezoning and 28 sites in the CC zone district proposed for increased allowed density) but with differing growth land use assumptions. The Housing Element Amendments, in and of itself, does not include specific projects involving a new housing development, but puts forth goals and policies that support housing efforts in the City consistent with the overall vision of the GP/CLUP. Because it is a policy document, the Housing Element Amendments would not, in and of itself, result in impacts to historical resources.

None of the sites identified for rezoning in the Housing Elements are on a site with a designated Historic Resource or Historic Landmark, nor are any directly adjacent to any such site. Although known historic resource sites are located throughout the City, future development would be evaluated for conformance with the City's GP/CLUP and Municipal Code, which contain policies that intend to protect historical resources, and other applicable state and local regulations prior to approval of each project. Therefore, though development assumed on each parcel in the GP/CLUP FEIR may have changed slightly with the addition of the rezone sites, those land use changes would not substantially change impacts to historical resources as analyzed in the GP/CLUP FEIR. The GP/CLUP includes Visual and Historic Resources Element Policy VH 5, *Historic Resources*, which intends to identify, protect, and preserve significant architectural and historic sites within the City, and Policy VH 6, *Historical and Cultural Landscapes*, which intends to identify, protect, and preserve significant historical areas within the City. Because development facilitated by the project would not occur within or adjacent to a known historical resource, and because development would be required to comply with GP/CLUP policies, the project would not result in greater impacts to historical resources than those identified in the GP/CLUP FEIR.

- b. *Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?*

The Housing Element Amendments is a policy document consistent with the GP/CLUP. The Housing Element Amendments, in and of itself, does not include specific projects involving a new housing

development, but puts forth goals and policies that support housing efforts in the City consistent with the overall vision of the GP/CLUP. Because it is a policy document, the Housing Element Amendments would not, in and of itself, result in impacts to archaeological resources.

Development facilitated by the project would occur in previously identified vacant and non-vacant housing sites. Non-vacant sites already contain existing commercial and office development; therefore, housing development would be located in areas with previously disturbed soils, which would minimize the potential for new and additional impacts to archaeological resources. In both vacant and non-vacant sites, development would be required to comply with the policies of the GP/CLUP, including Open Space Element Policy OS 8, *Protection of Native American and Paleontological*, which includes implementation measures for the identification and protection of archaeological resources. Because some development would occur in previously disturbed areas, and all development would be required to comply with GP/CLUP policies, impacts to archaeological resources would not be greater than those identified in the GP/CLUP FEIR.

c. *Would the project disturb human remains including those interred outside of dedicated cemeteries?*

The Housing Element Amendments, in and of itself, does not include specific projects involving a new housing development, but puts forth goals and policies that support housing efforts in the City consistent with the overall vision of the GP/CLUP. Because it is a policy document, the Housing Element Amendments would not, in and of itself, result in impacts to human remains. All future development consistent with the Housing Element Amendments would be required to comply with California Health and Safety Code Section 7050.5, which states no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to PRC Section 5097.98. Therefore, the project would not result in greater impacts to human remains than those identified in the GP/CLUP FEIR.

Conclusions

The Housing Element Amendments would not include substantial changes to the Housing Element, result in impacts beyond those addressed or analyzed in the GP/CLUP FEIR, nor present new information that shows impacts would be more significant than those described in the GP/CLUP FEIR. Pursuant to CEQA Guidelines Sections 15162 and 15164, the anticipated impacts of the Housing Element Amendments are covered by and within the scope of the GP/CLUP FEIR and no additional environmental assessment of cultural resources is required.

6.6 Energy

GP/CLUP FEIR Energy Findings

The GP/CLUP FEIR does not specifically discuss energy impacts. At the time the GP/CLUP FEIR was prepared and certified in 2006 and the SEIR was prepared in 2009, there were no adopted thresholds for energy use under CEQA. Energy thresholds were added into the 2019 CEQA Guidelines. Under the latest CEQA Guidelines energy impacts would be significant if impacts would result in wasteful, inefficient, or unnecessary consumption of energy resources during construction or operation, or the project would conflict with state or local plans regarding renewable energy or energy efficiency. An analysis of potential energy impacts follows below for informational purposes only.

Addendum Analysis

- a. *Would the project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?*

and

- b. *Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?*

Energy thresholds were added into the 2019 CEQA Guidelines. Because the GP/CLUP FEIR and SEIR were prepared before energy was added to the CEQA Guidelines, they do not address energy impacts. As discussed in Section 5.2, *Environmental Analysis Methodology*, of this Addendum, an Addendum to an EIR need not include additional environmental analysis relating to that guideline or threshold where the potential environmental impact at issue in the new guideline or threshold was known or could have been known at the time the EIR was certified. Although California law does not require this Addendum to analyze this impact, this Addendum includes project-related information relating to energy for informational purposes only.

Since adoption of the 2006 GP/CLUP FEIR and 2009 SEIR, the City has adopted multiple plans and strategies to lower energy use. Resulting from the GP/CLUP Implementation Action CE-IA-5, the City prepared the Energy Efficiency Action Plan (EEAP) in 2012. EEAP presented an inventory of the City's electricity usage and greenhouse gas emissions. The EEAP also identified actions to further effectuate energy efficiency efforts identified in the GP/CLUP such as coordinating City efficiency goals and programs with similar incentive programs of other agencies, modification of City's lighting standards to discourage excessive lighting, and supporting implementation of a Green Building Ordinance. Consistent with Implementation Action CE-IA-5, the City adopted a Climate Action Plan (CAP) in 2014, providing a blueprint for reducing greenhouse gas emissions by quantifying the City's greenhouse gas inventory and listing actions and implementation efforts to reduce energy use and greenhouse gas emissions. As a major component of CAP implementation, electricity consumers in the City were enrolled in Central Coast Community Energy (3CE) in October/November 2021. 3CE a locally controlled public agency which provides electricity from clean and renewable energy sources. New development would automatically be enrolled in 3CE. 3CE is on a path to sourcing 100 percent clean and renewable energy by 2030 – 15 years ahead of the State's goal. 3CE currently offers 100 percent renewable energy through 3Cprime service. Existing and new development can opt out of 3CE service. In such cases, electricity would be supplied by Southern California Edison (SCE), which sourced over 30 percent of their electricity from eligible renewable energy in 2021 and is on track to comply with the State's renewable portfolio standard of 60 percent renewable energy by 2030 from renewable resources that qualify under California's Renewable Portfolio Standard (RPS) (SCE 2023). To further its energy reduction goals, the City released the Strategic Energy Plan (SEP) in 2019 to help meet its 2030 100 percent renewable electricity goals and address resiliency concerns. The SEP details recommended strategies and actions the City can take to reduce energy use. The Housing Element Amendments would adhere to actions and implementation efforts included in these plans.

Updates to the 2022 California Building Codes and Standards greatly expand solar and battery storage requirements for new construction. Since 2020, the state has required newly constructed single- and multi-family homes that are up to three stories high to install solar systems that need to be large enough to meet the annual electricity usage of the building. Recent updates to the code established combined solar and battery standards for select businesses and systems to be sized to maximize onsite use of solar energy and avoid electricity demand during times when the grid must

use gas-powered plants. The 2022 Building Code requires solar and battery storage for the following designations: high-rise multifamily (apartments and condos); Hotel-motel; tenant space; office, medical office, and clinics; retail and grocery stores; restaurants; schools; civic (theaters, auditoriums, and convention centers). The City adopted the 2022 Building Code on November 15, 2022. Compliance with these standards during implementation of the Housing Element Amendments would ensure operational energy efficiency.

The Housing Element Amendments is a policy document consistent with the GP/CLUP. The Housing Element Amendments includes housing sites located throughout the City that were evaluated previously for potential environmental impacts in the GP/CLUP FEIR. The Housing Element Amendments includes ADUs, projects that are approved or pending that have already undergone environmental analysis, if required, as well as 12 rezone sites listed in Table 2 and the increase in allowed density on 28 sites in the CC zone district that could potentially accommodate 1,143 new or additional housing units.

For any new projects that would be built in accordance with the Housing Element Amendments (including the 12 sites proposed for rezoning and 28 sites in the CC zone district proposed for increased allowed density), each project would be required to adhere to the 2022 California Building Codes and Standards or subsequent updates, which would avoid a conflict with an adopted state plan regarding energy efficiency and avoid wasteful and inefficient energy use.

The Housing Element Amendments, in and of itself, does not include a specific project involving a new housing development but puts forth goals and policies that support housing efforts in the City consistent with the overall vision of the GP/CLUP. Because it is a policy document, the Housing Element Amendments would not, in and of itself, result in impacts to energy resources or adopted plans for renewable or efficient energy use. Although future projects would involve the consumption of non-renewable energy resources such as electricity, natural gas, propane, gasoline, and diesel, they would be required to comply with state and local regulations pertaining to energy, including Title 24 of the California Code of Regulations. The project would not conflict with state or local plans such as the CAP or the SEP. Future development would also be required to comply with policies and actions from the City's GP/CLUP which would ensure the energy is not wasted, inefficient or consumed unnecessarily. Therefore, impacts would be less than significant.

Conclusion

The Housing Element Amendments would not include substantial changes to the Housing Element, or result in impacts beyond those addressed or analyzed in the GP/CLUP FEIR. In addition, although energy thresholds were not evaluated in the GP/CLUP FEIR, the project would not result in significant impacts from wasteful, inefficient, or unnecessary consumption of energy resources during construction or operation, nor would the project conflict with state or local plans regarding renewable energy or energy efficiency. Therefore, impacts would be less than significant. This information was known or could have been known at the time the GP/CLUP FEIR was certified in 2006, and pursuant to CEQA Guidelines Sections 15162 and 15164, the anticipated impacts of the Housing Element Amendments are covered by and within the scope of the GP/CLUP FEIR and no additional environmental assessment of energy is required.

6.7 Geology and Soils

GP/CLUP FEIR Geology and Soils Findings

Impacts related to geology and soils were analyzed in Section 3.6, *Geology, Soils, and Mineral Resources*, of the GP/CLUP FEIR (p. 3.6-1 of the 2006 FEIR). The GP/CLUP FEIR determined that potential impacts to geology and soils for adverse effects related to rupture of a known fault, strong ground shaking, seismic-related ground failure, or landslides; soil erosion; landslide, lateral spreading, subsidence, liquefaction, or collapse; locating development on expansive soils; and installing septic tanks and alternative wastewater disposal systems in expansive soils would be mitigated to less than significant levels with GP/CLUP FEIR Policies, including Safety Element Policies SE 1, *Safety in General*; SE 2, *Bluff Erosion and Retreat*; SE 3, *Beach Erosion and Shoreline Hazards*; SE 4, *Seismic and Seismically Induced Hazards*; SE 5, *Soil and Slope Stability Hazards*; and SE 11, *Emergency Preparedness*. The GP/CLUP FEIR addressed paleontological resources in Section 3.5, *Cultural Resources*, and determined that impacts would be less than significant with incorporation of Policies OS 8, *Protection of Native American and Paleontological Resources* and VH 5, *Historic Resources* and VH 6, *Historical and Cultural Landscapes*.

Addendum Analysis

a. *Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:*

i. *Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map, issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.*

ii. *Strong seismic ground shaking?*

iii. *Seismic-related ground failure, including liquefaction?*

iv. *Landslides?*

and

c. *Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?*

The Housing Element Amendments is a policy document consistent with the GP/CLUP. The Housing Element Amendments, in and of itself, does not include specific projects involving a new housing development, but puts forth goals and policies that support housing efforts in the City consistent with the overall vision of the GP/CLUP. Because it is a policy document, the Housing Element Amendments would not, in and of itself, result in impacts to geology and soils. All future development consistent with the Housing Element Amendments would be required to comply with relevant policies and regulations regarding geology and soils including but not limited to GP/CLUP Policies SE 4, *Seismic and Seismically Induced Hazards*, which intends to minimize loss of life and property from seismic events and seismic hazards; and Policy SE 5, *Soil and Slope Stability Hazards*, which promotes appropriately sized and sited development to reduce the loss of life a property from soil hazards.

As stated in Section 3.6, *Geology, Soils, and Mineral Resources*, of the GP/CLUP FEIR, there are no active faults that underlie the City (p. 3.6-3 of the 2006 FEIR). Therefore, development facilitated by the project would not cause substantial adverse effects involving rupture of a known fault. Development facilitated by the project would be located in areas known to be susceptible to strong seismic ground shaking, as there are active faults within the Southern California region, and liquefaction, as there are potentially liquefiable soils known to occur in the City. Development would be required to comply with the California Building Code, which includes design standards and requirements to minimize the effects of ground shaking and liquefaction to the extent possible. The City is not within a known landslide zone (p. 3.6-9 of the 2006 FEIR), and development would be located in generally flat areas where landslides would be unlikely to occur. The zoning and land use changes proposed in the Housing Element Amendments would not result in greater impacts associated with fault rupture, ground shaking, liquefaction, and landslides than impacts determined in the GP/CLUP FEIR, and impacts would remain less than significant with implementation of Policies SE 4 and SE 5.

b. *Would the project result in substantial soil erosion or the loss of topsoil?*

The Housing Element Amendments is a policy document consistent with the GP/CLUP. The Housing Element Amendments, in and of itself, does not include specific projects involving a new housing development, but puts forth goals and policies that support housing efforts in the City consistent with the overall vision of the GP/CLUP. Because it is a policy document, the Housing Element Amendments would not, in and of itself, result in impacts to soil erosion or the loss of topsoil. Similar to development analyzed in the GP/CLUP FEIR, development facilitated by the Housing Element Amendments would be required to comply with federal, state, and local regulations and ordinances that intend to minimize erosion and topsoil loss during construction, including but not limited to the National Pollutant Discharge Elimination System General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (typically called the Construction General Permit), and Goleta Municipal Code Chapter 15.09, *Grading, Erosion, and Sediment Control*. Compliance with applicable regulations and standards would minimize project impacts to soil erosion and the loss of topsoil, and impacts would not be greater than those identified in the GP/CLUP FEIR.

d. *Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?*

The project would facilitate housing development within sites previously analyzed in the GP/CLUP FEIR, which identified that several sites are potentially subject to expansive soils (p. 3.6-9 of the 2006 FEIR). These potential housing sites located throughout the City were previously evaluated for potential environmental impacts in the GP/CLUP FEIR (including the 12 sites proposed for land use changes and rezoning and the 28 sites in the CC zone districted proposed for increased allowed density) but with differing growth land use assumptions. Additional housing units or higher density development would not increase the existing risk associated with expansive soils, and the Housing Element Amendments would not result in greater impacts associated with expansive soil than impacts identified in the GP/CLUP FEIR.

e. *Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?*

Development facilitated by the Housing Element would be located within the urbanized area of the City and would connect to existing wastewater conveyance infrastructure. The zoning and land use

changes included in the Housing Element Amendments would not result in future development that would use septic tanks or alternative wastewater disposal systems. Impacts would not be greater than those identified in the GP/CLUP FEIR.

- f. *Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?*

The GP/CLUP FEIR addressed paleontological resources in Section 3.5, *Cultural Resources*, and determined that impacts would be less than significant with incorporation of Policies Open Space Element Policy OS 8, *Protection of Native American and Paleontological Resources*; Visual and Historic Resources Policy VH 5, *Historic Resources*, and Policy VH 6, *Historical and Cultural Landscapes*. Development facilitated by the project would occur in previously identified vacant and non-vacant housing sites. Non-vacant sites already contain existing commercial and office development; therefore, housing development would be located in areas with previously disturbed soils, which would minimize the potential for new and additional impacts to paleontological resources. While development on vacant sites has the potential to encounter paleontological resources, impacts would be less than significant through compliance with the GP/CLUP policies listed above. Impacts to paleontological resources would not be greater than those identified in the GP/CLUP FEIR.

Conclusions

The Housing Element Amendments would not include substantial changes to the Housing Element, result in impacts beyond those addressed or analyzed in the GP/CLUP FEIR, nor present new information that shows impacts would be more significant than those described in the GP/CLUP FEIR. Pursuant to CEQA Guidelines Sections 15162 and 15164, the anticipated impacts of the Housing Element Amendments are covered by and within the scope of the GP/CLUP FEIR and no additional environmental assessment of geology and soils is required.

6.8 Greenhouse Gas Emissions

GP/CLUP FEIR Greenhouse Gas Emissions Findings

The 2006 FEIR does not specifically discuss greenhouse gas emissions impacts. At the time the 2006 FEIR was prepared, there were no adopted thresholds for greenhouse gas emissions under CEQA. Greenhouse gas thresholds were added into the 2010 CEQA Guidelines.

As discussed in Section 2.4 of this Addendum, the 2009 SEIR to the 2006 FEIR was prepared to address any new or modified environmental impacts associated with selected revisions to the GP/CLUP. The SEIR concludes that policy amendments included in revisions to the GP/CLUP would not result in changes to impact significance levels determined in the 2006 FEIR. However, a regulatory change with the signing of Assembly Bill 32 in September 2006, would result in one new potentially significant impact to greenhouse gas emissions, which was not identified in the 2006 FEIR. The SEIR proposed the inclusion of Mitigation Measure AQ-1 and stated that with implementation of CP/CLUP Conservation Element Policies CE 9, *Protection of Native Woodlands*; CE 12, *Protection of Air Quality*; and CE 13, *Energy Conservation*; HE 3, *Linkage of Housing and Jobs*; Land Use Element Policy LU 11, *Nonresidential Growth Management*; Open Space Element Policy OS 7, *Adoption of Open Space Plan Map*; Transportation Element Policies TE 7, *Public Transit (Bus Transportation)*; TE 8, *Rail Transportation*; TE 10, *Pedestrian Circulation*; TE 11, *Bikeway Plans*; and TE 15, *Regional*; impacts related to greenhouse gas emissions were concluded to be less than

significant. In addition, in 2014 the City adopted a Climate Action Plan (CAP), in compliance with Mitigation Measure AQ-1.

Addendum Analysis

a. *Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?*

and

b. *Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?*

As discussed above in 6.6, Energy, since adoption of the GP/CLUP FEIR and SEIR, the City has adopted multiple plans and strategies to lower greenhouse gas emissions. In accordance with GP/CLUP Implementation Action CE-IA-5, the City prepared the Energy Efficiency Action Plan (EEAP) in 2012. This plan represented the first component of the City's CAP. The EEAP presented an inventory of the City's electricity usage and greenhouse gas emissions. The EEAP also identified actions to further effectuate energy efficiency efforts identified in the GP/CLUP such as coordinating City efficiency goals and programs with similar incentive programs of other agencies, modification of City's lighting standards to discourage excessive lighting, and supporting implementation of a Green Building Ordinance. Consistent with Implementation Action CE-IA-5, the City adopted a Climate Action Plan in 2014, providing a blueprint for reducing greenhouse gas emissions by quantifying the City's greenhouse gas inventory and listing actions and implementation efforts to reduce energy use and greenhouse gas emissions. As a major component of CAP implementation, electricity consumers in the City were enrolled in Central Coast Community Energy (3CE) in October/November 2021. 3CE is a locally controlled public agency which provides electricity from clean and renewable energy sources. New development would automatically be enrolled in 3CE. 3CE is on a path to sourcing 100 percent clean and renewable energy by 2030 – 15 years ahead of the State's goal. 3CE currently offers 100 percent renewable energy through 3Cprime service. Existing and new development can opt out of 3CE service. In such cases, electricity would be supplied by Southern California Edison (SCE), which sourced over 30 percent of their electricity from eligible renewable energy in 2021 and is on track to comply with the State's renewable portfolio standard of 60 percent renewable energy by 2030 from renewable resources that qualify under California's Renewable Portfolio Standard (RPS) (SCE 2023). To further its energy reduction goals, the City released the Strategic Energy Plan (SEP) in 2019 to help meet its 2030 100 percent renewable electricity goals and address resiliency concerns. The SEP details recommended strategies and actions the City can take to reduce energy use.

The Housing Element Amendments is a policy document consistent with the GP/CLUP. The Housing Element Amendments, in and of itself, does not include a specific project involving a new housing development, but puts forth goals and policies that support housing efforts in the City consistent with the overall vision of the GP/CLUP. Because it is a policy document, the Housing Element Amendments would not, in and of itself, result in impacts to greenhouse gases. The revisions that are part of the Housing Element Amendments, as noted above, would generally have no change or direct impact on the environment compared to the anticipated development assumed in the GP/CLUP FEIR. But the 12 sites that would undergo rezoning and the increase in allowed density on 28 sites in the CC zone district would result in different land uses and/or development intensity than what was anticipated in the GP/CLUP FEIR. However, as detailed in Section 6.14, *Population and Housing*, even with the proposed land use and zoning changes which would accommodate 1,143 new or additional housing units, the population growth of 2,960 additional residents resulting from

the zoning changes included in the Housing Element Amendments would be within the assumed population buildout of 38,097 people analyzed in the GP/CLUP FEIR. Thus, the Housing Element Amendments would not result in an increase the City's population beyond what was anticipated in the GP/CLUP FEIR, and accordingly would not result in a substantial associated increase in greenhouse gas emissions. Overall emissions would be anticipated to be similar to the land use scenario analyzed in the GP/CLUP FEIR.

Because it is a policy document, adoption of the Housing Element Amendments would not, in and of itself, result in impacts to greenhouse gas emissions or adopted plans for the purpose of reducing greenhouse gases. Future development consistent with the Housing Element Amendments would be required to adhere to applicable climate and greenhouse gas emissions policies and regulations including consistency with SB 32, AB 32, SB 97, and SB 375. Future development would also be required to comply with policies and actions from the City's GP/CLUP and Climate Action Plan, including but not limited to GP/CLUP Policies CE 13, *Energy Conservation* and CE 14, *Preservation and Enhancement of Urban Forest*, and the requirements of the applicable California Building Codes and Standards in place at the time of development. Impacts would be less than significant with implementation of the GP/CLUP policies, and would not be greater than that identified in the GP/CLUP FEIR.

Conclusion

The Housing Element Amendments would not include substantial changes to the Housing Element, result in impacts beyond those addressed or analyzed in the GP/CLUP FEIR, nor present new information that shows impacts would be more significant than those described in the GP/CLUP FEIR. Mitigation measures would not be required because impacts of the project would be less than significant. Mitigation Measure AQ-1 from the 2009 SEIR is not applicable to the project because it was already implemented in 2014 when the City adopted a Climate Action Plan. Pursuant to CEQA Guidelines Sections 15162 and 15164, the anticipated impacts of the Housing Element Amendments are covered by and within the scope of the GP/CLUP FEIR and no additional environmental assessment of greenhouse gas emissions is required.

6.9 Hazards and Hazardous Materials

GP/CLUP FEIR Hazards and Hazardous Materials Findings

Impacts related to hazards and hazardous materials were analyzed in Section 3.7, *Hazards and Hazardous Materials*, of the GP/CLUP FEIR (p. 3.7-1 of the 2006 FEIR). The GP/CLUP FEIR determined that impacts regarding the potential to create a significant hazard to the public through the routine transport, use, or disposal of hazardous materials; emission of hazardous emissions or handling of hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school; or location of projects on sites included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 would be less than significant with incorporation of GP/CLUP Policies, including Safety Element Policies SE 1, *Safety in General*; SE 2, *Bluff Erosion and Retreat*; SE 3, *Bluff Erosion and Shoreline Hazards*; SE 4, *Seismic and Seismically Induced Hazards*; SE 5, *Soil and Soil Stability Hazards*; SE 6, *Flood Hazards*; SE 7, *Urban and Wildland Fire Hazards*; SE 8, *Oil and Gas Industry Hazards*; SE 9, *Airport Related Hazards*; SE 10, *Hazardous Materials and Facilities*; and SE 11, *Emergency Preparedness*.

The GP/CLUP FEIR determined that the routine transport, use, or disposal of hazardous materials would cause a significant impact because of the inherent risk associated with the transport of hazardous materials on US-101, SR-217, Hollister Avenue, and the Union Pacific Railroad tracks passing near high density residential and commercial areas.

The GP/CLUP FEIR found that impacts regarding the potential to expose people or structures to a significant risk of loss, injury or death involving wildland fires would be less than significant with adherence to Policies SE 1, *Safety in General*; SE 7, *Urban and Wildland Fire Hazards*; and SE 11, *Emergency Preparedness*.

Addendum Analysis

- a. *Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?*

and

- b. *Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?*

and

- c. *Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?*

The GP/CLUP goals and policies support reduction of hazards and hazardous materials impacts. Policies such as those listed above and actions in the GP/CLUP are implemented to help reduce impacts to the greatest extent possible. These policies and actions would be required with implementation of the Housing Element Amendments. Additionally, the Housing Element Amendments is a policy document consistent with the GP/CLUP. The Housing Element Amendments, in and of itself, does not include specific projects involving a new housing development, but puts forth goals and policies that support housing efforts in the City consistent with the overall vision of the GP/CLUP. Because it is a policy document, the Housing Element Amendments would not, in and of itself, result in impacts to hazards and hazardous materials.

As discussed in the GP/CLUP FEIR (p. 3.7-16 of the 2006 FEIR), construction of development could involve the temporary transport, use, storage, and disposal of hazardous materials. The transport, use, storage, and disposal of hazardous materials would be required to comply with regulations established by the California Department of Transportation, the California Department of Toxic Substances Control, the State Water Resources Control Board, the City, and other applicable regulations pertaining hazardous materials. In operation, residential land uses do not typically use or store large quantities of hazardous materials; therefore, the zoning and land use changes proposed in the Housing Element Amendments would not involve greater use of hazardous materials, and would not increase the risk of a significant hazard to the public or the environment. Some of the housing sites, which were previously analyzed in the GP/CLUP FEIR, would be located in the vicinity of schools; as discussed above, construction and operation of residential development would not create a substantial risk of a significant hazard to the public or the environment, and development would not result in hazardous emissions proximate to a school. Impacts would not be greater than those identified in the GP/CLUP FEIR.

- d. *Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?*

The Housing Element Amendments is a policy document consistent with the GP/CLUP. The Housing Element Amendments, in and of itself, does not include specific projects involving a new housing development, but puts forth goals and policies that support housing efforts in the City consistent with the overall vision of the GP/CLUP. Because it is a policy document, the Housing Element Amendments would not, in and of itself, result in impacts to hazards and hazardous materials.

Most rezone sites listed in Table 2 are not within one quarter of a mile of an open cleanup site as shown on the State Water Resources Control Board's Geotracker database. The rezone site on 6470 Hollister Avenue is located on a Leaking Underground Storage Tank cleanup site; however, recent documentation of the cleanup notes the remediation is complete and the cleanup has a status of cased closed (State Water Resources Control Board 2023). While the zoning changes would increase residential housing near US-101, SR-217, Hollister Avenue, and the Union Pacific Railroad tracks, the risk associated with the transport of hazardous materials on these routes would be similar to that assumed in the GP/CLUP FEIR. The project would not result in greater impacts than those identified in the GP/CLUP FEIR.

- e. *For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?*

Most of the housing sites are within two miles of the Santa Barbara Airport, which is located immediately south of City limits, but are outside of the airport's noise contours; however, housing sites east of the airport fall within the airport's 60-65 decibel or 65-70 decibel noise exposure contours (SBCAG 2023). As described in then GP/CLUP FEIR (p. 3.7-22 of the 2006 FEIR), implementation of GP/CLUP Policy SE 9, *Airport-Related Hazards*, would minimize airport safety and noise impacts to a less than significant level as this policy establishes limitations on development and uses in the airport influence area. The proposed zoning and land use changes may allow increased density on housing sites within the noise contours of the airport; however, with implementation of Policy SE 9, impacts would be less than significant, similar to the GP/CLUP FEIR. In addition, SBCAG, acting as the Airport Land Use Commission, reviewed the Housing Element 2023-2031 Amendments. In a letter dated October 19, 2023, SBCAG confirmed that the Housing Element Amendments are consistent with the Santa Barbara Airport Land Use Compatibility Plan. Therefore, impacts would not be greater than those identified in the GP/CLUP FEIR.

- f. *Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?*

The Housing Element Amendments is a policy document consistent with the GP/CLUP. The Housing Element Amendments, in and of itself, does not include specific projects involving a new housing development, but puts forth goals and policies that support housing efforts in the City consistent with the overall vision of the GP/CLUP. Because it is a policy document, the Housing Element Amendments would not, in and of itself, result in impacts to hazards and hazardous materials. The GP/CLUP includes policies related to emergency evacuation and emergency response, including but not limited to SE 1, *Safety in General* and SE 11, *Emergency Preparedness*. Additionally, development facilitated by the project would be required to comply with the City's Local Hazard Mitigation Plan, where applicable, which identifies emergency response plans for the City. The housing sites proposed for rezoning or land use changes were previously analyzed in the GP/CLUP

FEIR, and as determined therein, development would not impair implementation of emergency response or evacuation plans. Impacts would not be greater than those identified in the GP/CLUP FEIR.

- g. *Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?*

The GP/CLUP FEIR stated that the City includes areas identified by the California Department of Forestry and Fire Protection (CAL FIRE) as very high fire hazard zones (p. 3.7-23 of the 2006 FEIR). As shown on current CAL FIRE fire hazard maps, the City is bordered by fire hazard severity areas but does not contain hazard areas within City limits (CAL FIRE 2023). There are no housing sites within or adjacent to fire hazard areas, and housing sites would be located in areas of the City surrounded by urban development, which would minimize the risk of wildfire. The rezoning and land use changes proposed in the Housing Element Amendments would not increase the existing risk of wildland fires, and impacts would not be greater than those identified in the GP/CLUP FEIR.

Conclusions

The Housing Element Amendments would not include substantial changes to the Housing Element, result in impacts beyond those addressed or analyzed in the GP/CLUP FEIR, nor present new information that shows impacts would be more significant than those described in the GP/CLUP FEIR. Pursuant to CEQA Guidelines Sections 15162 and 15164, the anticipated impacts of the Housing Element Amendments are covered by and within the scope of the GP/CLUP FEIR and no additional environmental assessment of hazards and hazardous materials is required.

6.10 Hydrology and Water Quality

GP/CLUP FEIR Hydrology and Water Quality Findings

Impacts to hydrology and water quality were analyzed in Section 3.9, *Water Resources*, of the GP/CLUP FEIR (p. 3.9-1 of the 2006 FEIR). The GP/CLUP FEIR found that with implementation of GP/CLUP policies as well as compliance with applicable laws and regulations, impacts to water quality standards or waste discharge requirements; groundwater supplies or groundwater recharge; water quality; and erosion, siltation, flooding, or polluted runoff would be less than significant. The GP/CLUP FEIR also addresses the potential for GP/CLUP implementation to place housing and structures within a 100-year flood hazard area. The GP/CLUP FEIR determined that implementation of the GP/CLUP could result in additional people and structures placed within a delineated flood hazard area; however, GP/CLUP Policies would ensure impacts are less than significant. These policies include Conservation Element Policies CE 2, *Protection of Creeks and Riparian Areas*; CE 3, *Protection of Wetlands*; CE 6, *Protection of Marine Habitat Areas*; CE 7, *Protection of Beach and Shoreline Habitat Areas*; CE 10, *Watershed Management and Water Quality*; CE 15, *Water Conservation and Recycling*; Land Use Element Policies LU 1, *Land Use Map and General Policies* and LU 12, *Land Use in Goleta's Environs*; Public Facilities Element Policies PF 4, *Water and Sewer and Facilities*; PF 8, *General Standards for Public Facilities*; PF 9, *Coordination of Facilities with Future Development*, and Safety Element Policies SE 1, *Safety in General*; SE 2, *Bluff Erosion and Retreat*; and SE 3, *Beach Erosion and Shoreline Hazards*. The GP/CLUP FEIR found that implementation of the GP/CLUP policies and actions would ensure less than significant impact regarding water quality standards or waste discharge requirements; groundwater supplies or groundwater recharge; water quality; and erosion, siltation, flooding, or polluted runoff. The GP/CLUP policies and actions would also ensure not to expose people or structures to a significant risk from dam failure, tsunamis,

seiches, or mudflow, or conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.

Addendum Analysis

- a. *Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?*

The Housing Element Amendments, in and of itself, does not include a specific project involving a new housing development, but puts forth goals and policies that support housing efforts in the City consistent with the overall vision of the GP/CLUP. Because it is a policy document, the Housing Element Amendments would not, in and of itself, result in impacts to hydrology or water quality. All future development consistent with the Housing Element Amendments would be required to comply with applicable regulations and requirements related to hydrology and water quality including policies and actions from the City's GP/CLUP.

Construction of development facilitated by the project would be required to comply with the Construction General Permit and Goleta Municipal Code Chapter 15.09, *Grading, Erosion, and Sediment Control*, which would minimize waste discharge and erosion and minimize impacts to surface and groundwater quality. In operation, stormwater runoff from individual development would be required to comply with Goleta Municipal Code Chapter 13.01, *Storm Drains and Sanitary Sewers*, which regulates stormwater runoff. Although the Housing Element Amendments would allow for higher density housing developments, compliance with applicable GP/CLUP policies (listed above) federal and state regulations, and municipal code standards would minimize impacts to surface and groundwater quality. Impacts would not be greater than those identified in the GP/CLUP EIR.

- b. *Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?*

As discussed in Section 6.14, *Population and Housing*, the land use and zoning changes proposed under the Housing Element Amendments which would accommodate 1,143 new or additional housing units, and the overall population growth of 2,960 additional residents resulting from the revisions included in the Housing Element Amendments would be within the assumed population buildout of 38,097 people analyzed in the GP/CLUP FEIR. Therefore, the project would not increase population projections beyond what was considered in the water supply analysis of the GP/CLUP FEIR. The Housing Element Amendments would not result in greater impacts to groundwater supply or sustainable groundwater management, and impacts would be similar to those in the GP/CLUP FEIR. Therefore, impacts would not be greater than those identified in the GP/CLUP FEIR.

- c. *Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:*

- i) result in a substantial erosion or siltation on- or off-site;*
- ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;*
- iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or*

iv) impede or redirect flood flows?

The Housing Element Amendments, in and of itself, does not include a specific project involving a new housing development, but puts forth goals and policies that support housing efforts in the City consistent with the overall vision of the GP/CLUP. Because it is a policy document, the Housing Element Amendments would not, in and of itself, result in impacts to hydrology or water quality. All future development consistent with the Housing Element Amendments would be required to comply with applicable regulations and requirements related to hydrology and water quality including policies and actions from the City's GP/CLUP.

The project would involve rezoning and increasing the allowed density in 12 previously identified housing sites, which would result in different land uses and/or development intensity than what was anticipated in the GP/CLUP FEIR. Additional lot coverage in these sites and in RH would increase the amount of impervious surfaces, which could result in additional surface runoff or impede or redirect flood flows, and higher density developments could increase stormwater runoff. For those sites that are non-vacant, housing development would replace existing office and commercial uses, and this change would not represent a substantial change from the current built environment of these sites and would not substantially alter stormwater runoff. For vacant sites proposed for rezoning, implementation of GP/CLUP policies (listed above) would require erosion and stormwater control measures, erosion and siltation avoidance measures, and would require increased runoff to be minimized to the extent feasible. Goleta Municipal Code Chapter 13.01, *Storm Drains and Sanitary Sewers*, would also regulate runoff associated with new development. Therefore, through compliance with applicable policies and standards, development facilitated by the Housing Element Amendments would not result in greater impacts to erosion and siltation, surface runoff, stormwater capacity, or flood flows than impacts identified in the GP/CLUP FEIR.

d. In flood hazard, tsunami, or seiche zones, would the project risk release of pollutants due to project inundation?

No rezone sites are located within a tsunami or seiche hazard zone. One rezone site, 490 South Fairview Avenue, is located within a 100-year flood zone (FEMA 2023). The GP/CLUP FEIR assumptions included people and structures within a delineated flood hazard area and thus, the addition of the rezone site would not result in substantial changes to impacts analyzed in the GP/CLUP FEIR, but rather the same impact would occur and the same policies would be applicable to the site at 490 South Fairview Avenue. Applicable policies include but are not limited to SE 1, *Safety in General*; and SE 6, *Flood Hazards*. Additionally, residential land uses do not typically store large quantities of hazardous materials, and would not result in substantial risk of pollutant release in the event of project inundation. Impacts would not be greater than those identified in the GP/CLUP FEIR.

e. Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

The Housing Element Amendments, in and of itself, does not include a specific project involving a new housing development, but puts forth goals and policies that support housing efforts in the City consistent with the overall vision of the GP/CLUP. Because it is a policy document, the Housing Element Amendments would not, in and of itself, result in impacts to hydrology or water quality or obstruct a water quality or groundwater management plan. Development facilitated by the project would comply with GP/CLUP policies, including but not limited to CE 2, *Protection of Creeks and Riparian Areas*; CE 6, *Protection of Marine Habitat Areas*; and CE 7, *Protection of Beach and Shoreline Habitats*, which contain measures protecting water quality in streams, marine and

shoreline areas, and implementation of stormwater treatment Best Management Practices (BMPs) for new development. Policy CE 10, *Watershed Management and Water*, specifically addresses water quality protection associated with new development and would ensure impacts remain less than significant. Impacts would not be greater than those identified in the GP/CLUP FEIR.

Conclusions

The Housing Element Amendments would not include substantial changes to the Housing Element, result in impacts beyond those addressed or analyzed in the GP/CLUP FEIR, nor present new information that shows impacts would be more significant than those described in the GP/CLUP FEIR. Pursuant to CEQA Guidelines Sections 15162 and 15164, the anticipated impacts of the Housing Element Amendments are covered by and within the scope of the GP/CLUP FEIR and no additional environmental assessment of hydrology and water quality is required.

6.11 Land Use and Planning

GP/CLUP FEIR Land Use Planning Findings

Land use impacts were analyzed in Section 3.10, Land Use and Recreation, of the GP/CLUP FEIR (p. 3.10-1 of the 2006 FEIR). The GP/CLUP FEIR determined that impacts to land use and planning would be less than significant within implementation of GP/CLUP policies as they pertain to conflicts with applicable land use plans, population growth, and potential to displace people or existing housing. The GP/CLUP FEIR found that the GP/CLUP would also have a less than significant impact with implementation of GP/CLUP policies associated with the physical division of an established community. Policies include Land Use Element Policies LU 1, *Land Use Plan Map and General Policies*; LU 2, *Residential Land Uses*; LU 3, *Commercial Land Uses*; LU 4, *Office and Industrial Land Uses*; LU 6, *Park and Open Space Uses*; LU 8, *Central Hollister Residential Development Area*; LU 9, *Coastal-Dependent and -Related Uses (Key Pacific Shoreline Sites)*; LU 10, *Energy-Related On- and Off-Shore Uses*; and LU 12, *Land Use in Goleta's Environs*; Conservation Element Policies CE 1, *ESHA Designations and Policy*; CE 2, *Protection of Creeks and Riparian Areas*; CE 3, *Protection of Wetlands*; CE 4, *Protection of Monarch Butterfly Habitat Areas*; CE 5, *Protection of Other Terrestrial Habitat Areas*; CE 6, *Protection of Marine Habitat Areas*; CE 7, *Protection of Beach and Shoreline Habitat Areas*; CE 8, *Protection of Special-Status Species*; CE 9, *Protection of Native Woodlands*; CE 10, *Watershed Management and Water Quality*; CE 11, *Preservation of Agricultural Resources*; CE 12, *Protection of Air Quality*; and CE 14, *Preservation and Enhancement of Urban Forest*; Safety Element Policies SE 1, *Safety in General*; SE 2, *Bluff Erosion and Retreat*; SE 3, *Bluff Erosion and Shoreline Hazards*; SE 5, *Soil and Soil Stability Hazards*; SE 6, *Flood Hazards*; SE 7, *Urban and Wildland Fire Hazards*; SE 9, *Airport-Related Hazards*; SE 10, *Hazardous Materials and Facilities*; NE 1, *Noise and Land Use Compatibility Standards*; Noise Element Policies NE 6, *Single-Event and Nuisance Noise*; NE 7, *Design Criteria to Attenuate Noise*; Open Space Element Policies OS 1, *Lateral Shoreline Access*; OS 2, *Vertical Access to the Shoreline*; OS 3, *Coastal Access Routes*; OS 4, *Parking and Signage, Trails and Bikeways*; OS 5, *Ellwood-Devereux Open Space Area*; OS 6, *Public Park System Plan*; OS 7, *Adoption of Open Space Map*; OS 8, *Protection of Native American and Paleontological Resources*; and OS 9, *Financing Public Parks, Open Space, and Recreation Facilities*; Housing Element Policies HE 1, *Maintain and Improve Existing Housing and Neighborhoods*; HE 2, *Facilitate New Housing Development to Meet Growth Needs for Persons of All Income Levels*; HE 3 *Fair Housing and Special Needs*, HE 4 *Energy Conservation and Sustainable Development*; HE 5, *Community Partnerships in Support of Local and Regional Housing Policies*; Visual and Historic Resources Element Policies VH 1, *Scenic Resources*; VH 2, *Local Scenic Corridors*; VH3, *Community Character*; VH 4, *Design Review*; VH

5, *Historic Resources*; Public Facilities Element Policies PF 2, *Other Facilities of the City of Goleta*; PF 5, *School Facilities*; PF 7, *Coordinating Facilities and Services with Other Agencies*; PF 8, *General Standards for Public Facilities*; PF 9, *Coordination of Facilities with Future Development*; and Transportation Element Policies TE 1, *Integrated Multi-Modal Transportation System*; TE 2, *Transportation Demand Management*; TE 3, *Streets and Highways Plan and Standards*; TE 5, *Planned Street and Road Service*; TE 6, *Street Design and Streetscape Character*; TE 7, *Public Transit (Bus Transportation)*; TE 9, *Parking*; and TE 13, *Mitigating Traffic Impacts of Development*.

Addendum Analysis

a. *Would the project physically divide an established community?*

The Housing Element Amendments, in and of itself, does not include a specific project involving a new housing development, but puts forth goals and policies and sites for rezoning that support housing efforts in the City consistent with the overall vision of the GP/CLUP. All future development consistent with the Housing Element Amendments would be required to comply with applicable regulations and requirements, including GP/CLUP goals and policies (listed above) related to land use and planning.

The Housing Element Amendments would involve zoning and land use changes on some of the previously identified housing sites. These sites consist of vacant or underutilized sites within the existing urbanized area of the City, and development within these sites would not physically divide an established community. Impacts would not be greater than those identified in the GP/CLUP FEIR.

b. *Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?*

The Housing Element Amendments is a policy document consistent with the GP/CLUP. The Housing Element Amendments, in and of itself, does not include a specific project involving a new housing development, but puts forth goals and policies that support housing efforts in the City consistent with the overall vision of the GP/CLUP. The revisions that are part of the Housing Element Amendments, as noted above, would generally have no change or direct impact on the environment compared to the anticipated development assumed in the GP/CLUP FEIR. Development facilitated by the project would be required comply with GP/CLUP goals and policies (listed above), which would minimize conflicts with land use plans, policies, or regulations. Additionally, as detailed in Section 6.14, *Population and Housing*, even with the proposed land use and zoning changes which would accommodate 1,143 new or additional housing units, the population growth of 2,960 additional residents resulting from the revisions included in the Housing Element Amendments would be within the assumed population buildout of 38,097 people analyzed in the GP/CLUP FEIR. Since the non-vacant sites already contain office and commercial space, housing that may be built on this site would not create a substantial land use change from current conditions. Although development assumed on each parcel in the GP/CLUP FEIR may have changed slightly with the addition of the rezone sites, those land use changes would not substantially change impacts from those analyzed in the GP/CLUP FEIR. Impacts would not be greater than those identified in the GP/CLUP FEIR.

Conclusions

The Housing Element Amendments would not include substantial changes to the Housing Element, result in impacts beyond those addressed or analyzed in the GP/CLUP FEIR, nor present new

information that shows impacts would be more significant than those described in the GP/CLUP FEIR. Pursuant to CEQA Guidelines Sections 15162 and 15164, the anticipated impacts of the Housing Element Amendments are covered by and within the scope of the GP/CLUP FEIR and no additional environmental assessment of land use and planning is required.

6.12 Mineral Resources

GP/CLUP FEIR Mineral Resources Findings

The GP/CLUP FEIR discusses mineral resources in Section 3.6, *Geology, Soils, and Mineral Resources* (p. 3.6-1 of the 2006 FEIR). The GP/CLUP FEIR determined that there are no major nonfuel mineral-producing areas located in the City and mineral land classification maps for Santa Barbara County and no known areas of significant aggregate resources in the City and, therefore, impacts to Mineral Resources would be less than significant.

Addendum Analysis

- a. *Would the project result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state?*

and

- b. *Would the project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?*

As stated in the GP/CLUP FEIR (p. 3.6-1 of the 2006 FEIR), none of the rezone sites are located in areas determined to have significant mineral resources and thus would not result in substantial changes to impacts analyzed in the GP/CLUP FEIR.

The Housing Element Amendments, in and of itself, does not include a specific project involving a new housing development, but puts forth goals and policies and sites for rezoning that support housing efforts in the City consistent with the overall vision of the GP/CLUP. All future development consistent with the Housing Element Amendments would be required to comply with applicable regulations and requirements related to mineral resources.

Conclusions

The Housing Element Amendments would not include substantial changes to the Housing Element, result in impacts beyond those addressed or analyzed in the GP/CLUP FEIR nor present new information that shows impacts would be more significant than those described in the GP/CLUP FEIR. Pursuant to CEQA Guidelines Sections 15162 and 15164, the anticipated impacts of the Housing Element Amendments are covered by and within the scope of the GP/CLUP FEIR and no additional environmental assessment of mineral resources is required.

6.13 Noise

GP/CLUP FEIR Noise Findings

Noise impacts were analyzed in Section 3.11, *Noise*, of the GP/CLUP FEIR (pg. 3.11-1). The GP/CLUP FEIR determined that impacts to ambient noise and ground borne vibration would be significant even with adherence to Noise Element policies, including Noise Element Policies NE 1, *Noise and Land Use Compatibility Standards*; NE 2, *Traffic Noise Standards*; NE 3, *Airport Noise*; NE 4, *Railway*

Noise; NE 5, *Industrial and Other Point Sources*; NE 6, *Single-Event and Nuisance Noise*; and NE 7, *Design Criteria to Attenuate Noise*. Implementation of the proposed policies and actions of the GP/CLUP would ensure all other noise impacts such as exposure to airport noise would be less than significant.

Addendum Analysis

a. *Would the project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?*

and

b. *Would the project result in generation of excessive groundborne vibration or groundborne noise levels?*

The Housing Element Amendments, in and of itself, does not include a specific project involving a new housing development, but puts forth goals and policies that support housing efforts in the City consistent with the overall vision of the GP/CLUP. Because it is a policy document, the Housing Element Amendments would not, in and of itself, result in impacts to noise and vibration.

While construction noise and vibration, and operational and traffic noise may increase as a result of development associated with the proposed 12 rezone sites and 28 increased density sites, policies from the GP/CLUP FEIR such as Policies NE 1, NE 2, and NE 7 (listed above) would help lessen potential noise and vibration impacts from new development. Though development assumed on each parcel in the GP/CLUP FEIR may have changed slightly with the addition of the rezone sites, overall growth in the City would be similar to that analyzed in the GP/CLUP FEIR; accordingly, operational and traffic noise would be similar to what was anticipated by the GP/CLUP FEIR. While vibration may be generated during project construction, the construction of higher density or slightly larger housing developments would not result in a substantial increase in groundborne vibration beyond what was anticipated by the GP/CLUP FEIR. In operation, residential land uses do not typically generate substantial amounts of noise or vibration. Overall, noise impacts would not exacerbate the significant and unavoidable impacts identified in the GP/CLUP FEIR.

c. *For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?*

As discussed in Section 6.9, *Hazards and Hazardous Materials*, most of the housing sites are within 2 miles of the Santa Barbara Airport. As described in then GP/CLUP FEIR (p. 3.7-22 of the 2006 FEIR), implementation of GP/CLUP Policy SE 9, *Airport-Related Hazards*, would minimize airport noise impacts to a less than significant level as this policy establishes limitations on development and uses in the airport influence area. The proposed zoning and land use changes may allow increased density on housing sites within the noise contours of the airport; however, with implementation of Policy SE 9, impacts would be less than significant, similar to the GP/CLUP FEIR. In addition, SBCAG, acting as the Airport Land Use Commission, reviewed the Housing Element 2023-2031 Amendments. In a letter dated October 19, 2023, SBCAG confirmed that the Housing Element Amendments are consistent with the Santa Barbara Airport Land Use Compatibility Plan. Therefore, impacts would not be greater than those identified in the GP/CLUP FEIR.

Conclusions

The Housing Element Amendments would not include substantial changes to the Housing Element, result in impacts beyond those addressed or analyzed in the GP/CLUP FEIR nor present new information that shows impacts would be more significant than those described in the GP/CLUP FEIR. Pursuant to CEQA Guidelines Sections 15162 and 15164, the anticipated impacts of the Housing Element Amendments are covered by and within the scope of the GP/CLUP FEIR and no additional environmental assessment of noise is required.

6.14 Population and Housing

GP/CLUP FEIR Population and Housing Findings

The GP/CLUP FEIR discusses population and housing in Section 3.8 Population and Housing (p. 3.8-1 of the 2006 FEIR). The GP/CLUP FEIR determined that the proposed GP/CLUP would accommodate an estimated 7,418 new residents; however, it would not result in substantial population growth, nor would it result in displacement of housing or people. Impacts to population and housing would be less than significant with implementation of GP/CLUP policies and, therefore, implementation of the GP/CLUP would result in a less than significant impact relating to population growth and the displacement of people or housing. Policies include Land Use Element Policies LU 1, *Land Use Plan Map and General Policies*; LU 2, *Residential Land Uses*; LU 3, *Commercial Land Uses*; LU 4, *Office and Industrial Land Uses*; LU 8, *Central Hollister Residential Development Area*; LU 11, *Nonresidential Growth Management*; Housing Element Policies HE 1, *Maintain and Improve Existing Housing and Neighborhoods*; HE 2, *Facilitate New Housing Development to Meet Growth Needs for Persons of All Income Levels*; HE 3 *Fair Housing and Special Needs*, HE 4 *Energy Conservation and Sustainable Development*; HE 5, *Community Partnerships in Support of Local and Regional Housing Policies*; and Transportation Element Policies TE 1, *Integrated Multi-Modal Transportation System*; TE 2, *Transportation Demand Management*; TE 13, *Mitigating Traffic Impacts of Development*; and TE 15, *Regional Transportation*.

Addendum Analysis

- a. *Would the project induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?*

The Housing Element Amendments would be consistent with State requirements for the RHNA to adequately meet existing and projected housing needs for all economic segments of the community and is part of the process of planning for growth, and thus would not constitute substantial unplanned population growth. The proposed land use and zoning changes would accommodate 1,143 new or additional housing units, and the overall population growth of 2,960 additional residents resulting from the revisions included in the Housing Element Amendments would be within the assumed population buildout of 38,097 people analyzed in the GP/CLUP FEIR. The 2,960 additional residents in the City would be well under the 7,418 additional residents assumed in the GP/CLUP FEIR analysis, even when considering the population growth that has occurred since 2005.⁵

⁵ The GP/CLUP estimates a plan buildout population of 38,097. As noted above, the estimated City population in 2023 is 32,432. The total estimated population in 2023 estimate plus the additional 2,390 residents from the rezone and density increase is 34,822. This value is well below the GP/CLUP buildout estimate of 38,097.

Therefore, the project would not induce substantial unplanned population growth and impacts would be less than significant, similar to the GP/CLUP FEIR.

- b. *Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?*

The Housing Element Amendments itself is part of the process of planning for future growth, and the Housing Element and Sites Inventory has been designed to meet the City's RHNA. The Housing Element Amendments would not displace people or housing, the policy document would in fact facilitate additional housing opportunities. All future development would be required to comply with applicable guidelines and regulations including policies and actions outlined in Sections 6.1, *Aesthetics*, through 6.13, *Noise*, and Section 6.15, *Public Services*, through 6.20, *Wildfire*, of this Addendum. Therefore, the project would not displace people or housing and impacts would be less than significant, similar to the impacts determined in the GP/CLUP FEIR.

Conclusions

The Housing Element Amendments would not include substantial changes to the Housing Element, result in impacts beyond those addressed or analyzed in the GP/CLUP FEIR nor present new information that shows impacts would be more significant than those described in the GP/CLUP FEIR. Pursuant to CEQA Guidelines Sections 15162 and 15164, the anticipated impacts of the Housing Element Amendments are covered by and within the scope of the GP/CLUP FEIR and no additional environmental assessment of population and housing is required.

6.15 Public Services

GP/CLUP FEIR Public Services Findings

Impacts to public services were analyzed in Section 3.12, *Public Services and Utilities*, of the GP/CLUP FEIR (p. 3.12-1 of the 2006 FEIR). The GP/CLUP FEIR found that all impacts to public services would be less than significant, as adherence to GP/CLUP policies would reduce potential impacts due to increased population and, therefore, impacts would be less than significant. These policies include Public Facilities Element Policies PF 2, *Other Facilities of the City of Goleta*; PF 3, *Public Safety Services and Facilities*; PF 4, *Water and Sewer Facilities*; PF 5, *School Facilities*; PF 6, *Utilities*; PF 7, *Coordinating Facilities and Services with Other Agencies*; PF 8, *General Standards for Public Facilities*; and PF 9, *Coordination of Facilities with Future Development*; SE 7, *Urban and Wildland Fire*; and Conservation Element Policy CE 13, *Energy Conservation*.

Addendum Analysis

- a. *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:*
- i. *Fire protection?*
 - ii. *Police protection?*
 - iii. *Schools?*

iv. Parks?

v. Other public facilities?

The Housing Element Amendments is a policy document consistent with the GP/CLUP. The Housing Element Amendments, in and of itself, does not include a specific project involving a new housing development, but puts forth goals and policies that support housing efforts in the City consistent with the overall vision of the GP/CLUP. Because it is a policy document, the Housing Element Amendments would not, in and of itself, result in impacts to population and housing and therefore impact public services (including police, fire, schools, parks or other public services such as libraries).

As detailed in Section 6.14, *Population and Housing*, even with the proposed land use and zoning changes which would accommodate 1,143 new or additional housing units, the population growth of 2,960 additional residents resulting from the revisions included in the Housing Element Amendments would be within the assumed population buildout of 38,097 people analyzed in the GP/CLUP FEIR. Thus, additional housing units facilitated by the rezone sites would not increase the City's population beyond what was anticipated in the GP/CLUP, and the project would not impact the service ratios or response times of the City's fire and police departments, schools, parks, or other public facilities beyond that analyzed in the GP/CLUP FEIR. Impacts would not be greater than those identified in the GP/CLUP FEIR.

All future development consistent with the Housing Element Amendments would be required to comply with applicable regulations and requirements related to public services including policies and actions from the Public Facilities Element of the City's GP/CLUP, such as Policies PF 2, *Other Facilities of the City of Goleta*; PF 3, *Public Safety Services and Facilities*; PF 5, *School Facilities*; PF 8, *General Standards for Public Facilities*; and PF 9, *Coordination of Facilities with Future Development*. Of particular note is subpolicy PF 9.2, which requires that "[d]evelopment shall be allowed only when and where it is demonstrated that all public facilities are adequate and only when and where such development can be adequately served by essential public services without reducing levels of service elsewhere." This requirement would apply to all new development facilitated by the Housing Element Amendments as discussed in this Addendum, including the rezoning of sites.

Conclusions

The Housing Element Amendments would not include substantial changes to the Housing Element, result in impacts beyond those addressed or analyzed in the GP/CLUP FEIR nor present new information that shows impacts would be more significant than those described in the GP/CLUP FEIR. Pursuant to CEQA Guidelines Sections 15162 and 15164, the anticipated impacts of the Housing Element Amendments are covered by and within the scope of the GP/CLUP FEIR and no additional environmental assessment of Public Services is required.

6.16 Recreation

GP/CLUP FEIR Recreation Findings

The GP/CLUP FEIR discusses recreational facilities in Section 3.10 *Land Use and Recreation* (p. 3.10-1 of the 2006 FEIR). The GP/CLUP FEIR determined that impacts to existing park and recreational facilities and the necessity for new and/or expanded recreational facilities would be less than significant with implementation of the GP/CLUP policies and actions such as Land Use Element Policies LU 1, *Land Use Plan Map and General Policies*; LU 3, *Commercial Land Uses*; LU 6, *Parks and Open Space Uses*; Open Space Element Policies OS 6, *Public Park System Plan*; OS 7, *Adoption of*

Open Space Plan Map; and OS 9, Financing Public Parks, Open Space, and Recreation Facilities and no mitigation was found to be necessary.

Addendum Analysis

- a. *Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?*

and

- b. *Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?*

The GP/CLUP goals and policies support reduction of impacts to parks and recreation facilities. Policies and actions in the GP/CLUP included as mitigation in the GP/CLUP FEIR are implemented to help reduce impacts to the greatest extent possible. These policies (listed above) would be required with implementation of the Housing Element Amendments.

The Housing Element Amendments is a policy document consistent with the GP/CLUP. The Housing Element Amendments, in and of itself, does not include a specific project involving a new housing development, but puts forth goals and policies that support housing efforts in the City consistent with the overall vision of the GP/CLUP. Because it is a policy document, the Housing Element Amendments would not, in and of itself, result in impacts to parks and recreation facilities.

As detailed in Section 6.14, *Population and Housing*, even with the proposed land use and zoning changes which would accommodate 1,143 new or additional housing units, the population growth of 2,960 additional residents resulting from the revisions included in the Housing Element Amendments would be within the assumed population buildout of 38,097 people analyzed in the GP/CLUP FEIR. Thus, the project would not generate additional population beyond what was anticipated by the GP/CLUP, and would not increase the use of existing parks or require the construction or expansion of recreational facilities. Impacts would not be greater than those identified in the GP/CLUP FEIR.

Conclusions

The Housing Element Amendments would not include substantial changes to the Housing Element, result in impacts beyond those addressed or analyzed in the GP/CLUP FEIR nor present new information that shows impacts would be more significant than those described in the GP/CLUP FEIR. Pursuant to CEQA Guidelines Sections 15162 and 15164, the anticipated impacts of the Housing Element Amendments are covered by and within the scope of the GP/CLUP FEIR and no additional environmental assessment of recreation is required.

6.17 Transportation

GP/CLUP FEIR Transportation Findings

Transportation impacts were analyzed in Section 3.13, *Transportation and Circulation*, of the GP/CLUP FEIR (p. 3.13-1 of the 2006 FEIR). The GP/CLUP FEIR analyzed transportation impacts in terms of Level of Service (LOS) found that traffic impacts would be potentially significant. Impacts to the intersection of Hollister Avenue and Storke Road with planned improvements under Plan buildout would not improve operations to the level defined in the City's CEQA significance

thresholds. All other transportation-related impacts were found to be beneficial or less than significant with adherence to Transportation Element policies, which are included as mitigation in the GP/CLUP FEIR and would be implemented to help reduce impacts to the greatest extent possible. These policies include Transportation Element Policies TE 1, *Integrated Multi-Modal Transportation System*; TE 2, *Transportation Demand Management*; TE 3, *Streets and Highways Plan and Standards*; TE 4, *Target Level of Service Standards*; TE 5, *Planned Street and Road Service*; TE 6, *Street Design and Streetscape Character*; TE 7, *Public Transit (Bus Transportation)*; TE 8, *Rail Transportation*; TE 10, *Pedestrian Circulation*; TE 11, *Bikeways Plan*; TE 12, *Transportation Systems Management*; TE 13, *Mitigating Traffic Impacts of Development*; and TE 15, *Regional Transportation*.

At the time of the GP/CLUP FEIR certification, Senate Bill (SB) 743 was not yet adopted, implementing *CEQA Guidelines* Section 15064.3(b), which requires analysis of Vehicle Miles Traveled (VMT) instead of Level of Service. SB 743 was incorporated into the 2019 CEQA regulations, with a required implementation date of July 1, 2020. Changes in regulations after approval of the original EIR document does not constitute new information triggering a supplemental or subsequent EIR (*Concerned Dublin Citizens v. City of Dublin* [2013] 214 Cal.App.4th 1301, 1320). Nor does it require a previously analyzed topics, such as the change from the LOS standard to the VMT standard for traffic, to be reassessed under the new requirements (*Olen Properties Corp. v. City of Newport Beach* [2023] 93 Cal.App.5th 270, 280–281). In conformance with this standard, the following analysis is presented in terms of LOS to demonstrate consistency with the GP/CLUP. However, a brief VMT analysis is included for informational purposes only to further support compliance with CEQA Guidelines section 15164.

Addendum Analysis

- a. *Would the project conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?*

The GP/CLUP goals and policies support reduction of impacts to transportation and traffic. Policies and actions in the GP/CLUP, listed above, would be required with implementation of the Housing Element Amendments. Additionally, the Housing Element Amendments is a policy document consistent with the GP/CLUP. The Housing Element Amendments, in and of itself, does not include a specific project involving a new housing development, but puts forth goals and policies that support housing efforts in the City consistent with the overall vision of the GP/CLUP. Because it is a policy document, the Housing Element Amendments would not, in and of itself, result in impacts to transportation.

As detailed in Section 6.14, *Population and Housing*, even with the proposed land use and zoning changes which would accommodate 1,143 new or additional housing units, the population growth of 2,960 additional residents resulting from the revisions included in the Housing Element Amendments would be within the assumed population buildout of 38,097 people analyzed in the GP/CLUP FEIR. As discussed further in threshold (b), below, additional housing units facilitated by the rezone sites would be within the growth envisioned by the GP/CLUP, and would result in similar impacts to LOS anticipated in the GP/CLUP FEIR. Accordingly, development facilitated by the project would not conflict with the policies of the GP/CLUP pertaining to transit, roadway, bicycle, and pedestrian facilities. Impacts would not be greater than those identified in the GP/CLUP FEIR.

b. *Would the project conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?*

As discussed above, SB 743 and the subsequent amendment of CEQA Guidelines Section 15064.3, subdivision (b) was incorporated into CEQA in 2019 with an implementation date of July 1, 2020. Because the GP/CLUP FEIR was certified in 2006, it does not address impacts in terms of VMT. As discussed in Section 5.2, *Environmental Analysis Methodology*, of this Addendum, an Addendum to an EIR need not include additional environmental analysis relating to that guideline or threshold where the potential environmental impact at issue in the new guideline or threshold was known or could have been known at the time the EIR was certified. Although California law does not require this Addendum to analyze this impact, this Addendum includes project-related information relating to VMT for informational purposes only.

The revisions that are part of the Housing Element Amendments, as discussed throughout this Addendum, would generally have no change or direct impact related to traffic compared to the anticipated development assumed in the GP/CLUP FEIR. However, the 12 sites that would undergo rezoning and the increase in allowed density on 28 sites would result in different land uses and/or increased development intensity than what was anticipated in the GP/CLUP FEIR. This could result in a greater impact to VMT than the impact that could have been known during preparation of the GP/CLUP FEIR.

As discussed under threshold (a), even with the proposed land use and zoning changes which would accommodate 1,143 new or additional housing units, the population growth of 2,960 additional residents resulting from the revisions included in the Housing Element Amendments would be within the assumed population buildout of 38,097 people analyzed in the GP/CLUP FEIR. Therefore, even if VMT per capita and VMT impacts had been determined during preparation of the GP/CLUP FEIR in 2006, VMT impacts would generally be the same as what could have been anticipated. The project does not result in a population increase, and VMT per capita would be approximately the same as what could have been anticipated in 2006. Further, by supporting urban infill such as ADUs and redevelopment of underutilized space, the Housing Element Amendments would encourage development in areas near transit, services, and jobs, which would reduce future residents' reliance on single-occupancy vehicles and thereby reducing VMT. Though development assumed on each parcel in the GP/CLUP FEIR may have changed slightly with the addition of the rezone sites, both vacant and non-vacant land use changes would not substantially change impacts from those analyzed in the GP/CLUP FEIR. In addition, all future development consistent with the Housing Element Amendments would be required to comply with applicable regulations and requirements related to transportation including policies and actions from the City's GP/CLUP listed above. Therefore, it is anticipated that the project would not result in significant and unavoidable impacts to VMT. This analysis is provided for informational purposes only, and as a policy document, the Housing Element Amendments, would not in and of itself result in impacts to VMT.

While LOS impacts are no longer required to be analyzed for CEQA, a discussion of LOS is also included for comparison with the GP/CLUP EIR. As a policy document, the Housing Element Amendments, would not in and of itself result in impacts to LOS. As discussed in threshold (a), above, additional housing units facilitated by the Housing Element Amendments would be within the growth envisioned by the GP/CLUP, and would be anticipated to result in similar impacts to traffic volumes and associated LOS anticipated in the GP/CLUP FEIR. In compliance with TE 4, *Target Level of Service Standards*, development facilitated by the project would be required to analyze LOS impacts on local road and intersections, and include mitigation to maintain acceptable LOS standards to the extent feasible. LOS impacts would not be greater than those identified in the GP/CLUP FEIR.

c. *Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?*

and

d. *Would the project result in inadequate emergency access?*

The Housing Element Amendments is a policy document consistent with the GP/CLUP. The Housing Element Amendments, in and of itself, does not include a specific project involving a new housing development, but puts forth goals and policies that support housing efforts in the City consistent with the overall vision of the GP/CLUP. Because it is a policy document, the Housing Element Amendments would not, in and of itself, result in impacts to transportation.

Housing facilitated by the project would generate primarily residential vehicle traffic and would not introduce incompatible uses such as farm equipment to the previously identified housing sites. Additionally, development facilitated by the project would be required to undergo design review with the City and/or the Santa Barbara County Fire Department, as applicable, which would determine if project design includes hazardous geometric design features or inadequate emergency access. Therefore, the project would not substantially increase transportation hazards or result in impacts to emergency access, and impacts would not be greater than those identified in the GP/CLUP FEIR.

Conclusions

The Housing Element Amendments would not include substantial changes to the Housing Element, result in impacts beyond those addressed or analyzed in the GP/CLUP FEIR, nor present new information that shows impacts would be more significant than those described in the GP/CLUP FEIR. This information was known or could have been known at the time the GP/CLUP FEIR was certified in 2006. Pursuant to CEQA Guidelines Sections 15162 and 15164, the anticipated impacts of the Housing Element Amendments are covered by and within the scope of the GP/CLUP FEIR and no additional environmental assessment of transportation is required.

6.18 Tribal Cultural Resources

GP/CLUP FEIR Tribal Cultural Resource Findings

At the time the GP/CLUP 2006 FEIR and 2009 SEIR were prepared, there were no adopted thresholds for Tribal Cultural Resources under CEQA. Tribal Cultural Resources thresholds were added into the 2019 CEQA Guidelines. Under the latest CEQA Guidelines, Tribal Cultural Resources impacts would be significant if the project would cause a substantial adverse change in the significance of a tribal cultural resource that is listed or eligible for listing in the California Register of Historical Resources or a local register of historical resources or that is determined by the lead agency to be significant. While Tribal Cultural Resources were not specifically addressed in the FEIR and SEIR, the GP/CLUP FEIR Section 3.5, *Cultural Resources*, discusses potential impacts to cultural, historic, and paleontological resources which would be reduced to less than significant by Open Space Element Policy OS 8, and Visual and Historic Resources Element Policies VH 5, and VH 6, as listed in Section 6.5 of this Addendum. Of particular relevance for tribal cultural resources is Policy OS 8, *Protection of Native American and Paleontological Resources*. While not analyzed in the FEIR and SEIR, an analysis of impacts related to Tribal Cultural Resources is provided below for information purposes only.

Addendum Analysis

As discussed in Section 5.2, *Environmental Analysis Methodology*, of this Addendum, an Addendum to an EIR need not include additional environmental analysis relating to that guideline or threshold where the potential environmental impact at issue in the new guideline or threshold was known or could have been known at the time the EIR was certified. Although California law does not require this Addendum to analyze impacts to Tribal Cultural Resources, this Addendum includes a project-related discussion for informational purposes only.

In accordance with the requirements of Senate Bill (SB) 18 and AB 52, the City utilized a list of local Native American tribal organizations from the California Native America Heritage Commission (NAHC) to invite to consultation regarding updating the City's Housing Element and the potential future amendment of the land use and zoning designations of select properties to allow residential uses thereon on August 4, 2023.

The invitations advised the tribes that if consultation was desired, then they must formally accept the invitation in writing within 90-days of receipt of the City's letter pursuant to SB 18. On August 31, 2023, the City received a letter from Santa Ynez Band of Chumash Indians noting the Elders' Council requested no further consultation of the project.

- a. *Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:*
 - i. *Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or*
 - ii. *A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.*

While not specifically addressed in the GP/CLUP FEIR, the GP/CLUP goals and policies support reduction of impacts to tribal and cultural resources. Policies and actions in the GP/CLUP included as mitigation in the GP/CLUP FEIR are implemented to help reduce impacts to tribal and cultural resources to the greatest extent possible. These policies such as OS 8, *Protection of Native American and Paleontological Resources*; VH 5, *Historic Resources*; and VH 6, *Historical and Cultural Landscapes*, and actions would be required with implementation of the Housing Element Amendments.

The Housing Element Amendments is a policy document consistent with the GP/CLUP. The Housing Element Amendments includes ADUs, projects that are approved or pending that have already undergone environmental analysis, if required, as well as 12 rezone sites listed in Table 2 and the increase in allowed density on 28 sites in the CC zone district that could potentially accommodate 1,143 new or additional housing units. Though development assumed on each parcel in the GP/CLUP FEIR may have changed slightly with the addition of the rezone sites, both vacant and non-vacant land use changes would not substantially change impacts from those analyzed in the GP/CLUP FEIR. All future development consistent with the Housing Element Amendments must comply with GP/CLUP policies and programs that would minimize impacts to tribal cultural resources that are listed or eligible for listing in the California Register of Historical Resources or a

local register of historical resources or that are determined by the lead agency to be significant and must comply with all applicable regulations regarding tribal cultural resources and policies and actions from the City's GP/CLUP. These include the requirements of GP/CLUP subpolicy OS 8.6, that requires on-site monitoring by a qualified archaeologist and appropriate Native American observer for all grading, excavation, and site preparation that involves earth moving operations on sites identified as archaeologically sensitive.

Conclusions

The Housing Element Amendments would not include substantial changes to the Housing Element, result in impacts beyond those addressed or analyzed in the GP/CLUP FEIR nor present new information that shows impacts would be more significant than those described in the GP/CLUP FEIR. Pursuant to CEQA Guidelines Sections 15162 and 15164, the anticipated impacts of the Housing Element Amendments are covered by and within the scope of the GP/CLUP FEIR and no additional environmental assessment of tribal cultural resources is required.

6.19 Utilities and Service Systems

GP/CLUP FEIR Utilities and Service Systems Findings

The GP/CLUP FEIR discusses utilities in Section 3.12, *Public Services and Utilities* (p. 3.12-1 of the 2006 FEIR). The GP/CLUP FEIR determined that impacts to utilities and services systems would be less than significant with the implementation of goals and policies included in the GP/CLUP, including Public Facilities Element Policies PF 4, *Water and Sewer Facilities*; PF 7, *Coordinating Facilities and Services with Other Agencies*; PF 8, *General Standards for Public Facilities*; and PF 9, *Coordination of Facilities with Future Development*.

Addendum Analysis

a. *Would the project require or result in in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?*

and

b. *Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?*

The GP/CLUP goals and policies, listed above, support reduction of impacts to utilities and service systems. Policies and actions in the GP/CLUP included as mitigation in the GP/CLUP FEIR are implemented to help reduce impacts to utilities and service system to the greatest extent possible. These policies would be required with implementation of the Housing Element Amendments. Additionally, the Housing Element Amendments is a policy document consistent with the GP/CLUP. The Housing Element Amendments, in and of itself, does not include a specific project involving a new housing development, but puts forth goals and policies that support housing efforts in the City consistent with the overall vision of the GP/CLUP. Because it is a policy document, the Housing Element Amendments would not, in and of itself, result in impacts to utilities and service systems.

Development facilitated by the project may require minor relocations or improvements to utility infrastructure in order to connect to utilities and service system; however it is not anticipated to

cause significant impacts and potential impacts would be subject to further review during project-specific analysis. Though development assumed on each parcel in the GP/CLUP FEIR may have changed slightly with the addition of the rezone sites, both vacant and non-vacant land use changes would not substantially change impacts from those analyzed in the GP/CLUP FEIR. As detailed in Section 6.14, *Population and Housing*, even with the proposed land use and zoning changes which would accommodate 1,143 new or additional housing units, the population growth of 2,960 additional residents resulting from the revisions included in the Housing Element Amendments would be within the assumed population buildout of 38,097 people analyzed in the GP/CLUP FEIR. Thus, additional housing units facilitated by the rezone sites would be within the growth envisioned by the GP/CLUP. The project would not generate new housing and new population growth that exceeds growth anticipated by the GP/CLUP FEIR, and accordingly would not require new or expanded water, wastewater, electric power, natural gas, or telecommunications facilities beyond what was anticipated by the GP/CLUP FEIR. Similarly, the project would not induce population and housing growth beyond what was anticipated by the GP/CLUP FEIR and would not result in substantially new water demand, such that existing water supplies would be insufficient to serve the project and reasonably foreseeable future development. The Goleta Water District confirmed current water supplies are sufficient for additional units on rezone sites to be added to City water supply connections (GWD 2023). Therefore, impacts would not exceed those identified by the GP/CLUP FEIR.

- c. *Would the project result in a determination by the waste water treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?*

The GP/CLUP goals and policies support reduction of impacts to utilities and service systems. Policies and actions in the GP/CLUP included as mitigation in the GP/CLUP FEIR are implemented to help reduce impacts to utilities and service system to the greatest extent possible. These policies, listed above, would be required with implementation of the Housing Element Amendments. Additionally, the Housing Element Amendments is a policy document consistent with the GP/CLUP. The Housing Element Amendments, in and of itself, does not include a specific project involving a new housing development, but puts forth goals and policies that support housing efforts in the City consistent with the overall vision of the GP/CLUP. Because it is a policy document, the Housing Element Amendments would not, in and of itself, result in impacts to utilities and service systems.

As stated under thresholds (a) and (b), even with the proposed land use and zoning changes which would accommodate 1,143 new or additional housing units, the population growth of 2,960 additional residents resulting from the revisions included in the Housing Element Amendments would be within the assumed population buildout of 38,097 people analyzed in the GP/CLUP FEIR. Thus, additional housing units facilitated by the rezone sites would be within the growth envisioned by the GP/CLUP. The project would not generate new housing and new population growth that exceeds growth anticipated by the GP/CLUP FEIR, and accordingly would not generate a substantial increase in wastewater that would exceed the City's wastewater treatment capacity. Goleta Sanitary District operates the Goleta Wastewater Treatment Plant and has approximately 2.8 million gallons per day of average available capacity, providing sufficient capacity for additional units facilitated by the project (GSD 2018). Therefore, impacts would not exceed those identified in the GP/CLUP FEIR.

d. *Would the project generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?*

and

e. *Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?*

All nonhazardous solid waste in the City is handled at two local facilities: the South Coast Recycling and Transfer Station, and the Tajiguas Landfill. Tajiguas Landfill is permitted to continue operations by the State through approximately 2036 (CalRecycle 2023). As stated under thresholds (a) and (b), even with the proposed land use and zoning changes which would accommodate 1,143 new or additional housing units, the population growth of 2,960 additional residents resulting from the revisions included in the Housing Element Amendments would be within the assumed population buildout of 38,097 people analyzed in the GP/CLUP FEIR. Thus, additional housing units facilitated by the rezone sites would be within the growth envisioned by the GP/CLUP. The project would not generate new housing and new population growth that exceeds growth anticipated by the GP/CLUP FEIR, and accordingly would not generate solid waste in excess of what was anticipated by the GP/CLUP FEIR. Development facilitated by the project would be required to comply with solid waste reduction statutes and regulations. The incremental increase in solid waste generation from the project would be less than significant, however, Policy PF 9 would limit development in the event that landfill capacity is achieved. Impacts would not exceed those identified in the GP/CLUP FEIR.

Conclusions

The Housing Element Amendments would not include substantial changes to the Housing Element, result in impacts beyond those addressed or analyzed in the GP/CLUP FEIR nor present new information that shows impacts would be more significant than those described in the GP/CLUP FEIR. Pursuant to CEQA Guidelines Sections 15162 and 15164, the anticipated impacts of the Housing Element Amendments are covered by and within the scope of the GP/CLUP FEIR and no additional environmental assessment of utilities and service systems is required.

6.20 Wildfire

GP/CLUP FEIR Wildfire Findings

At the time the GP/CLUP FEIR was prepared, there were no adopted thresholds for wildfire impacts under CEQA. Wildfire thresholds were added into the 2019 CEQA Guidelines. Under the latest CEQA Guidelines, wildfire impacts would be significant if the project would impair emergency response or evacuation plans, expose project occupants to wildfire pollutants, require infrastructure that may exacerbate fire risk, or expose people or structures to significant post-fire risks (e.g., flooding, landslides, instability, or drainage changes). While there were not adopted thresholds for wildfire, the GP/CLUP FEIR discusses wildfire in Section 3.7, *Hazards and Hazardous Materials* (p. 3.7-1 of the 2006 FEIR). The GP/CLUP FEIR determined that impacts related to wildfire would be potentially significant but reduced to a less than significant level with adherence to Safety Element Policies SE 1, *Safety in General* and SE 7, *Urban and Wildland Fire Hazards*. An analysis of potential impacts related to wildfire follows below for informational purposes only.

Addendum Analysis

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones:

- a. *Would the project substantially impair an adopted emergency response plan or emergency evacuation plan?*

The Housing Element Amendments, in and of itself, does not include a specific project involving a new housing development, but puts forth goals and policies and sites that support housing efforts in the City consistent with the overall vision of the GP/CLUP. Because it is a policy document, the Housing Element Amendments would not, in and of itself, result in impacts to wildfire. All future development consistent with the Housing Element Amendments would be required to comply with applicable regulations and requirements related to wildfire.

The GP/CLUP includes policies related to emergency evacuation and emergency response, including but not limited to Safety Element Policies SE 1, *Safety in General* and SE 11, *Emergency Preparedness*. Additionally, development facilitated by the project would be required to comply with the City's Local Hazard Mitigation Plan, where applicable, which identifies emergency response plans for the City. The housing sites proposed for rezoning or land use changes were previously analyzed in the GP/CLUP FEIR, and as determined therein, development would not impair implementation of emergency response or evacuation plans. Impacts would not be greater than those identified in the GP/CLUP FEIR.

- b. *Due to slope, prevailing winds, and other factors, would the project exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?*

None of the proposed rezone sites are located in designated Fire Hazard Severity Zones as determined by CAL FIRE (2023). The housing sites would be located in urbanized areas of the City, and would not be located on slopes or in areas of unmaintained wildlands that would facilitate spread of a wildfire. In addition, the City has adopted a Community Wildfire Protection Plan to further identify and prioritize areas for hazardous fuel reduction treatments and recommends measures to reduce the ignitibility of structures throughout the City. Therefore, the project would not increase existing risk of wildfire and would not expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. Impacts would be less than significant, similar to what was determined in Section 3.7, *Hazards and Hazardous Materials* (p. 3.7-1 of the 2006 FEIR) of the GP/CLUP FEIR.

- c. *Would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?*

The Housing Element Amendments, in and of itself, does not include a specific project involving a new housing development, but puts forth goals and policies and sites that support housing efforts in the City consistent with the overall vision of the GP/CLUP. Because it is a policy document, the Housing Element Amendments would not, in and of itself, result in impacts to wildfire.

The previously identified housing sites are located within the urbanized area of the City. Although some housing development facilitated by the project would require the construction of roads, power lines, and other utilities, none of the sites are located within Fire Hazard Severity Zones and the construction of this infrastructure would not exacerbate fire risk in the City. Impacts would be

less than significant, similar to what was determined in Section 3.7, *Hazards and Hazardous Materials* (p. 3.7-1 of the 2006 FEIR) of the GP/CLUP FEIR.

- d. *Would the project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?*

The Housing Element Amendments, in and of itself, does not include a specific project involving a new housing development, but puts forth goals and policies and sites that support housing efforts in the City consistent with the overall vision of the GP/CLUP. Because it is a policy document, the Housing Element Amendments would not, in and of itself, result in impacts to wildfire.

The housing sites are located in developed areas of the City, and the construction of housing development facilitated by the project would not locate residential land uses in areas susceptible to downslope or downstream flooding or landslides. The housing sites are generally flat, and while runoff and drainage patterns may be altered due to development, housing facilitated by the project would not result in post-fire slope instability. Impacts would be less than significant.

Conclusions

The Housing Element Amendments would not include substantial changes to the Housing Element, result in impacts beyond those addressed or analyzed in the GP/CLUP FEIR nor present new information that shows impacts would be more significant than those described in the GP/CLUP FEIR. Pursuant to CEQA Guidelines Sections 15162 and 15164, the anticipated impacts of the Housing Element Amendments are covered by and within the scope of the GP/CLUP FEIR and no additional environmental assessment of wildfire is required.

7 Summary of Findings

The Housing Element Amendments is part of the City's GP/CLUP, and like other elements within the GP/CLUP, it includes goals and policies that the City should meet when it comes to the planning of housing. The Housing Element is also unique from the other elements within the GP/CLUP because it is required to be periodically updated to align with the State's allocation of the RHNA. Also, the Housing Element includes Housing Programs that are required to be implemented within the planning period established for the Housing Element. These programs are usually implemented over time after the element is adopted.

The Housing Element Amendments does not involve site-specific projects; therefore, the adoption of the Housing Element would be consistent with the GP/CLUP FEIR, which includes the FEIR certified in October 2006, the 2009 SEIR, and subsequent addenda. The GP/CLUP FEIR analyzed the full buildout of the City's GP/CLUP. Future development facilitated by the Housing Element Amendments would be subject to applicable development standards and reviews established by City ordinances. Additionally, future development requiring discretionary review will require CEQA compliance.

It has been determined through this analysis that the adoption of the Housing Element Amendments would not result in impacts beyond those addressed or analyzed in the GP/CLUP FEIR, nor does the Housing Element Amendments present new information that shows impacts would be more significant than those described in the GP/CLUP FEIR. Therefore, the GP/CLUP FEIR applies to the Housing Element Amendments and no additional environmental compliance beyond this Addendum is required.

The analysis pursuant to Section 15162 demonstrates whether the lead agency can approve the activity as being within the scope of an existing certified EIR, that an addendum to an existing certified EIR would be appropriate, and no new environmental document, such as a new EIR, would be required. The addendum need not be circulated for public review but can be included in or attached to the certified EIR, and the decision-making body shall consider the addendum with the certified EIR prior to deciding on the project.

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8.2 List of Preparers

Rincon Consultants, Inc. prepared this EIR Addendum under contract to the City of Goleta. Persons involved in data gathering analysis, project management, and quality control are listed below.

RINCON CONSULTANTS, INC.

Matthew Maddox, AICP, Principal
Jenna Reese, Senior Planner/Project Manager
Nicole West, Supervising Environmental Planner
Kayleigh Limbach, Environmental Planner
Nichole Yee, Environmental Planner
David Brodeur, Environmental Planner

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Attachment 2

Resolution No. 23-__, entitled “A Resolution of the Planning Commission of the City of Goleta, California, Recommending that 449 and 469 Kellogg Way Be Added to Housing Element 2023-2031 Subprogram HE 2.1(a) and the Technical Appendix Residential Sites Inventory (Case No. 21-0002-GPA)

RESOLUTION NO. 23-__

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GOLETA, CALIFORNIA, RECOMMENDING THAT 449 AND 469 KELLOGG WAY BE ADDED TO HOUSING ELEMENT 2023-2031 SUBPROGRAM HE 2.1(A) AND THE TECHNICAL APPENDIX RESIDENTIAL SITES INVENTORY (CASE NO. 21-0002-GPA)

WHEREAS State law requires each city in California to adopt a General Plan, which includes a Housing Element; and

WHEREAS jurisdictions within Santa Barbara County are required to prepare an update to their Housing Elements for the 2023-2031 (6th Cycle) planning period; and

WHEREAS, on July 15, 2021, the Santa Barbara County Association of Governments adopted the 2023-2031 Regional Housing Needs Allocation (“RHNA”) Plan, which assigned a regional housing need of 1,837 housing units to the City of Goleta (“City”); and

WHEREAS, on January 17, 2023, after considerable public outreach and Planning Commission and City Council input, the City Council considered the entire administrative record for the 6th Cycle Revised Draft Housing Element 2023-2031, including staff reports, California Department of Housing and Community Development (“HCD”) comments, and all written and oral testimony offered at and prior to the public hearing and adopted the Revised Draft Housing Element 2023-2031; and

WHEREAS, on January 23, 2023, staff submitted the Housing Element 2023-2031 to HCD for its 60-day review; and

WHEREAS, on March 20, 2023, the City received HCD’s comments on the Housing Element 2023-2031. HCD determined that it complied with most, but not all, requirements of state Housing Element law and, for these reasons, did not certify the Housing Element submitted; and

WHEREAS, in July 2023, City staff and the City’s housing element consultant facilitated three City Council and Planning Commission joint study sessions to address HCD comments on the Housing Element 2023-2031’s inventory of sites. In response to study session feedback, City staff and the consultant further revised the Housing Element 2023-2031 to include the rezoning of sites to meet mandatory RHNA requirements; and

WHEREAS the Planning Commission has, by separate action taken on November 13, 2023, adopted Resolution 23-__, recommending to the City

Council adoption of an Addendum to the Goleta General Plan/Coastal Land Use Plan Environmental Impact Report (“EIR”) (State Clearinghouse No. 2005031151), which was certified in October 2006 by the City Council. The Addendum analyzed the environmental impacts of the actions taken in this Resolution. Adopting the resolution recommending adoption of the Addendum satisfied the Planning Commission’s obligations under the California Environmental Quality Act (“CEQA”) with respect to its recommendation to the City Council regarding amendments to the Housing Element 2023-2031 to include 449 and 469 Kellogg Way in subprogram HE 2.1(a) and the Residential Sites Inventory and none of the conditions in Public Resources Code section 21166 or State CEQA Guidelines section 15162 apply. Thus, no further environmental review is required as adoption of this Resolution falls within the scope of the adopted Addendum and previously certified EIR; and

WHEREAS, included in the sites the City Council and Planning Commission discussed to be included in the rezoning program, were 449 and 469 Kellogg Way; and

WHEREAS the Planning Commission conducted a duly noticed public hearing on November 13, 2023 regarding 449 and 469 Kellogg Way’s inclusion in the Housing Element 2023-2031, at which time all interested persons were given an opportunity to be heard; and

WHEREAS the Planning Commission considered the entire administrative record, including the staff report (and all attachments thereto), the General Plan, the staff presentation, and oral and written testimony from interested persons;

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF GOLETA, AS FOLLOWS:

SECTION 1. Recitals

The Planning Commission hereby finds and determines that the recitals above are true and correct and are each incorporated by reference and adopted as findings by the Planning Commission.

SECTION 2. General Plan Amendment Findings

The addition of 449 and 469 Kellogg Way to the Housing Element 2023-2031 amends the City’s General Plan/Coastal Land Use Plan. Accordingly, pursuant to Goleta Municipal Code subsection 17.67.040(C), the Planning Commission hereby finds as follows:

- (a) The amendment is consistent with the guiding principles and goals of the General Plan.**

Most pointedly, the Land Use Element includes 11 Guiding Principles and Goals for the land use plan of the General Plan. Four of these Principles and Goals are specifically relevant to including 449 and 469 Kellogg Way in the Housing Element 2023-2031. These are shown below:

- 1. Ensure that the amounts, locations, and characteristics of new development are determined in a manner that will preserve sensitive habitats and other natural resources.*
- 6. Maintain a balanced community, with an appropriate mix of residences, workplaces, and services.*
- 7. Maintain an appropriate balance between job-generating development and housing supply.*
- 8. Maintain a balance of housing types, densities, and sizes and ensure creation and maintenance of quality, livable residential environments.*

Adding 449 and 469 Kellogg Way in the Housing Element 2023-2031 seeks to address needed housing, of various types, based on a review of state law requirements, fair housing data, demographic information, and input from the public through an extensive public outreach process. Such actions and policies seek to ensure a balanced community with an appropriate mix of housing types to accommodate the needs of the community. This includes programs to provide significant additional housing potential within the City to address the housing needs of the community through changes in land uses and development allowances related to housing projects.

Development at 449 and 469 Kellogg Way will need to adhere to resource protection policies in the General Plan and the City's zoning regulations, ensuring preservation of sensitive habitats and other natural resources. No changes for 449 and 469 Kellogg Way allow for the avoidance of such policies.

For these reasons, adding 449 and 469 Kellogg Way in the Housing Element 2023-2031 is consistent with the guiding principles and goals of the General Plan.

(b) The amendment is deemed to be in the public interest.

The City is adopting amendments to the Element 2023-2031, including adding 449 and 469 Kellogg to subprogram HE 2.1(a) and the Residential Sites Inventory, to comply with state law, which requires the City to update the Housing Element every eight years. Having a certified Housing Element is critical to address various requirements of

state law and enhance the City's eligibility for grant funds and to support the City's local land use authority.

Adding 449 and 469 Kellogg Way to the Housing Element 2023-2031 is the product of extensive public outreach and analysis of housing trends and issues, including fair housing issues, within the City. The City's outreach efforts and analysis of housing data and conditions is shown in the Technical Appendix. Given the foregoing, adding 449 and 469 Kellogg Way in the Housing Element 2023-2031 addresses the public's concerns and needs related to housing within the City.

For these reasons, adding 449 and 469 Kellogg Way in the Housing Element 2023-2031 is in the public interest.

SECTION 3. Planning Commission Recommendation

The Planning Commission hereby recommends that 449 and 469 Kellogg Way be added to Housing Element 2023-2013 subprogram HE 2.1(a) and the Residential Sites Inventory, contingent upon a separate action of the Planning Commission recommending that the City Council adopt the Housing Element 2023-2031.

SECTION 4. Certification

The City Clerk shall certify to the passage and adoption of this resolution and enter it into the book of original resolutions.

SECTION 5. Effective Date

This resolution shall become effective immediately upon its adoption.

SECTION 6. Severability

If any section, sentence, clause or phrase of this resolution or the application thereof to any entity, person or circumstance is held for any reason to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect other provisions or applications of this resolution that can be given effect without the invalid provision or application, and to this end the provisions of this resolution are severable. The Planning Commission hereby declares that it would have adopted this resolution and each section, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsections, sentences, clauses or phrases be declared invalid or unconstitutional.

PASSED, APPROVED AND ADOPTED this __ day of _____ 2023.

JENNIFER SMITH
PLANNING COMMISSION CHAIR

ATTEST:

APPROVED AS TO FORM:

DEBORAH S. LOPEZ
CITY CLERK

WINNIE CAI
ASSISTANT CITY ATTORNEY

STATE OF CALIFORNIA)
COUNTY OF SANTA BARBARA) ss.
CITY OF GOLETA)

I, DEBORAH S. LOPEZ, City Clerk of the City of Goleta, California, DO
HEREBY CERTIFY that the foregoing Resolution No. 23-__ was duly adopted by
the Planning Commission of the City of Goleta at a regular meeting held on the
__ day of _____, 2023 by the following vote of the Planning Commission:

AYES:

NOES:

ABSENT:

(SEAL)

DEBORAH S. LOPEZ
CITY CLERK

Attachment 3

Resolution No. 23 __, entitled “A Resolution of the Planning Commission of the City of Goleta, California, Recommending to the City Council Adoption of Amendments to the General Plan and Adoption of an Ordinance to Amend Title 17 of the Goleta Municipal Code to Facilitate High Density Residential Development at 449 Kellogg Way (APN 071-130-039) and 469 Kellogg Way (APN 071-130-010) (Case Nos. 21-0002-GPA and 23-0004-ORD)”

RESOLUTION NO. 23-__

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GOLETA, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL ADOPTION OF AMENDMENTS TO THE GENERAL PLAN AND ADOPTION OF AN ORDINANCE TO AMEND TITLE 17 OF THE GOLETA MUNICIPAL CODE TO FACILITATE HIGH DENSITY RESIDENTIAL DEVELOPMENT FOR 449 KELLOGG WAY (APN 071-130-039) AND 469 KELLOGG WAY (APN 071-130-010) (CASE NOS. 21-0002-GPA AND 23-0004-ORD)

WHEREAS the City of Goleta’s General Plan / Coastal Land Use Plan (“General Plan”) includes a Land Use Element and Housing Element among other elements; and

WHEREAS the City’s zoning regulations are contained in Title 17 (Zoning) of the Goleta Municipal Code (“Title 17”); and

WHEREAS the Planning Commission conducted a duly noticed public hearing on November 13, 2023 to consider amendments to the Housing Element 2023-2031 at which time all interested persons were given an opportunity to be heard. Following the public hearing, the Planning Commission recommended that the City Council adopt the amendments to the Housing Element 2023-2031; and

WHEREAS, among other things, the amended Housing Element 2023-2031 includes Implementation Programs. Among these Programs is Program HE 2.1, entitled “Encourage a Diverse Range of New Housing”; and

WHEREAS the Planning Commission recommended to City Council the inclusion of 449 and 469 Kellogg Way in Housing Element subprogram HE 2.1(a) and the Residential Sites Inventory; and

WHEREAS subprogram HE 2.1(a) includes an implementation timeframe of February 15, 2024; and

WHEREAS subprogram HE 2.1(a) requires land use designation changes in the General Plan Land Use Element and in Title 17 to change the allowable residential development on 449 and 469 Kellogg Way; and

WHEREAS the Planning Commission has, by separate action taken on November 13, 2023, adopted Resolution 23-__, recommending to the City Council adoption of an Addendum to the General Plan Environmental Impact Report (“EIR”) (State Clearinghouse No. 2005031151), which was certified in October 2006 by the City Council. The Addendum analyzed the environmental impacts of the actions taken in this Resolution. Adopting the resolution recommending adoption of the Addendum satisfied the Planning Commission’s obligations under the California Environmental Quality Act (“CEQA”) with respect

to its recommendation to the City Council regarding amendments to the General Plan and Title 17 to change the allowable residential development on 449 and 469 Kellogg Way and none of the conditions in Public Resources Code section 21166 or State CEQA Guidelines section 15162 apply. Thus, no further environmental review is required as adoption of this Resolution falls within the scope of the adopted Addendum and previously certified EIR; and

WHEREAS the Planning Commission Council conducted a duly noticed public hearing on November 13, 2023, regarding amendments to the General Plan and Title 17 to change the allowable residential development on 449 and 469 Kellogg Way, at which time all interested persons were given an opportunity to be heard; and

WHEREAS the Planning Commission considered the entire administrative record, including the staff report (and all attachments thereto), the General Plan, the staff presentation, and oral and written testimony from interested persons;

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF GOLETA, AS FOLLOWS:

SECTION 1. Recitals

The Planning Commission hereby finds and determines that the recitals above are true and correct and are each incorporated by reference and adopted as findings by the Planning Commission.

SECTION 2. Required Findings for General Plan Amendments

Pursuant to Goleta Municipal Code subsection 17.67.040(C), the Planning Commission hereby finds as follows:

(a) The amendment is consistent with the guiding principles and goals of the General Plan.

Most pointedly, the Land Use Element includes 11 Guiding Principles and Goals for the land use plan of the General Plan. Four of these Principles and Goals are specifically relevant to the programs included in the Housing Element 2023-2031 amendments. These are shown below:

- 1. Ensure that the amounts, locations, and characteristics of new development are determined in a manner that will preserve sensitive habitats and other natural resources.*
- 6. Maintain a balanced community, with an appropriate mix of residences, workplaces, and services.*

7. Maintain an appropriate balance between job-generating development and housing supply.

8. Maintain a balance of housing types, densities, and sizes and ensure creation and maintenance of quality, livable residential environments.

The Land Use Element and Conservation Element amendments seek to address needed housing, of various types, based on a review of state law requirements, fair housing data, demographic information, and input from the public through an extensive public outreach process. The amendments seek to ensure a balanced community with an appropriate mix of housing types to accommodate the needs of the community. This includes amendments to provide significant additional housing potential within the City to address the housing needs of the community through changes in land uses and development allowances related to housing projects.

Sites considered for land use designation changes will need to adhere to resource protection policies in the General Plan and the City's zoning regulations, ensuring preservation of sensitive habitats and other natural resources. No changes included in the amendments allow for the avoidance of such policies.

Additionally, one of the four main purposes of the General Plan is to provide a unified and coherent framework and vision for the future of the community. By implementing the General Plan amendments identified in the Housing Element 2023-2031, the City ensures a unified vision, particularly considerate of future housing development, thought all elements of the General Plan.

For these reasons, these General Plan amendments are consistent with the guiding principles and goals of the General Plan.

(b) The amendment is deemed to be in the public interest.

The amendments serve to facilitate additional housing development during the eight-year Housing Element 2023-2031 planning period. Additional housing, including additional below market rate housing, will help address issues identified in the Housing Element 2023-2031 Technical Appendix such as cost overburden, overcrowded households, and the need to commute from outside the City to jobs within the City, thereby benefiting residents and employees within the City.

The amendments implement the amendments to the Housing Element 2023-2031, thereby implementing requirements for consistency with

State housing law. Additionally, these amendments are needed to facilitate future housing development. Without these amendments, the City risks losing local regulatory authority over certain housing projects in the future.

For these reasons, these General Plan amendments are in the public interest.

SECTION 3. Required Findings for Zoning Ordinance Amendments

Pursuant to Goleta Municipal Code subsection 17.66.040(B), the Planning Commission hereby finds as findings:

(a) The amendment is consistent with the General Plan, the requirements of State planning and zoning laws, and this Title.

Pursuant to California Government Code Section 65860(a), the City's zoning must be consistent with the General Plan. Because the City is amending the Housing Element and Land Use Element to facilitate additional housing development within the City, such amendments would create inconsistencies between the General Plan and Title 17 without the proposed amendments to Title 17. Specifically, the Housing Element 2023-2031 includes subprograms HE 2.1(a)-(e). These subprograms are intended to facilitate additional housing development and require the City to make several changes to the Land Use Element and Title 17, including several changes in land use designations and zoning districts of several parcels. The implementation of these programs, including the Land Use Element amendments and Title 17 amendments are identified in the Housing Element 2023-2031 for implementation by February 15, 2024. The Land Use Element amendments to implement subprograms HE 2.1(a)-(e) occurred on _____, 2023. Consequently, to ensure consistency with the time commitment for implementation in the Housing Element 2023-2031 and the amendments in the Land Use Element, the amendments are needed to ensure consistency across all City planning documents.

As such, under state planning law, the amendments to Title 17 are required and consistent with General Plan and state law.

Additionally, the amendments were prepared with the entirety of Title 17 in mind to ensure that the amendments do not create any internal inconsistencies within Title.

For these reasons, the proposed amendments to Title 17 are consistent with the General Plan, the requirements of state planning and zoning laws, and Title 17 of the Goleta Municipal Code.

(b) The amendment is in the interests of the general community welfare.

The amendments to Title 17 serve to facilitate additional housing development within the City. Additional housing, including additional below market rate housing, will help address issues identified in the Housing Element 2023-2031 Technical Appendix such as cost overburden, overcrowded households, and the need to commute from outside the City to jobs within the City, thereby benefiting the welfare of residents and employees within the City.

The amendments to Title 17 implement the amendments to the Housing Element 2023-2031, thereby implementing requirements for consistency with state housing law. Without these amendments, the City risks losing local regulatory authority over certain housing projects in the future and potential grant funds that require the City to have a compliant Housing Element in order to qualify for those grants. These grants could provide a variety of benefits to the community.

For these reasons, the proposed amendments to Title 17 are in the interests of the general community welfare.

(c) The amendment is consistent with good zoning and planning practices.

Ensuring consistency between Title 17 and the General Plan is required pursuant to California Government Code Section 65860(a). The amendments to Title 17 have been prepared to ensure consistency between the General Plan amendments to implement the Housing Element 2023-2013 and Title 17. Such vertical consistency represents good zoning and planning practices to comply with the requirement of Section 65860(a) but also to ensure for the public consistent, clear, and applicable requirements across all planning documents.

For these reasons, the proposed amendments to Title 17 are consistent with good zoning and planning practices.

SECTION 4. Planning Commission Recommendation. If the Planning Commission Recommends adoption of the Housing Element 2023-2031 to the City Council by separate action, the Planning Commission further recommends that the City Council:

- (a) Amend General Plan Land Use Element Figure 2-1, Land Use Plan Map as follows:

1. Change the Land Use Designation for 449 Kellogg Way (APN 071-130-039) from Business Park (I-BP) to High-Density Residential (R-HD)
 2. Change the Land Use Designation for 469 Kellogg Way (APN 071-130) from Planned Residential (R-P) to High-Density Residential (R-HD)
- (b) Adopt Ordinance No. 23-____, entitled "An Ordinance of the City Council of the City of Goleta, California, Amending Title 17 (Zoning) of the Goleta Municipal Code to Change the Zone District and Standards for 449 Kellogg Way (APN 071-130-039) and 469 Kellogg Way (APN 071-130-010) (Case No. 23-004-ORD)," attached hereto as Exhibit "A," and incorporated herein by reference.

SECTION 5. Certification

The City Clerk shall certify to the passage and adoption of this resolution and enter it into the book of original resolutions.

SECTION 6. Effective Date

This resolution shall become effective immediately upon its adoption.

SECTION 7. Severability

If any section, sentence, clause or phrase of this resolution or the application thereof to any entity, person or circumstance is held for any reason to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect other provisions or applications of this resolution that can be given effect without the invalid provision or application, and to this end the provisions of this resolution are severable. The Planning Commission hereby declares that it would have adopted this resolution and each section, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsections, sentences, clauses or phrases be declared invalid or unconstitutional.

PASSED, APPROVED AND ADOPTED this __ day of _____ 2023.

JENNIFER SMITH
PLANNING COMMISSION CHAIR

ATTEST:

APPROVED AS TO FORM:

DEBORAH S. LOPEZ
CITY CLERK

WINNIE CAI
ASSISTANT CITY ATTORNEY

STATE OF CALIFORNIA)
COUNTY OF SANTA BARBARA) ss.
CITY OF GOLETA)

I, DEBORAH S. LOPEZ, City Clerk of the City of Goleta, California, DO
HEREBY CERTIFY that the foregoing Resolution No. 23-__ was duly adopted
by the Planning Commission of the City of Goleta at a regular meeting held on
the ___ day of _____, 2023 by the following vote of the Planning Commission:

AYES:

NOES:

ABSENT:

(SEAL)

DEBORAH S. LOPEZ
CITY CLERK

Attachment 3, Exhibit A

Ordinance No. 23-__, entitled “An Ordinance of the City Council of the City of Goleta, California, Amending Title 17 (Zoning) of the Goleta Municipal Code to Change the Zone District and Standards for 449 Kellogg Way (APN 071-130-039) and 469 Kellogg Way (APN 071-130-010) (CASE NO. 23-0004-ORD)”

ORDINANCE NO. 23-__

**AN ORDINANCE OF THE CITY COUNCIL OF
THE CITY OF GOLETA, CALIFORNIA,
AMENDING TITLE 17 (ZONING) OF THE
GOLETA MUNICIPAL CODE TO CHANGE
THE ZONE DISTRICT AND STANDARDS FOR
449 KELLOGG WAY (APN 071-130-039) AND
469 KELLOGG WAY (APN 071-130-010)
(CASE NO. 23-0004-ORD)**

WHEREAS the City of Goleta (“City”) adopted Title 17 (Zoning) of the Goleta Municipal Code (“Title 17”) on March 3, 2020; and

WHEREAS Title 17 includes standards and procedures that regulate residential development within the City; and

WHEREAS the City adopted an amended Housing Element 2023-2031 on _____, 2023; and

WHEREAS the Housing Element 2023-2031 subprogram HE 2.1(a) required amendments to Title 17 the Land Use Element of the City’s General Plan / Coastal Land Use Plan (“General Plan”); and

WHEREAS the City adopted amendments to the Land Use Element on _____, 2023; and

WHEREAS, included in the Land Use Element were land use designation changes for 449 Kellogg Way and 469 Kellogg Way; and

WHEREAS, pursuant to California Government Code Section 65860(a), Title 17 must also be amended to align with the required amendments to the General Plan; and

WHEREAS the Planning Commission conducted a duly noticed public hearing on _____, 2023, at which time all interested parties were given an opportunity to be heard; and

WHEREAS the Planning Commission recommended to City Council adoption of the Title 17 Amendments Ordinance on _____, 2023; and

WHEREAS, by separate action taken on December 5, 2023, the City Council adopted Resolution 23-__, adopting an Addendum to the General Plan Environmental Impact Report (State Clearinghouse No. 2005031151), which was certified in October 2006 by the City Council; and

WHEREAS the City Council conducted a duly noticed public hearing on _____, 2023 at which time all interested persons were given an opportunity to be heard; and

WHEREAS the City Council adopted Ordinance No. 23-__, which amends Title 17 of the Goleta Municipal Code, by a majority vote on _____, 2023.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GOLETA DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Recitals

The City Council hereby finds and determines that the recitals above are true and correct and are each incorporated by reference and adopted as findings by the City Council.

SECTION 2. Required Findings for Zoning Ordinance Amendments

Pursuant to subsection 17.66.050(B) of the Goleta Municipal Code, the City Council hereby finds as follows:

(a) The amendment is consistent with the General Plan, the requirements of State planning and zoning laws, and this Title.

Pursuant to California Government Code Section 65860(a), the City's zoning must be consistent with the General Plan. Because the City is amending the Housing Element and Land Use Element to facilitate additional housing development within the City, such amendments would create inconsistencies between the General Plan and Title 17 without the proposed amendments to Title 17. Specifically, the Housing Element 2023-2031 includes subprograms HE 2.1(a)-(e). These subprograms are intended to facilitate additional housing development and require the City to make several changes to the Land Use Element and Title 17, including several changes in land use designations and zoning districts of several parcels. The implementation of these programs, including the Land Use Element amendments and Title 17 amendments are identified in the Housing Element 2023-2031 for implementation by February 15, 2024. The Land Use Element amendments to implement subprograms HE 2.1(a)-(e) occurred on _____, 2023. Consequently, to ensure consistency with the time commitment for implementation in the Housing Element 2023-2031 and the amendments in the Land Use Element, the amendments are needed to ensure consistency across all City planning documents.

As such, under state planning law, the amendments to Title 17 are required and consistent with General Plan and state law.

Additionally, the amendments were prepared with the entirety of Title 17 in mind to ensure that the amendments do not create any internal inconsistencies within this Title.

For these reasons, the proposed amendments to Title 17 are consistent with the General Plan, the requirements of state planning and zoning laws, and Title 17.

(b) The amendment is in the interests of the general community welfare.

The amendments to Title 17 serve to facilitate additional housing development within the City. Additional housing, including additional below market rate housing, will help address issues identified in the Housing Element 2023-2031 Technical Appendix such as cost overburden, overcrowded households, and the need to commute from outside the City to jobs within the City, thereby benefiting the welfare of residents and employees within the City.

The amendments to Title 17 implement the amendments to the Housing Element 2023-2031, thereby implementing requirements for consistency with state housing law. Without these amendments, the City risks losing local regulatory authority over certain housing projects in the future and potential grant funds that require the City to have a compliant Housing Element in order to qualify for those grants. These grants could provide a variety of benefits to the community.

For these reasons, the proposed amendments to Title 17 are in the interests of the general community welfare.

(c) The amendment is consistent with good zoning and planning practices.

Ensuring consistency between Title 17 and the General Plan is required pursuant to California Government Code Section 65860(a). The amendments to Title 17 have been prepared to ensure consistency between the General Plan amendments to implement the Housing Element 2023-2013 and Title 17. Such vertical consistency represents good zoning and planning practices to comply with the requirement of Section 65860(a) but also to ensure

for the public consistent, clear, and applicable requirements across all planning documents.

For these reasons, the proposed amendments to Title 17 are consistent with good zoning and planning practices.

SECTION 3. Environmental Assessment

By separate action taken on December 5, 2023, the City Council adopted Resolution 23-__, adopting an Addendum to the Goleta General Plan/Coastal Land Use Plan Environmental Impact Report (“EIR”) (State Clearinghouse No. 2005031151), which was certified in October 2006 by the City Council. The Addendum analyzed the environmental impacts of the actions taken in this ordinance. The resolution to adopt the Addendum satisfied the City Council’s obligations under the California Environmental Quality Act (“CEQA”) with respect to adopting the amended Housing Element 2023-2031 and the amending the General Plan and Title 17 of the Goleta Municipal Code and none of the conditions in Public Resources Code section 21166 or State CEQA Guidelines section 15162 apply. Thus, no further environmental review is required as adoption of this ordinance falls within the scope of the adopted Addendum and previously certified EIR.

SECTION 4. Title 17 of the Goleta Municipal Code Amendments

- (a) Subsection 17.07.030(F), entitled “Increased Minimum Density, RH District” is hereby amended to add the following parcels:

The following sites shall have a minimum residential density of 20 dwelling units per acre:

449 Kellogg Way (APN 071-130-039)
469 Kellogg Way (APN 071-130-010)

SECTION 5. Zoning Map Amendments

The existing City of Goleta Zoning Map is hereby amended as follows:

1. Change the Zone District for 449 Kellogg Way (APN 071-130-039) from Business Park (BP) to Residential—High Density (RH).
2. Change the Zone District for 469 Kellogg Way (APN 071-130) from Planned Residential (RP) to Residential—High Density (RH).

SECTION 6. Effect of Amendments

To the extent any provision of this Ordinance repeals, amends, or supersedes any previous approvals, such repeal or replacement will not affect any penalty, forfeiture, or liability incurred before, or preclude prosecution and imposition of penalties for any violation occurring before, this Ordinance's effective date. Any such repealed or superseded part of previous approvals will remain in full force and effect for sustaining action or prosecuting violations occurring before the effective date of this Ordinance.

SECTION 7. Severability

If any part of this Ordinance or its application is deemed invalid by a court of competent jurisdiction, the City Council intends that such invalidity will not affect the effectiveness of the remaining provisions or applications and, to this end, the provisions of this Ordinance are severable.

SECTION 8. Codification

The City Clerk shall cause these amendments to be appropriately renumbered and codified in Title 17 of the Goleta Municipal Code on the effective date of this Ordinance.

SECTION 9. Certification of City Clerk

The City Clerk shall certify to the adoption of this ordinance and, within 15 days after its adoption, shall cause it to be published in accord with California Law.

SECTION 10. Effective Date

This Ordinance shall take effect on the 31st day following adoption by the City Council.

INTRODUCED ON the ____ day of _____, 2023.

PASSED, APPROVED, AND ADOPTED this _____ day of _____
2023.

PAULA PEROTTE
MAYOR

ATTEST:

APPROVED AS TO FORM:

DEBORAH S. LOPEZ
CITY CLERK

MEGAN GARIBALDI
CITY ATTORNEY

STATE OF CALIFORNIA)
COUNTY OF SANTA BARBARA) ss.
CITY OF GOLETA)

I, DEBORAH S. LOPEZ, City Clerk of the City of Goleta, California, do hereby certify that the foregoing Ordinance No. 23-__ was introduced on _____, and adopted at a regular meeting of the City Council of the City of Goleta, California, held on the _____, by the following roll-call vote, to wit:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

(SEAL)

DEBORAH S. LOPEZ
CITY CLERK

Attachment 4
Staff Presentation

City of Goleta

Housing Element 2023-2031 Amendments CEQA Addendum and 449 and 469 Kellogg Way Sites Planning Commission Hearing

Presentation By:

Anne Wells, Advance Planning Manager

Andy Newkirk, Supervising Senior Planner

Stefanie Edmondson, Senior Planner

Nicole West, Rincon Consultants

November 13, 2023





Public Hearing Agenda

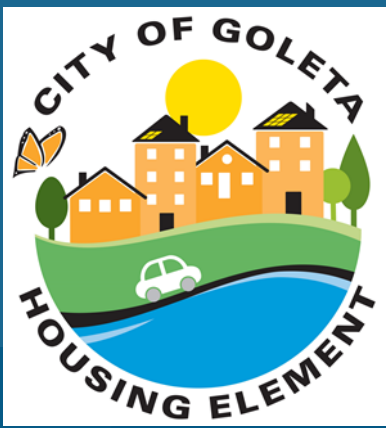
❖ Suggested Format

- Staff Presentation
 - Commissioner Questions
 - Public Comment
 - Commissioner Deliberation
-
- Action on Recommendation



Presentation Topics

- Background
 - General Plan Environmental Review
 - Housing Element 2023-2031
 - HCD Revisions
- CEQA Analysis
 - Scope of Analysis
 - Addendum Methodology
- 449 and 469 Kellogg Way
- Planning Commission Recommendations
- Next Steps



CEQA Analysis



General Plan Environmental Review

- Certified Final Environmental Impact Report (FEIR) for General Plan in 2006
 - Programmatic EIR - Later environmental analysis for more specific projects
 - Impacts identified for growth (residential and non-residential)
 - Mitigation with General Plan policies
- GP FEIR amended 27 times, several CEQA Addenda with Supplemental EIR in 2009 (in total the “General Plan EIR”)



Housing Element 2023-2031

- Housing Element updates required every 8 years as part of the General Plan
 - 2023-2031 update required by State law (“6th cycle”)
- State oversight & Housing Element “certification”
- Adopted on January 17, 2023
 - Exempt from CEQA
- HCD Letter on March 20, 2023
- Revisions (including rezoning program) to Housing Element prepared in response to letter



CEQA Approach

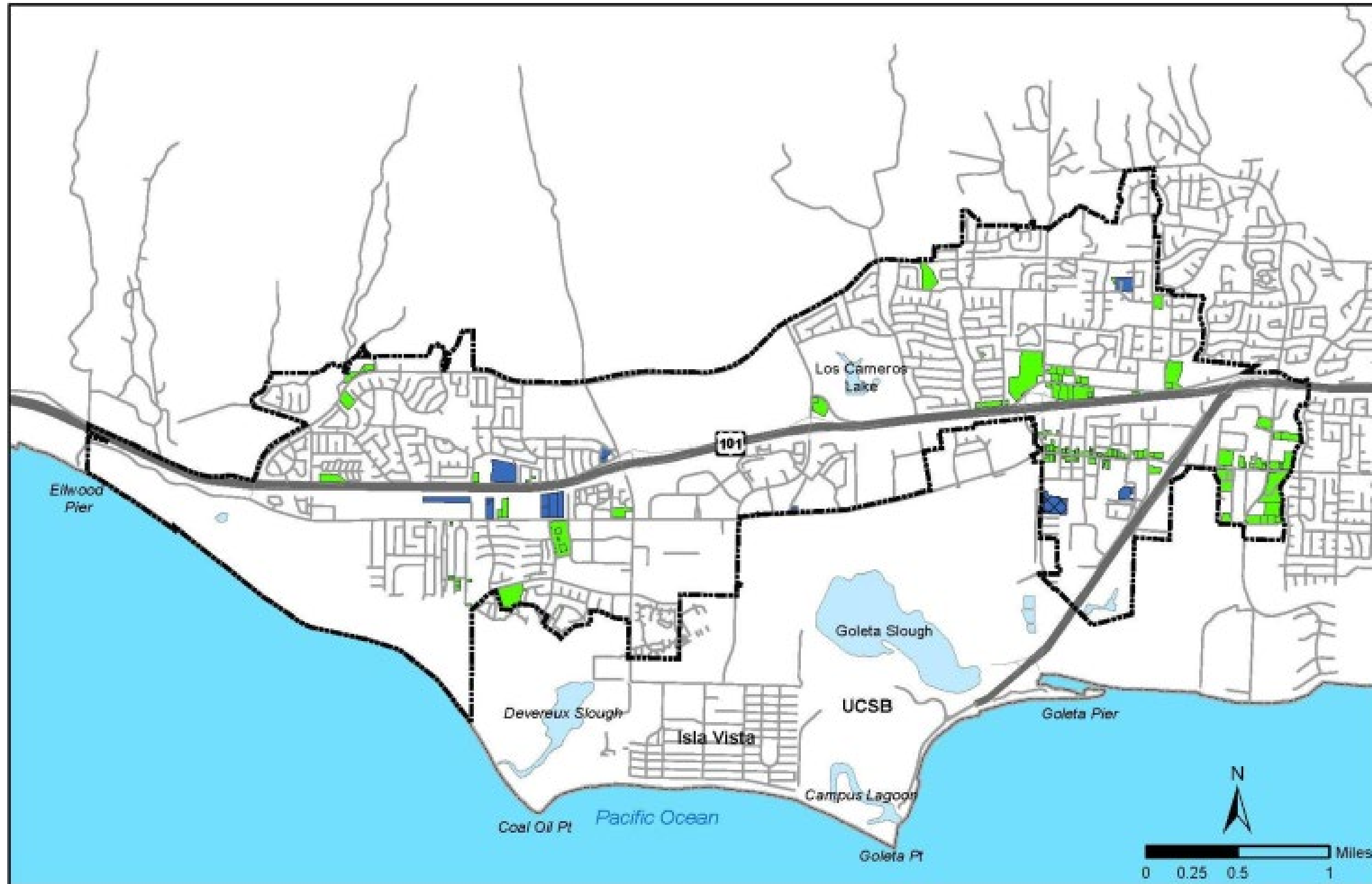
- The amendments, particularly the rezoning of parcels, required additional CEQA analysis and documentation
- Addendum to General Plan EIR Prepared
 - Scope of analysis in the Addendum consists of the proposed revisions to the adopted Housing Element 2023-2031
 - An addendum to a previously certified EIR is appropriate if some changes or additions are necessary but none of the conditions described in CEQA Guidelines Section 15162 calling for preparation of a subsequent EIR have occurred.

Rezoning



Change to the land use (in the GP) and zone districts (in Title 17) for several parcels:

- 60 Colusa Avenue - CI to RH
- 7264 Calle Real (Kenwood Village) - RS & AG to RH (with a development cap of 190 units)
- 7190 Hollister Avenue –RM &CG to RH
- Parcels to East of 7190 Hollister Avenue – CG/RM to RH
- 625 Dara Road – RS to RM
- 35 Ellwood Station Drive – CG to RH
- 6470 Hollister Avenue – CG to CC
- 7020 Calle Real – CI to CC
- 7360 Hollister Avenue – CC to RH
- 469 and 449 Kellogg Way – RP & BP to RH
- 490 South Fairview (Yardi) BP to BP with an -RH Overlay



Legend

 Rezone Sites	 RH Overlay
 Sites Inventory	 City of Goleta

**Figure 10A-2
Element Sites Inventory Map - Goleta**

GENERAL PLAN/COASTAL LAND USE PLAN
August 2023 



Additional Revisions

- CC from 12 du per acre to 20 du per acre
- Streamline processing for affordable housing and smaller mixed-use housing projects
- Height standard in RP, RM and RH, in the Coastal Zone, to allow the building height from 25 to 35 ft and in C-OT to allow the building height from 30 to 35 ft
- Lot coverage methodology and standard in the RH from 40 % to 50 %
- Emergency Shelters as a permitted use in I-OI



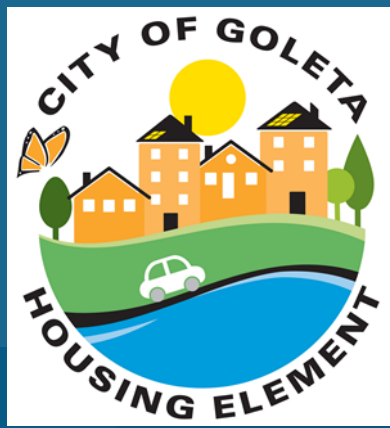
Addendum Methodology

- Structured by CEQA Guidelines Appendix G Checklist
- Analysis focuses on changes in residential units and associated population due to the amendments
 - Totals 1,143 housing units with 2,960 additional residents
- Acknowledgement of project specific analysis
- Review of General Plan policies



Conclusion

No substantial changes are proposed in the amendments and no substantial changes in the circumstances that would require major revisions to General Plan EIR due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects.



449 and 469 Kellogg Way

November 13, 2023

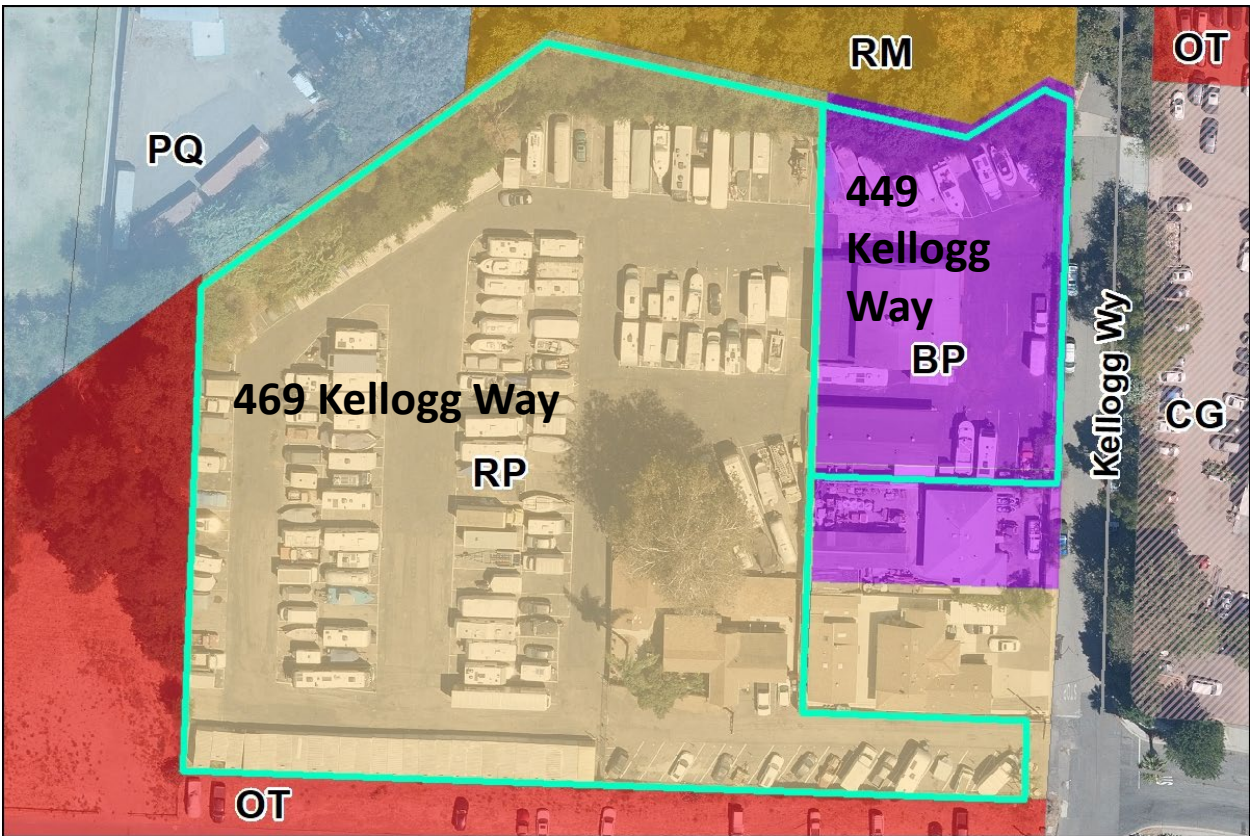


449 and 469 Kellogg Way in Housing Element

- Changes to Housing Element residential sites inventory led to RHNA shortfall
- July Study Sessions
- Subprogram HE 2.1(a) rewritten to include land use designation/rezone implementation, including:
 - 449 Kellogg Way (APN 071-130-039) – Business Park (BP) to High-Density Residential (RH)
 - 469 Kellogg Way (APN 071-130-010) – Planned Residential (RP) to RH



449 and 469 Kellogg Way



APN:	071-130-010, 071-130-039
Address:	449 and 469 Kellogg Way
Acres:	3.02 (total)
Current Use:	Outdoor Storage
Current Zoning:	Planned Residential (RP) and Business Park (BP)
Proposed Zoning:	High Density Residential (RH)
Units with Current Zoning:	449 Kellogg Way: 0 469 Kellogg Way: 25 • 25 Moderate Income
Units with Proposed Zoning:	449 Kellogg Way: 13 • 13 Lower Income 469 Kellogg Way: 60 • 60 Lower Income



449 and 469 Kellogg Way – Other Changes to Implement HE 2.1(a)

- Reference in Housing Element Technical Appendix Residential Sites Inventory
- Land Use Element Figure 2-1 (Land Use Plan Map)
 - Land Use Designation Changes
- Title 17
 - Minimum Density of 20 Units per Acre
- Goleta Zoning Map
 - Rezone of Sites



Planning Commission Recommendations

A. Adopt Resolution No. 23-___, entitled “A Resolution of the Planning Commission of the City of Goleta, California, Recommending to the City Council To Make Findings Pursuant to Public Resources Code Section 21166 and to Adopt the Housing Element 2023-2031 Amendments Addendum to the General Plan/Coastal Land Use Plan Final Environmental Impact Report (State Clearinghouse No. 2005031151)”

B. Adopt Resolution No. 23 ___, entitled “A Resolution of the Planning Commission of the City of Goleta, California, Recommending that 449 and 469 Kellogg Way Be Added to Housing Element 2023-2031 Subprogram HE 2.1(a) and the Technical Appendix Residential Sites Inventory (Case No. 21-0002-GPA)

C. Adopt Resolution No. 23 ___, entitled “A Resolution of the Planning Commission of the City of Goleta, California, Recommending to the City Council Adoption of Amendments to the General Plan and Adoption of an Ordinance to Amend Title 17 of the Goleta Municipal Code to Facilitate High Density Residential Development at 449 Kellogg Way (APN 071-130-039) and 469 Kellogg Way (APN 071-130-010) (CASE Nos. 21-0002-GPA and 23-0004-ORD)”



Commissioner Questions

Public Comment

Commissioner Deliberation