

1.0 INTRODUCTION

1.1 PURPOSE OF THE EIR

The County prepared the Isla Vista Master Plan (IVMP) to guide development in the unincorporated community of Isla Vista. This environmental impact report (EIR) discusses the potential environmental consequences associated with the implementation of the IVMP in Isla Vista. The Isla Vista Master Plan (IVMP or proposed project) is considered a project under the California Environmental Quality Act (CEQA) and is subject to the requirements of CEQA (Public Resources Code, § 21000 et seq.) and the “CEQA Guidelines” (Cal. Code Regs., tit. 14, § 15000 et seq.). CEQA charges public agencies considering proposed “projects” with substantially lessening or avoiding the significant environmental effects of such projects where feasible.

As defined by CEQA, the EIR is an informational document that informs public agency decision makers and the general public of the significant environmental effects of a proposed project, identifies possible ways to minimize the significant effects, and describes reasonable alternatives to the project. In terms of standards for adequacy, CEQA §15151 states:

An EIR should be prepared with sufficient degree of analysis to provide decision-makers with information which enables them to make a decision which intelligently takes account of environmental consequences. An evaluation of the environmental effects of a proposed project need not be exhaustive, but the sufficiency of an EIR is to be reviewed in the light of what is reasonably feasible. Disagreement among experts does not make an EIR inadequate, but the EIR should summarize the main points of disagreement among the experts. The courts have looked not for perfection but for adequacy, completeness, and a good faith effort at full disclosure.

The County, as the lead agency, prepared this EIR to provide the public, decision makers, and responsible agencies reviewing this project with information about the potential effects of the Draft IVMP on the local and regional environment. This EIR is prepared in accordance with the environmental review requirements established by CEQA statute and Guidelines, and in accordance with the County of Santa Barbara CEQA Guidelines adopted by the Board in 1990. The EIR identifies potentially significant direct, indirect, and cumulative project-related impacts, as well as mitigation measures to lessen these impacts, and describes alternatives to the project and potential impacts associated with those alternatives.

1.2 PROJECT BACKGROUND

Planning efforts have identified numerous issues in Isla Vista, including limited parking, overcrowding, physical and economic blight, substandard housing, and deteriorating infrastructure. A number of efforts to address these issues have been initiated over the last 35 years; however, past processes have produced relatively little permanent change. As a result, problems in Isla Vista persist.

In 1990, the Santa Barbara County Board of Supervisors (BOS) adopted the Redevelopment Plan for the Isla Vista Redevelopment Project Area. The objectives of that plan were to enhance and renovate businesses, acquire environmentally sensitive property and increase public open space, develop public infrastructure improvements, construct a community center and encourage housing rehabilitation. Only some of these objectives were achieved by early redevelopment efforts; the recession in the early 1990's slowed development and many of the projects expected to generate substantial revenue for the agency were delayed.

In 1999, a working group composed of the University of California at Santa Barbara (UCSB), Isla Vista Recreation and Parks District (IVRPD), and Santa Barbara County Planning and Development (P&D) began meeting to discuss the status of Isla Vista and how to address community issues. In early 2000, UCSB, IVRPD, and Santa Barbara County (County) adopted a Memorandum of Understanding (MOU) that outlined a strategy to fund the development of a master plan for Isla Vista and established a framework of interagency coordination. The County initiated an international design competition in late 2000 to select a consultant to facilitate development of the master plan. A jury of community representatives and design professionals selected Opticos Design from Berkeley, California as the winning design team.

To facilitate community participation, formal review of the master plan and potential amendments to the Isla Vista Redevelopment Plan, the Isla Vista Project Area Committee/General Plan Advisory Committee (IV PAC/GPAC) was formed in October of 2001. The IV PAC/GPAC consists of residents, property owners, business owners, and representatives of community organizations within the Redevelopment Plan project area as defined in Chapter 2.0 Project Description.

In April 2002, an intensive eight-day design workshop was held to facilitate community member interaction with urban planners, architects, designers, engineers, and financing experts to discuss the future of Isla Vista and identify community objectives. Initial objectives identified by the community were refined by the IV PAC/GPAC with assistance from staff and the design consultants, Opticos Design. Objectives identified include the following:

- Create a physically, socially, and economically sustainable plan for Isla Vista;
- Improve the quality of life for residents by enhancing the character of the built environment, promoting a more diverse population, and providing more amenities for residents;
- Enhance housing opportunities;
- Integrate strategies that increase bicycle and pedestrian safety;
- Promote transit oriented land use and transportation decisions;
- Improve the interface with UCSB by strengthening physical and visual connections at the edges; and

- Enhance the connection to the natural environment by emphasizing orientation and connections.

As Isla Vista is an established Redevelopment Project area; the Draft IVMP provides a unique opportunity to revitalize this community. Redevelopment tax increment financing funds are available for expenditure by the Redevelopment Agency (RDA) *with* a comprehensive, phased approach for revitalization and public-private partnerships for redevelopment that is set forth in the Draft IVMP. The IVMP includes direction on expending these funds, combined with new land use regulations and design guidance to revitalize the community and eliminate sources of blight that remain in Isla Vista.

1.3 SCOPE OF THE EIR

This EIR addresses all environmental resources potentially impacted by the proposed project. Potentially significant impacts on the following environmental resources are emphasized:

• Aesthetic/Visual Resources	• Land Use
• Air Quality	• Noise
• Biological Resources	• Public Facilities
• Cultural Resources	• Recreation
• Drainage/Flooding	• Transportation/Circulation
• Fire Protection	• Water Resources
• Geological Resources	

1.4 TYPE OF EIR

This EIR serves as a “program EIR”, as defined in CEQA Guideline §15168, for the purposes of analyzing program wide effects, policy alternatives and mitigation measures, cumulative impacts and basic policy considerations of the Draft IVMP . It also serves as the basis of a “project EIR” for the purpose of analyzing individual public and private projects that are identified in the IVMP, as required by CEQA Guideline § 15180 and Friends of Mammoth v. Town of Mammoth Lakes Redevelopment Agency (2000) 82 Cal.App.4th 511.

Under CEQA Guideline §15168, a program EIR may be prepared for a series of actions that can be characterized as one large project and are related either: (1) geographically, (2) as logical parts in the chain of contemplated actions, (3) in connection with issuance of rules, regulations, plans, or other general criteria to govern the conduct of the continuing program, or (4) as individual activities carried out under the same authorizing statutory or regulatory authority and having generally similar environmental effects which can be mitigated in similar ways.

In addition, CEQA Guideline §15180 (a) states that: “All public and private activities or undertakings pursuant to or in furtherance of a redevelopment plan constitute a single project, which shall be deemed approved at the time of adoption of the redevelopment plan by the

legislative body. . . .” Subsection (b) of this section further states that: “[a]n EIR on a redevelopment plan shall be treated as a program EIR with no subsequent EIRs required for individual components of the redevelopment plan unless a subsequent EIR or a supplement to an EIR would be required by Section 15162 or 15163.”

Because no subsequent environmental review is generally required for projects undertaken pursuant to or in furtherance of a redevelopment plan, and since the Draft IVMP implements the Isla Vista Project Area Redevelopment Plan, all of the proposed projects that are set forth in the Draft IVMP are analyzed in this EIR. In the event that there are changes in those projects, those changes may necessitate additional environmental review. Further environmental review may also be necessary for specific development projects that could have significant effects on the environment that are not being proposed at this time and therefore are not analyzed in this EIR.

The program level analysis contained in this document will ensure consideration of cumulative impacts that might be overlooked in a case-by-case analysis, allowing the County to avoid duplicative environmental documentation for individual projects and provide more streamlined and focused environmental review for future projects. When later environmental analysis is called for, it will build upon the analysis set forth herein.

As a program EIR, the primary purpose of the document is to provide “program level” or “first tier” analysis of land use policies and development standards laid out in the Draft IVMP. This EIR focuses on the overall effects of potential rezoning and build-out under the Draft IVMP and provides a sufficient level of detail to provide the public and decision-makers with a clear idea of the Plan’s potential environmental impacts.

The EIR also serves as a project EIR and analyzes several catalyst projects identified in the IVMP, described in Section 3.0, Project Description, at a project level of detail. As such, this EIR is intended to address all environmental impacts associated with construction and implementation of specific features of the proposed IVMP.

Use of Incorporation by Reference: CEQA §15150 encourages, “incorporation by reference” of information from previous EIRs. This EIR incorporates portions of relevant documents which are a matter of public record and generally available to the public. CEQA §15150(f) states, “Incorporation by reference is most appropriate for including long, descriptive, or technical materials that provide general background but do not contribute directly to the analysis at hand”. Typical examples of material that may properly be incorporated by reference include a description of a proposed project’s environmental setting from another EIR or a description of the county general plan applicable to the project’s location (CEQA § 15150(e)). All documents whose contents are incorporated by reference are available for public inspection at the County of Santa Barbara Planning and Development office in Santa Barbara including:

- *Goleta Community Plan EIR (91-EIR-13 and Addendum)*
- *Goleta Growth Management Ordinance Amendments SEIR (95-SD-2)*
- *Goleta Old Town Revitalization Plan EIR (96-EIR-05)*
- *Ocean Meadows Residences and Open Space Plan Draft EIR (04-EIR-02)*

- *Draft Urban Water Mgmt Plan, 2006, GWD*
- *Santa Barbara County Storm Water Quality Management Plan, 2003*
- *Goleta Water District: Urban Water Management Plan, 2005 – which can be found at Goleta Water District Offices*
- *Santa Barbara County Association of Governments: Inter-Regional Partnership for Jobs, Housing, and Mobility*

1.5 CONTENTS AND ORGANIZATION OF THE EIR

This Environmental Impact Report (EIR) examines potential short-term and long-term impacts of implementation of the proposed Draft Isla Vista Master Plan (IVMP). These impacts were determined through a rigorous process mandated by the California Environmental Quality Act (CEQA) in which existing conditions are compared and contrasted with conditions that will exist once the project is implemented. The term “significance” is used throughout the EIR to characterize the magnitude of the projected impacts. For the purposes of this EIR, a significant impact is a substantial or potentially substantial, adverse change in any of the physical environmental conditions within the area affected by the project.

The significance of each identified impact was determined using County Thresholds of Significance adopted by the Board. These thresholds are intended to supplement provisions in Appendix G of the CEQA Guidelines. Thresholds of significance vary according to the environmental discipline analyzed, and are defined within each section in Chapter 3.0.

The following categories are used for classifying project-related impacts:

- **Class I: Significant Adverse Impacts that cannot be feasibly Mitigated or Avoided.** These are significant impacts that cannot be effectively mitigated, even after all feasible mitigation measure have been implemented. In order to approve a project that will result in Class I impacts, the lead agency must adopt a statement of overriding considerations
- **Class II: Significant Adverse Impacts that can be mitigated to Less than Significant Levels.** These impacts are potentially significant, but can be reduced or avoided by the implementation of mitigation measures.
- **Class III: Less than Significant Impacts.** These impacts are considered adverse, but not significant, and generally do not require mitigation measures.
- **Class IV: Beneficial Impacts.** These are impacts that would improve conditions relative to the pre-project baseline.

Mitigation measures to minimize, avoid, or reduce potentially significant impacts are presented for each potentially significant impact. Mitigations are occasionally also recommended to minimize potentially adverse, but less than significant impacts (Class III) in order to maximize consistency with County of Santa Barbara Comprehensive Plan Policies or Development Standards. These measures are intended to become conditions of approval that dictate future development.

The *Residual Impact*, or level of environmental impact remaining after implementation of a given mitigation, is listed after each measure. It is important to note that the residual Class II impact is adverse, but less than significant, similar to a Class III impact. The difference is that the Class II residual impact is achieved only after implementation of required mitigation. This is important in that administrative findings have to be made for all Class II impacts pursuant to CEQA Guidelines Section 15091, as described above. Findings do not have to be made for Class III impacts.

The *Cumulative Impacts* discussion in each environmental issue section describes potential impacts from project build-out in combination with development of reasonably foreseeable (proposed and approved, but not built) projects in the area that are listed in Chapter 2.0.

The proposed project's *Consistency with Applicable County Plans and Policies* is presented in Section 5.0 of this EIR, and will be used to assist the County of Santa Barbara in preparing the project staff report for decision-maker consideration. A project may be found consistent with County policies and approved even if it would result in significant and unavoidable environmental impacts. In such a case, a Statement of Overriding Consideration must be issued by the decision-making body (i.e., the Board of Supervisors) explaining why the project's benefits outweigh its significant, unavoidably adverse impacts and why it should be approved.

As required by CEQA Guidelines Section 15126.6, Alternatives to the Proposed Project are considered to examine a reasonable range of approaches to minimize environmental impacts while achieving most of the project objectives. Alternatives assessed include:

- **No Project Alternative.** As directed under CEQA Guidelines Section 15126.6, the No Project Alternative assumes the reasonable future development of the project area assuming the proposed project was not approved. Alternative 1 retains the current land use and zoning designations for Isla Vista without modifications. Under the No Project Alternative, none of the projects identified in the Draft IVMP would be implemented. Build out would occur according to existing zoning and land use designations, potentially resulting in 646 new residential units. Because residential densities under the Draft IVMP would result in mostly multi-story redevelopment of existing properties, and because this could occur under the existing zoning, residential development under the No Project Alternative is unlikely affect the area of physical development for housing. However, the amount of land that will likely be developed to accommodate residential parking areas for the No Project Alternative would be reduced when compared with the proposed project. Impacts for each resource area as it relates to Alternative 1 are discussed below. In general, impacts would be less than the proposed project. However, several beneficial effects of the proposed project, including catalyst projects, would not occur and few, if any, of the project objectives would be fulfilled.
- **Reduced Residential Build-out.** This alternative reduces residential build out by reducing proposed land use densities when compared to the proposed project. Densities would be higher than the No Project Alternative, but lower than those proposed in the Draft IVMP. Under Alternative 2, build out would result in 904 new

residential units. The form-based land use regulations would still be adopted as part of the project, but would be modified to function with lower land use densities. The downtown zoning district would allow a mix of residential, office and commercial uses, and allow two- and limited three-story development in this alternative. Infrastructure and catalyst projects, as well as the policy changes described in the Draft IVMP are included in this alternative.

- **Downtown only Build-out.** This Alternative includes changes in residential land use densities and zoning in the downtown only. The downtown zoning district would allow a mix of residential, office and commercial uses, and allow two- and three-story development. Densities in the downtown would be the same as the proposed project. Densities in the residential neighborhoods outside of the downtown, however, would be the same as Alternative 1, the No Project Alternative. Under Alternative 3, build out would add 1,028 new residential units and the form-based land use regulations would be modified to function with lower land use densities in residential neighborhoods. Infrastructure and Catalyst projects located in the downtown portion of the project area that are part of the proposed project are included in this alternative. Those catalyst projects outside the downtown, such as the Community Center, are not included.
- **Del Playa Design Alternative.** Alternative 4 would create a form-based zone district for the 6500-6700 blocks of the south side of Del Playa Drive that encourages higher quality new construction. The form-based zone district for properties on the south side of Del Playa would include requirements for front doors that face the street, porches, and building articulation. Additionally, this district would allow for development closer to the street edge, as front yards would not be used for parking. The existing front setback requirement of 20 ft. from the right of way would be reduced to 5 ft. from right of way. Parking for new private development in this area would be located off-site and would be required to pay a fee in lieu of providing on-site parking. Other than adding the Form-Based Code, this alternative is exactly the same as the proposed project and would include the same land use and zoning densities as the Draft IVMP with no change for the south side of Del Playa Drive; therefore, build-out would be the same at 1,447 units. All catalyst and infrastructure projects, policies, and plan amendments identified in the Draft IVMP would be included in Alternative 4.
- **Del Playa Redevelopment Alternative.** Alternative 5 would create a form-based zone district for the south side of Del Playa Drive in the 6500 through 6700 blocks, similar to Alternative 4. This alternative would also increase land use and zoning densities along Del Playa to 14 units per acre which closely matches average existing densities. This could encourage the demolition and redevelopment of properties located along the south side of Del Playa Drive that are underdeveloped (below maximum allowed densities). The form-based zone district would result in higher quality new construction by including requirements for front doors that face the street, porches, and building articulation. Parking for private development would be located off-site in Alternative 5 and new development would be required to pay a fee in lieu of providing on-site parking. The form-based zone district would also allow for

development closer to the street edge, as front yards would not be used for parking. The existing front setback requirement of 20 ft. from the right of way would be reduced to 5 ft. from the right of way.

- **Housing Incentive Alternative.** This alternative increases land use densities and height restrictions in the northern and eastern portions of the project area to enhance private sector incentives to redevelop and rehabilitate existing housing to improve housing conditions and increase supply.

The areas for increased land use densities were selected based on their proximity to:

- UCSB, most of the areas are within 1/4 mile, or comfortable walking distance, of the university.
- Large public open spaces, including Anisq'Oyo' Park, Greek Park, and Little Acorn Park, that can provide active and passive recreation opportunities
- Principal transportation corridors, such as El Colegio Road, Embarcadero del Mar/del Norte, which can accommodate transit links to western Isla Vista, UCSB, and outlying areas, and
- Downtown commercial services, located on Pardall Road and around the Embarcadero Loop.

This alternative would result in the community wide build-out of 2,867 new housing units, as compared to 1,447 new units in the proposed project. The proposed project includes land use densities of 25-40 units per acre. This alternative increases land use densities to 50-80 units per acre in some areas.

A comparison of alternatives and recommendations is presented in Chapter 6.0 that evaluates the environmental effects of the project alternatives and compares them to that of the proposed project.

Other discussions mandated to be addressed in an EIR under CEQA Guidelines, including growth inducing impacts (Section 15126.2 [d]), unavoidable significant impacts (Section 15126 [b]), and beneficial impacts resulting from the project are presented in Chapter 7.0.

This EIR is organized into the following sections:

Executive Summary – Presents an overview of the proposed project, impacts, mitigation measures, and alternatives.

Section 1.0: Introduction and Background – Summary of the purpose and scope of the EIR, the EIR process, and the public comments received to date on the proposed project.

Section 2.0: Project Description – Presents a detailed description of the project as needed for evaluation and review of the environmental impacts. Topics addressed include the project objectives, the characteristics of the project, and a list of the permits and approvals required to implement the project.

Section 3.0: Environmental Setting – Description of the existing environmental conditions in the project area and analysis of the potential impacts and mitigation measures associated with implementation of the Draft IVMP and catalyst projects.

Section 4.0: Catalyst Projects – This section describes each of the individual development projects identified in the Draft IVMP and how they will integrate with each other.

Section 5.0: Consistency with Locally Adopted Plans and Policies – Identifies applicable land use plans and policies and discusses the project’s consistency with these policies.

Section 6.0: Alternatives – Provides a comparison of the proposed project with a range of reasonable alternatives that would feasibly attain most of the project objectives but would avoid or substantially reduce significant effects of the project.

Section 7.0: Other CEQA Concerns – Identifies the proposed project’s compliance with other applicable CEQA requirements including growth-inducement, cumulative impacts, and irreversible and irretrievable commitment of resources.

Section 8.0: Acronyms – List of all acronyms used in the EIR.

Section 9.0: List of Preparers – Lists preparers of the EIR.

Section 10.0: References – Lists all of the references used in the preparation of the EIR.

Section 11.0: Organizations and Persons Contacted – Lists all of the organizations and persons contacted in the preparation of the EIR.

1.6 LEAD, RESPONSIBLE AND TRUSTEE AGENCIES

The CEQA Guidelines defines “lead,” “responsible,” and “trustee” agencies. The County of Santa Barbara is the lead agency for the project because it has the principal responsibility for approving the project. This EIR may be used by other governmental agencies, besides Santa Barbara County, to ensure compliance with CEQA for specific projects.

A “responsible agency” refers to public agencies other than the “lead agency” that have discretionary approval over the project. A “trustee agency” refers to a state agency that has jurisdiction over natural resources held in trust for the people of California, but does not have discretionary approval over the project (CEQA Guidelines section 15386).

1.7 EIR REVIEW PROCESS

After more than 30 public meetings, the IV PAC/GPAC provided the BOS with a recommendation to initiate environmental review of the Draft IVMP in June 2003. In July

2003, the Board adopted a resolution to initiate the land use policies and regulations proposed in the Draft IVMP. Staff began preparation of an EIR to analyze the environmental effects of the Draft IVMP, the catalyst projects, and a reasonable range of alternatives.

Notice of Preparation

In accordance with Sections 15063 and 15082 of the CEQA Guidelines, the County distributed a Notice of Preparation (NOP) for this EIR on October 16, 2003. The NOP was circulated for review and comment by local, state, and federal responsible and trustee agencies, utility providers, interested organizations, and the general public for a period of 30 days. The NOP included a Project Overview and Scoping Summary that provided a description of the Draft IVMP and a preliminary assessment of probable environmental impacts and potential mitigation measures. To follow is a summary of the comments received on the NOP:

1.5.1 Santa Barbara County Agencies

***Santa Barbara County Air Pollution Control District (APCD).** APCD submitted the following comments in response to the NOP:

- Air Quality section should follow the APCD guidelines document, “Scope and Content of Air Quality Sections in Environmental Documents.”
- Use the latest version of the Urban Emissions Model (URBEMIS 2002).
- Include cumulative impacts and consistency with the 2001 Clean Air Act.
- Development projects should consider pollution prevention principles.
- Each building that involves demolition or renovation is required to complete an “Asbestos Demolition/Renovation Notification” form.
- If the proposed Master Plan includes commercial establishments with combustion sources (i.e. wood-burning ovens, charbroilers), the APCD should be consulted for appropriate mitigations.

***Isla Vista Recreation and Park District (IVRPD).** IVRPD submitted the following comments in response to the NOP:

General

- Cumulative Impact analysis should include the Ellwood Devereux Joint Proposal; a residential development including open space preservation and public access between the City of Goleta, the County and UCSB.

Density

- Consider impacts to infrastructure from increased density.
- Consider quality of life impacts from increased density.
- Consider impacts from conversion of non-student housing to student housing.
- Discuss how noise impacts can be mitigated through the IVMP.

Business District

- Evaluate impacts from two and three story buildings in the downtown.

Zoning Changes

- Evaluate impacts of form-based zoning.
- Evaluate impacts from reduced parking space requirements.
- Discuss the use of variances/exceptions under form-based zoning.
- Discuss impacts to public coastal access.

Housing

- Evaluate impacts from the addition of affordable housing.

Parking and Circulation

- Evaluate impacts of increased pedestrian and bicycle traffic.
- Evaluate impacts to park facilities and increased maintenance needs.
- Evaluate impacts of reduced set-backs on streets, parking, circulation and noise.
- Evaluate impacts from the installation of roundabouts.
- Evaluate parking impacts from the Community Center.
- Discuss roadway configuration as it relates to Community Center impacts.

Parks and Recreation

- Evaluate water quality impacts to Anisq'Oyo' Park pond and discuss mitigation measures.
- Discuss impacts of reconfiguring Anisq'Oyo' Park.
- Discuss impacts of relocating Perfect Park Monument to Peaceful Protest area.

- Evaluate impacts from mixed use developments on the downtown parks.
- Discuss impacts of relocating the Anisq'Oyo' amphitheater.
- Discuss impacts of rezoning the Pardall Gardens property.

Estero Park/Community Center

- Discuss impacts to ratio of parkland to residents.
- Discuss impacts on the availability of open space.
- Discuss impacts of decreased open space on the surrounding neighborhood and community.
- Discuss impact on surrounding habitat.
- Discuss potential relocation of water and sewer lines to accommodate the Community Center.
- Evaluate alternatives, such as relocating the Community Center to Sueno Orchard.
- Discuss impacts of the proposed skateboard park in Estero Park.

Del Playa Drive

- Evaluate impacts of applying the form-based regulating code to the south side of Del Playa Drive.
- Evaluate alternatives for development along the south side of Del Playa Drive.

Street Trees

- Evaluate impacts from the addition of street trees in Isla Vista.

Water Quality

- Evaluate impacts of increased pavement on water runoff and water quality.

1.5.2 Interested Persons

The following comments were submitted by individuals from the Isla Vista Community:

- Evaluate impacts from population increases.
- Discuss how increases in population density can be mitigated.
- Evaluate how reduced parking requirements will mitigate existing parking problems.

- Discuss impacts from traffic calming measures i.e., roundabouts, red curbing, etc.
- Discuss impacts to police protection services from increased population density.
- Discuss impacts to visual resources.
- UCSB's San Clemente Housing project should be considered during land use/zoning designation changes.
- Discuss impacts of rezoning Pardall Gardens.
- Consider alternatives for the south side of Del Playa Drive
- Discuss stormwater runoff issues.
- Consider alternatives to roundabouts in the downtown.
- Study impacts of locating a parking garage in Isla Vista.
- Study impacts of developing a parking garage on an identified affordable housing site.
- Discuss alternative design scenarios for the identified affordable housing sites, including different parking configurations.
- Evaluate impacts of affordable housing developments.

Public Scoping

In addition to obtaining written comments on the NOP, the County held a public scoping meeting in Isla Vista on October 29, 2003, to discuss project alternatives and solicit public comment as to the scope and content of the EIR. A summary of comments relevant to the project and EIR made at the scoping meeting are categorized and provided below:

- Consider one way streets to allow for additional parking.
- The Master Plan proposed relaxing parking regulations occur too long after adoption.
- Concerned about UCSB impacts on Isla Vista.
- Concerned about proposed zoning changes. There is no incentive to build smaller units.
- Impacts from population increases should be carefully analyzed.
- Concerned about traffic and parking impacts and how pedestrian traffic will be affected.
- Concerned about lack of parking in Isla Vista.

- Development of the south side of Del Playa Drive should be evaluated in the EIR.
- Concerned that an increase in density will impact stormwater runoff.
- Analyze non-auto traffic in EIR as well as auto traffic.
- EIR should analyze non-auto based circulation, access and bicycle parking.
- Analyze the possibility of undergrounding utility poles.
- Identify potential historical structures.
- Identify location of Camino Corto and Del Sol vernal pool locations in the EIR.
- IslaVista requires more police protection than the county adopted ratio of police officers to residents.
- Density increases need to be evaluated in the EIR.
- Determine if Isla Vista has adequate water pressure to accommodate fire safety.
- Create parking requirement tiers and tie them to parking standards
- Concerned about school pedestrian crossing on Camino Corto Road.
- Master Plan should work to reduce the demand for parking and not to increase the parking supply.
- Consider housing for low-income residents.

Draft EIR Public and Agency Review

The Draft EIR will be circulated to local, state, and federal responsible, trustee, and other agencies, utility providers, interested organizations, and the general public for a period of 45 days for review and comment. At least one public hearing will be held by the IV PAC/GPAC during the 45-day review period to explain the findings of the EIR and gather public testimony and comment on its accuracy and completeness. Please visit the IVMP website, www.islavistaplan.org, for meeting details and status of EIR review.

Final EIR

Oral comments received at the Environmental Hearing and all written comments on the Draft EIR will be addressed in a Response to Comments section. The Response to Comments section and any necessary revisions will constitute the proposed Final EIR.

Once the proposed Final EIR is complete and the potential impacts associated with the project and various alternatives are known, a Revised Draft IVMP incorporating appropriate mitigation measures will be prepared for review and recommendation from the IV PAC/GPAC. Presentations to the County Planning Commission at public hearings will

follow beginning in Spring 2006. The Planning Commission will consider IV PAC/GPAC recommendations, public testimony, staff analysis on the Revised Draft IVMP and the proposed Final EIR, and make recommendations to the BOS and Redevelopment Agency Board of Directors for the Certification of the Final EIR and adoption of the IVMP.

The recommendations of the Planning Commission, IV PAC/GPAC, public testimony, and staff analysis will then be considered by the BOS at one or more public hearings leading to certification of the Final EIR and final IVMP adoption, anticipated in Summer 2006. The IVMP will then be sent to the California Coastal Commission (CCC) for Certification as an amendment to the County's Local Coastal Program.

Mitigation Monitoring and Reporting Program

CEQA requires that a public agency adopt a Mitigation Monitoring and Reporting Program (MMRP) for mitigation measures incorporated into the project or made a condition of approval in order to reduce or avoid significant impacts on the environment. The MMRP is designed to ensure compliance during project implementation (Pub. Res.Code §21081.6 and CEQA Guidelines §1509).

As the lead agency for this project, the County is responsible for ensuring implementation of those mitigation measures within its regulatory jurisdiction. "Responsible agencies" i.e., agencies with regulatory authority over limited aspects of the project, are responsible for implementation of those components of the project and mitigation measures that fall within each respective agency's jurisdiction. Responsible agencies for the IVMP Project include:

- IVRPD
- UCSB
- City of Goleta
- APCD
- Army Corp of Engineers (ACOE)

This EIR addresses applicable policies from the California Coastal Act, the Santa Barbara County Local Coastal Plan (LCP), Santa Barbara County Comprehensive Plan and implementing ordinances. All of these govern future development within the coastal zone. As written, the mitigation measures contained in this EIR comprise the MMRP for the proposed project, including these policies, and will obligate the County to continue to implement them as conditions of approval. All mitigation measures adopted by the Board will be incorporated into a separate MMRP to verify compliance. The County will consider the MMRP in conjunction with consideration of the proposed development, land use changes, and certification of the Final EIR.

1.8 USES OF THE EIR

This EIR is intended to allow "tiering" of the environmental review process. Future public and private development projects that are consistent with the Master Plan, but for whom project specific details are not known at this time, may tier their environmental review from this document.

This EIR is also intended to be used by other government agencies to implement projects in the Isla Vista community. Those other government agencies include, but are not limited to:

- RDA
- P&D
- IVRPD
- UCSB
- Goleta West Sanitation District (GWSD)
- Goleta Water District (GWD)

1.9 PROJECT APPROVALS

The proposed project will require various approvals prior to implementation. The County will need to authorize and/or approve the following items:

- Amendments to the Comprehensive Plan, Goleta Community Plan (GCP), and LCP to change the land use designations in Isla Vista;
- Text amendments to the Comprehensive Plan, GCP and the LCP; and,
- Rezoning of most of the project area under Article II of the Coastal Zoning Ordinance.

Other required agency approvals:

- CCC
- Other possible applicable permit actions required by the California Department of Fish and Game (CDFG), U.S. Fish and Wildlife Service (USFWS), and the ACOE