

Final Environmental Impact Report
Goleta Point Faculty Housing Project
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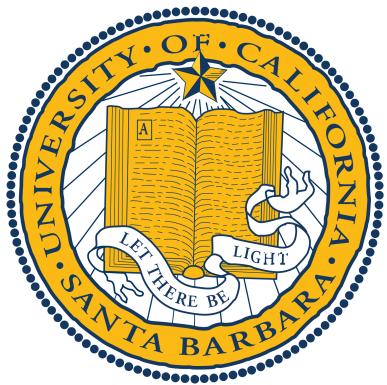


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1.0 INTRODUCTION

The Final Environmental Impact Report (FIER) was prepared by Santa Barbara Consultants in accordance with the California Environmental Quality Act (CEQA) Section 22100(a) to assess potential environmental impacts associated with the proposed Goleta Point Faculty Housing Project. This project proposes the construction of a combined faculty housing and educational space for the University of California, Santa Barbara (UCSB). The FIER includes text from the Draft EIR (DEIR), and responses to public comments, with new text added or edited from the DEIR signified by an underline.

This EIR addresses the proposed project's potential for imposing significant environmental impacts to aesthetic and visual resources. As per the requirements outlined in CEQA Section 15151, there is sufficient detail throughout the EIR for informing decision-makers, affiliated agencies, and the public of the potential environmental effects of the proposed project.

The FEIR contains eight sections, as follows:

- **Section 1.0: Introduction.** Includes the purpose of the EIR and the executive summary table.
- **Section 2.0: Project Description.** Introduces the Project objectives, location, site characteristics, surrounding land uses, construction equipment and activities, and operations.
- **Section 3.0: Environmental Setting.** Provides an overview of the Project site's existing visual characteristics, views, and scenic resources. Maps scenic view corridors within the UCSB Campus and Isla Vista.
- **Section 4.0: Impact Analysis and Mitigation Measures.** Identifies short and long-term adverse impacts on aesthetics and visual resources, of which their level of significance is assessed using the significance criteria, pursuant to CEQA Guidelines Appendix G. Includes a Mitigation Monitoring and Reporting Plan (MMRP) for each identified significant impact.
- **Section 5.0: Cumulative Impacts.** Evaluates the proposed Project's contribution to the overall impact on aesthetic and visual resources in consideration with related projects in the outlined Region of Influence. The Project's contribution to the cumulative impact is assessed using significance criteria, pursuant to CEQA Guidelines Appendix G. MMRP included for identified significant cumulative impacts.
- **Section 6.0: Project Alternatives.** Outlines a reasonable range of Project alternatives for minimizing adverse, significant impacts while still obtaining most of the basic project objectives. Identifies the Environmentally Superior Alternative, which is the Off-Site Project Alternative (see Section 6.8).
- **Section 7.0: Public Comments and Responses.** Lists comments received by the public during the 60-day period and responses to comments pursuant to CEQA Guidelines Sections 15201 and 15204.
- **Section 8.0: References.** Lists any outside references or evidence used.

The Summary Impact Table provides an executive summary of the proposed Project's potentially significant impacts to aesthetic/visual resources (see Table 1-1). The table gives a brief overview of each impact, and their corresponding mitigation measures and residual impacts, in accordance with CEQA Section 15123.

Table 1-1. Summary Impact Table

Class II: Significant, but Feasibly Mitigable		
Impact	Mitigation Measure	Residual Impact
<i>Impact AES-1:</i> Grading during construction would temporarily degrade the scenic vista associated with Campus Point until construction of the new access road and grading are complete.	<i>MM AES-1:</i> A qualified construction manager shall prepare a Dirt Removal Plan (DRP) detailing the number and size of dump trucks needed for the off-site trucking of cut. The DRP shall be prepared prior to grading permit issuance.	Significant, but feasibly mitigated to less than significant.
<i>Impact AES-2:</i> Construction activities including vegetation removal and grading near Campus Lagoon would result in increased sedimentation, causing discoloration of the water. The proposed project would have the potential to degrade or significantly interfere with the public's enjoyment of the site's existing visual resources based on the discoloration of the lagoon.	<i>MM AES-2:</i> A civil engineer shall prepare the Sediment Reduction Plan (SRP), detailing the best management practices that would result in the reduction of sedimentation of Campus Lagoon. The SRP shall be prepared prior to grading permit issuance.	Significant, but feasibly mitigated to less than significant.
<i>Impact AES-3:</i> The operation of the proposed 36-foot tall faculty housing and classroom space building would result in degradation through obstruction of the existing scenic vista and visual resources of Campus Point that can be seen from public access walking points on and around the project site, lagoon, and local beaches.	<i>MM AES-3:</i> A landscape architect shall prepare the Landscape Plan, detailing the types, amount, and placement of native vegetation that would reduce impacts to visual resources. The Landscape Plan shall be prepared prior to land use permit issuance.	Significant, but feasibly mitigated to less than significant.
<i>Impact AES-4:</i> Proposed project operations would introduce new sources of night lighting and glare to the undeveloped parcel on Campus Point.	<i>MM AES-4:</i> A qualified lighting engineer shall prepare the Lighting Plan, detailing the location and specifications of exterior lighting to be used. The Lighting Plan shall be prepared prior to land use permit issuance.	Significant, but feasibly mitigated to less than significant.

2.0 PROJECT DESCRIPTION

This section of the Environmental Impact Report (EIR) provides details for the Goleta Point Faculty Housing Project, including information about the objectives, location, construction, specifications, and operations.

2.1 Project Objectives

The University of California, Santa Barbara (UCSB) is proposing to construct a three-story structure for a combined use of classroom and faculty housing to be built at Campus Point on UCSB's campus in southern Santa Barbara County, California (see Figure 2-1). Twelve classrooms would be built on the bottom floor, along with room for a parking lot, while a mix of 1-, 2-, and 3-bedroom apartments (23 total) would be constructed on the upper floors of the building. The purpose for this project is to address the need for classroom space and faculty housing on campus (UCSB 2008). From personal experience as a student on the university's campus, there is a pressing need for faculty housing as a means for faculty retention. High rent prices and low-housing availability in the region contribute substantially to UCSB's difficulty with attracting and maintaining faculty. The project's proposed location on Campus Point attracts faculty based on its proximity to campus and the beach, coupled with scenic views. These visual resources would potentially attract faculty from other schools, by offering a location and environment that is sought after. Constructing this project in close proximity with other classrooms and dorms is additionally important in creating a desirable classroom space and living quarters for faculty. . "Close Proximity" is defined as a 15-minute walk from other classrooms on the main campus, seeing as this is the typical passing period offered between classes. It is reasonable to assume that the Goleta Point Faculty Housing Project would provide benefits to the community by increasing housing opportunities for faculty, broadening the faculty for students' benefit, and increasing classes offered with added classroom space.

2.2 Project Location

The Goleta Point Faculty Housing Project would be built on the university's campus in southern Santa Barbara County, California. The project site is situated on Campus Point, which is on the southeast corner of campus (see Figure 2-2). The site is sandwiched on a mesa between the Campus Lagoon and the Pacific Ocean (see Figure 2-3). The project site is relatively isolated compared to other spots on campus, with two current access points by foot. Project site details are summarized on page 2-4, in Table 2-1.

Figure 2-1. Regional Location and Project Vicinity Map

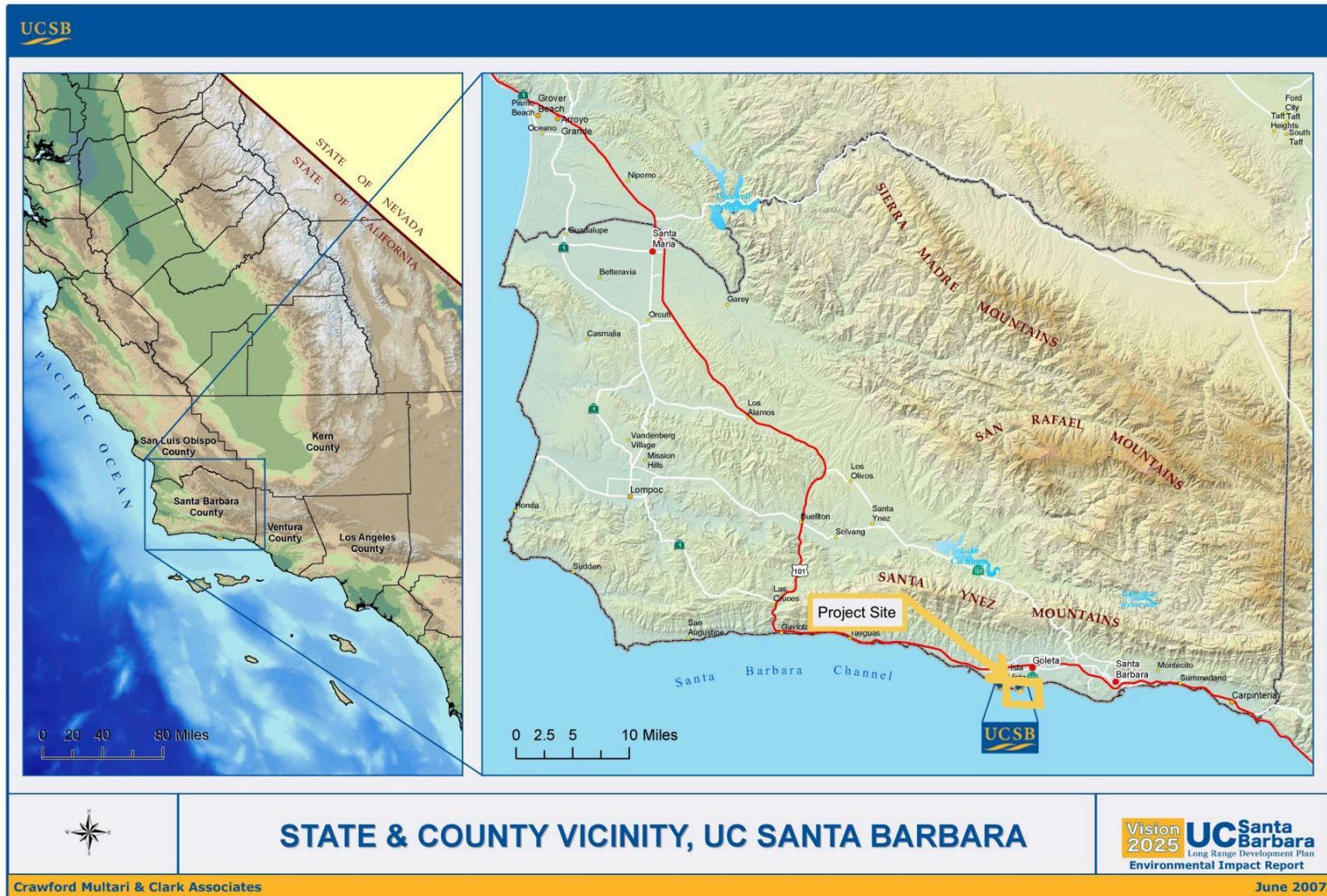


Figure 2-2. UCSB Campus Boundary Map

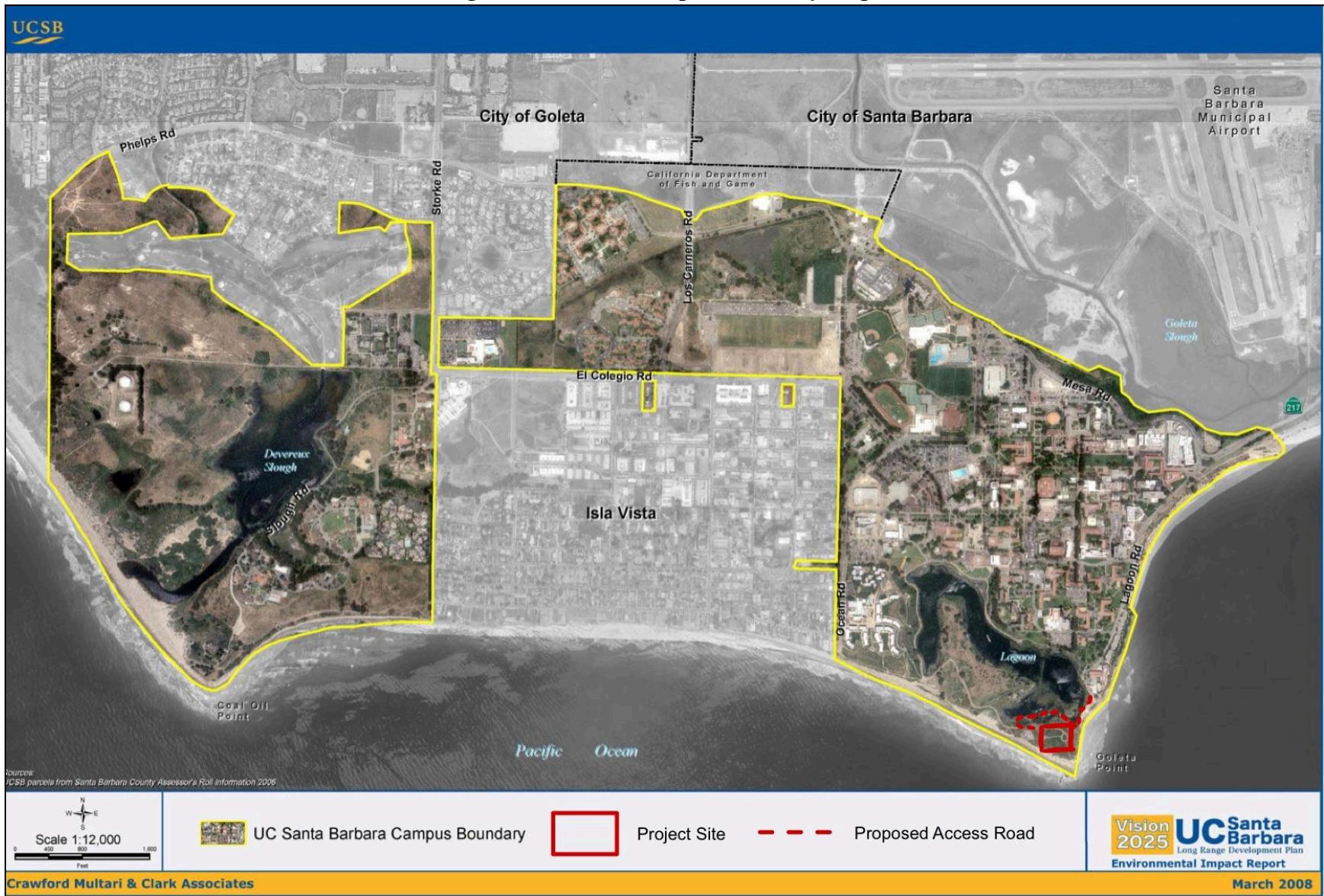


Figure 2-3. Project Site Detail Map

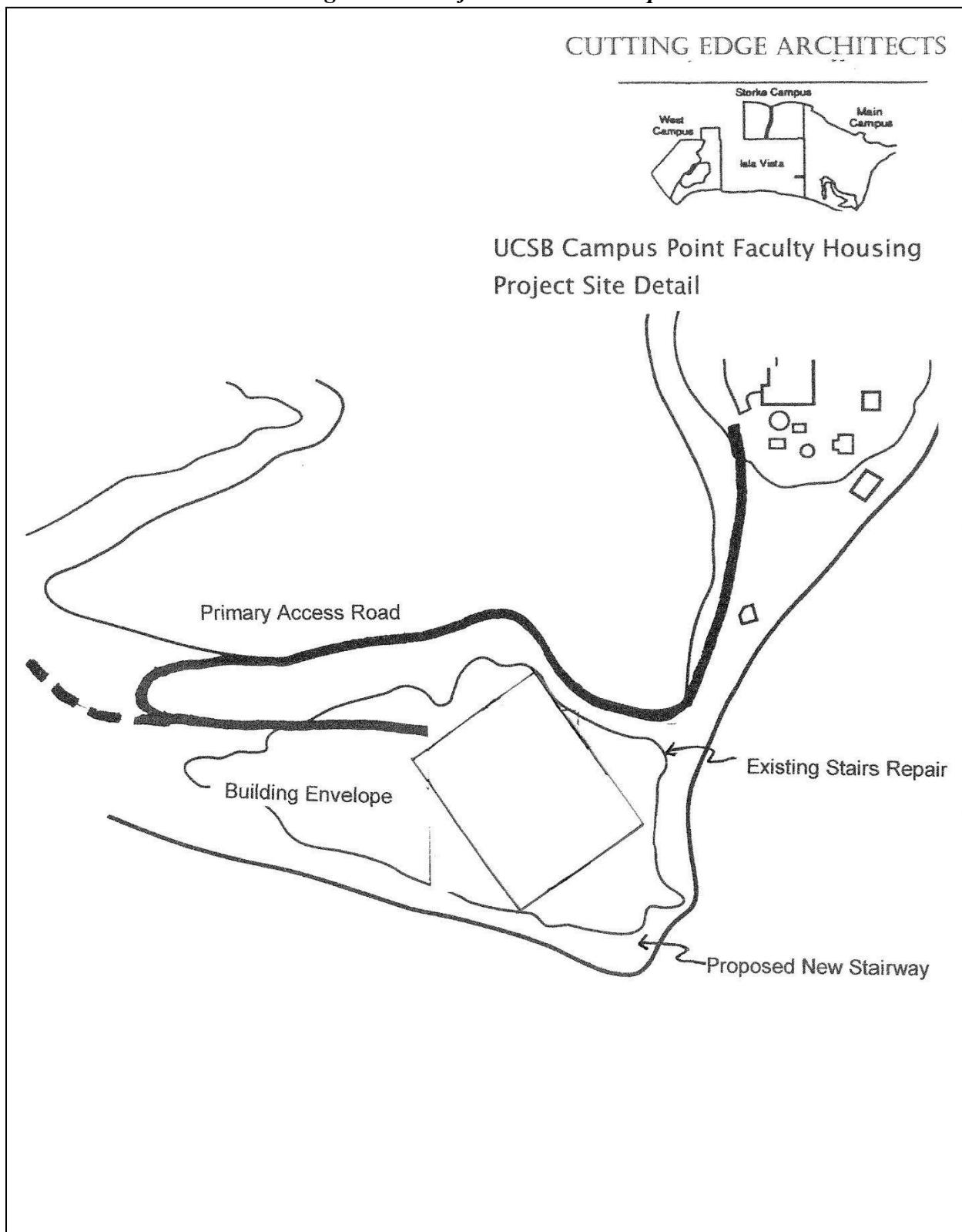


Table 2-1. Project Site Characteristics

Existing General Plan Land Use Designation	Public - Utility
Zoning Ordinance, Zone District	Coastal Zone District, UCSB
Site Size	40,000 square feet (sq.ft.)
Present Use and Development	Recreation, active environmental restoration
Access	Manzanita Trail, Lagoon Road, existing stairway (north of the project site)
Utilities and Public Services	Water: Goleta Water District Wastewater: Goleta West Sanitary District Solid Waste: Marborg Industries Electricity: Southern California Edison Telecommunications: Verizon, Department of Communications Services Internet (on-campus): California Research and Education Network Internet (off-campus, local area network): Time Warner, Cox Cable
Surrounding Uses	North: Lagoon, Marine Science Institute (MSI) East: Pacific Ocean South: Pacific Ocean West: Open Space

2.3 Surrounding Land Uses

The surrounding land uses of the project site are summarized in Table 2-1, above. The project site is bordered to the north by UCSB's Campus Lagoon, which has been identified as an Environmentally Sensitive Habitat Area (ESHA) by the university (UCSB 2008). The lagoon is used for educational purposes by the university, through research, and recreation of the paths surrounding it. This area project site area and immediate surrounding areas are currently designated active ecological restoration areas, denoted by signs witnessed in the project vicinity during a site visit conducted on 1/17/24. To the east and south, the Pacific Ocean meets the beach which is used for recreation by nearby residents, students, and visitors alike. Activities like swimming, surfing, diving, snorkeling, kayaking, paddle boarding, etc. are often utilized in these areas of the ocean close to the shore. To the west, there is currently Open Space with dirt trails along more active restoration sites and native plants. These paths are used for biking, walking, and running by community members.

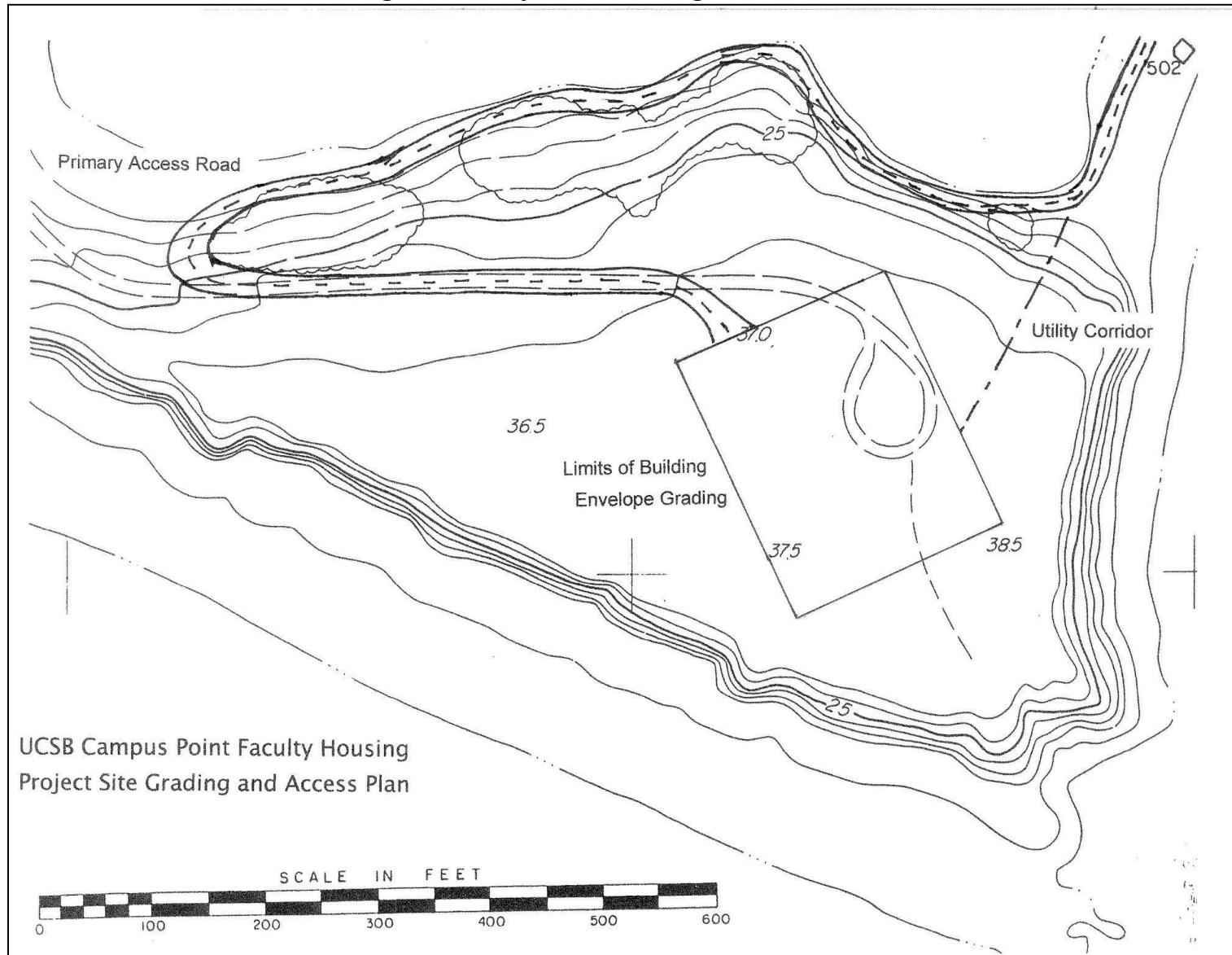
2.4 Project Construction

According to the project application, the construction is proposed to occur over the course of 10 months. The first 4 months would be used for grading and condominium construction for the remaining 6. Despite this estimation from the applicant, it would be reasonable to assume that this would last somewhere from 1-1.5 years. Impacts will be assumed based on a 1.5 year timeline because CEQA requires a reasonable worst case scenario to be assessed for impacts (CEQA Guidelines 2023). This assumption of the estimated project construction timeline is based on the construction of the Interactive Learning Pavilion (ILP) on campus, a 4-story building comprising classrooms and lecture halls, which took around 2.5 years to complete. Therefore, it is reasonable to assume that a 3-story building that requires grading and construction of new access points (roads, staircases, bike paths, etc.) would take considerably longer than 10 months. According to the project application, daily construction schedules would follow standard construction union practices, which are up to the union to designate. It is reasonable to assume that the union limits labor to an 8-hour work day, with a 1-hour break for lunch. Therefore, it is expected that construction would occur between the hours of 8:00 a.m. and 5:00 p.m. on weekdays only. The City of Santa Barbara has limits to after-hours construction, which limit it to daytime hours, excluding weekends.

The applicant is expected to use standard equipment throughout construction, including graders, dumptrucks, backhoes, etc. There is no mention in the application of use of a road paver. However, it is reasonable to assume that this would be part of the required equipment because of the proposed extension of existing the Lagoon Road to the project site (see Figure 2-4). The project application estimates 5,000 cubic yards (c.y.) of cut and fill to occur. However, based on the Project Site Grading and Access Map (see Figure 2-4), a project site visit on 1/17/24, and a new reasonably assumed road width of 34-ft, the project would result in 12,600 c.y. of cut for the access road construction alone, of which fill would need to be balanced on-site and/or trucked off-site. This estimation of a 34-ft wide road stems from the original 24-ft wide road with an additional 6 feet for presumed bike lanes, 3 ft for sidewalk on one side, both for access, and 1 ft for curbs to prevent runoff. It is reasonable to assume that these additions of the road width are required to allow for equal access to classroom and housing spaces, biking infrastructure for a university with existing extensive biking infrastructure, and curbs to prevent runoff into an ESHA. Based on the site visit, the height is anywhere from 10-20 ft based on the 34 ft wide cut needed to accommodate the new width of the road. CEQA requires a reasonable worst case scenario, so calculations were based on a cut height of 20 feet. The Project Site Grading and Access Map estimates the access road to be approximately 1,000 feet, which was used in calculating grading (see Figure 2-4). It is reasonable to assume that the minimum cut needed for the excavation of the building could be balanced on-site. Thus, it is likely that the remaining fill from the access road (estimated 12,600 c.y.) would have to be exported off-site.

The main access road would extend from the existing Lagoon Road, and wind along the edge of the lagoon until it switches back, ending to the north of the building envelope (see Figure 2-4). An existing staircase leads from the north end of the dirt road extending south from Lagoon Road, with a proposed stairway to be built from the southern tip of Campus Point down to the beach. There is currently another access point via Manzanita Trail, which comes from the Open Space to the west (see Figure 2-4). This would be constructed using asphalt, according to the

Figure 2-4. Project Site Grading and Access Plan



project application. Furthermore, the application states that any ice plant would be removed as necessary, but makes no mention of other plants that would be removed during the construction process. There are other plants in the building envelope that are reasonably assumed to be removed, based on a site visit conducted on 1/17/24.

2.5 Project Operation

2.5.1 Architecture

The project is a proposed Spanish Revival style building with 2 stories that stands to a height of 36 ft. The parking lot and classrooms would be on the ground floor, with housing units of 1-, 2-, and 3-bedroom(s) on the second and third floors (see Figures 2-5(a) & (b)). The project's architecture reflects the Spanish Revival style seen in buildings on UCSB's campus, such as MSI north of the project site. The buildings would be made from white stucco and have red-tile roofs that are common in this style. The architectural elevations demonstrate this architectural style and proposed facade of the building (see Figure 2-6)

2.5.2 Access and Parking

The presumed access road is reasonably assumed to require a width of 34 feet, to include room for curbs, a sidewalk, bike lanes, and the road itself. The road would be constructed of asphalt, which would increase the impervious surface of the project site (see Figure 2-4).

2.5.3 Drainage

Drainage for the operation of the building would be implemented by directing all stormwater to catch basins with silt traps, which would collect and filter runoff. The project is proposed to include devices at the base of the drainage pipes to reduce scouring caused by drainage over the bluff. It is reasonable to assume that wastewater would be pumped off-site to be treated based on the existing infrastructure and operation of drainage on UCSB's campus.

2.5.4 Landscaping

The applicant has not provided a landscaping plan, but states that a mix of low-water use, drought tolerant species, including taller trees and shrubs with year-round blooms would be used. Canary Island Palm Trees or Norfolk Island Pines, both of which grow up to approximately 60-80 ft, are considered for tree species, while the shrubs would likely be either Bougainvillea, Lavender, or Mexican Sage. There is also indication of a perimeter fence for security purposes in the project application. it is reasonable to assume that the height of the fence to be 6 feet so as to keep out potential vandals. There is no depiction of the fence perimeter, but it is reasonable to assume that it would border the project site to enclose all landscaping within.

Figure 2-5(a). Building Site Plans, First Floor

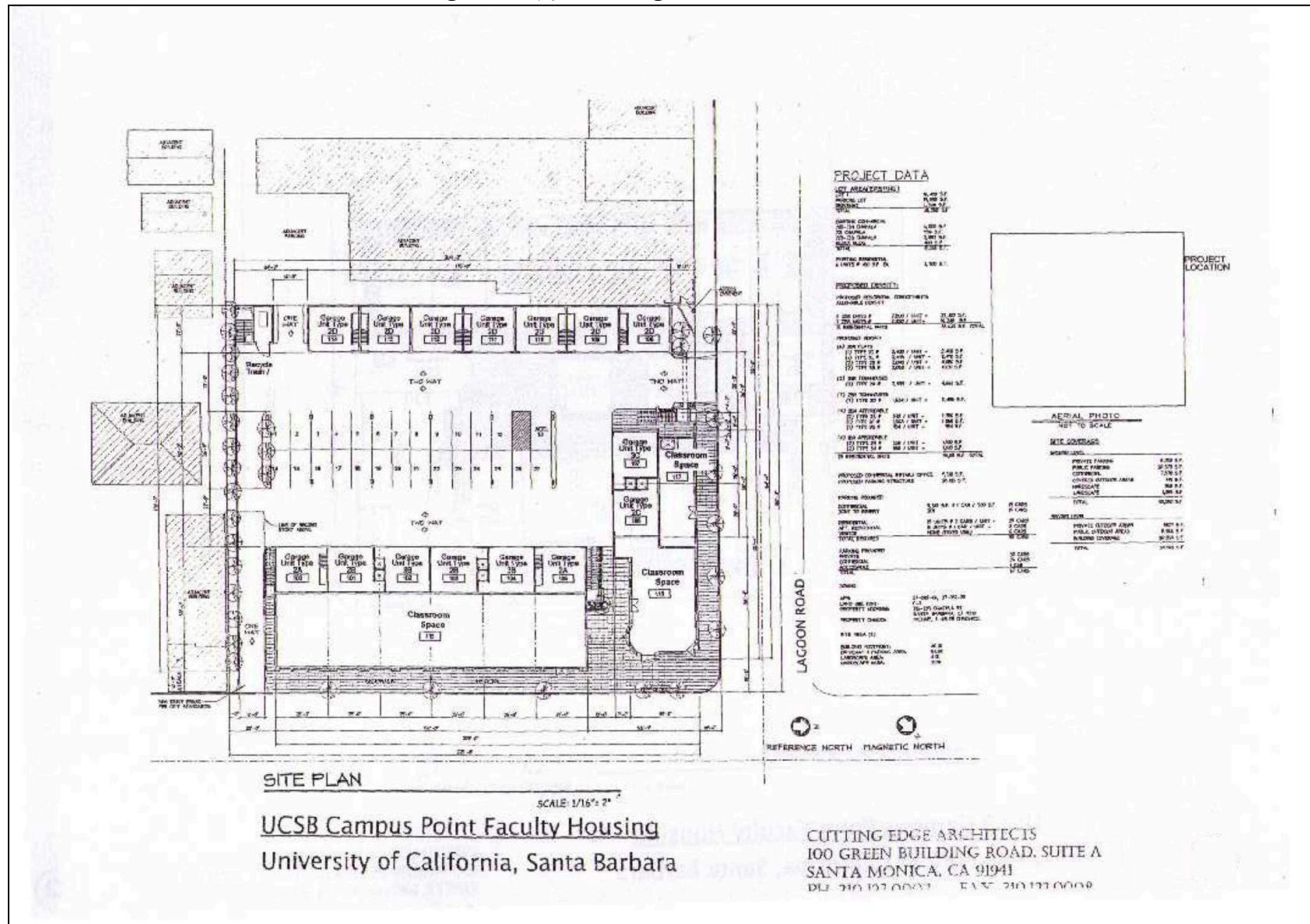


Figure 2-5(b). Building Site Plans, Second Floor

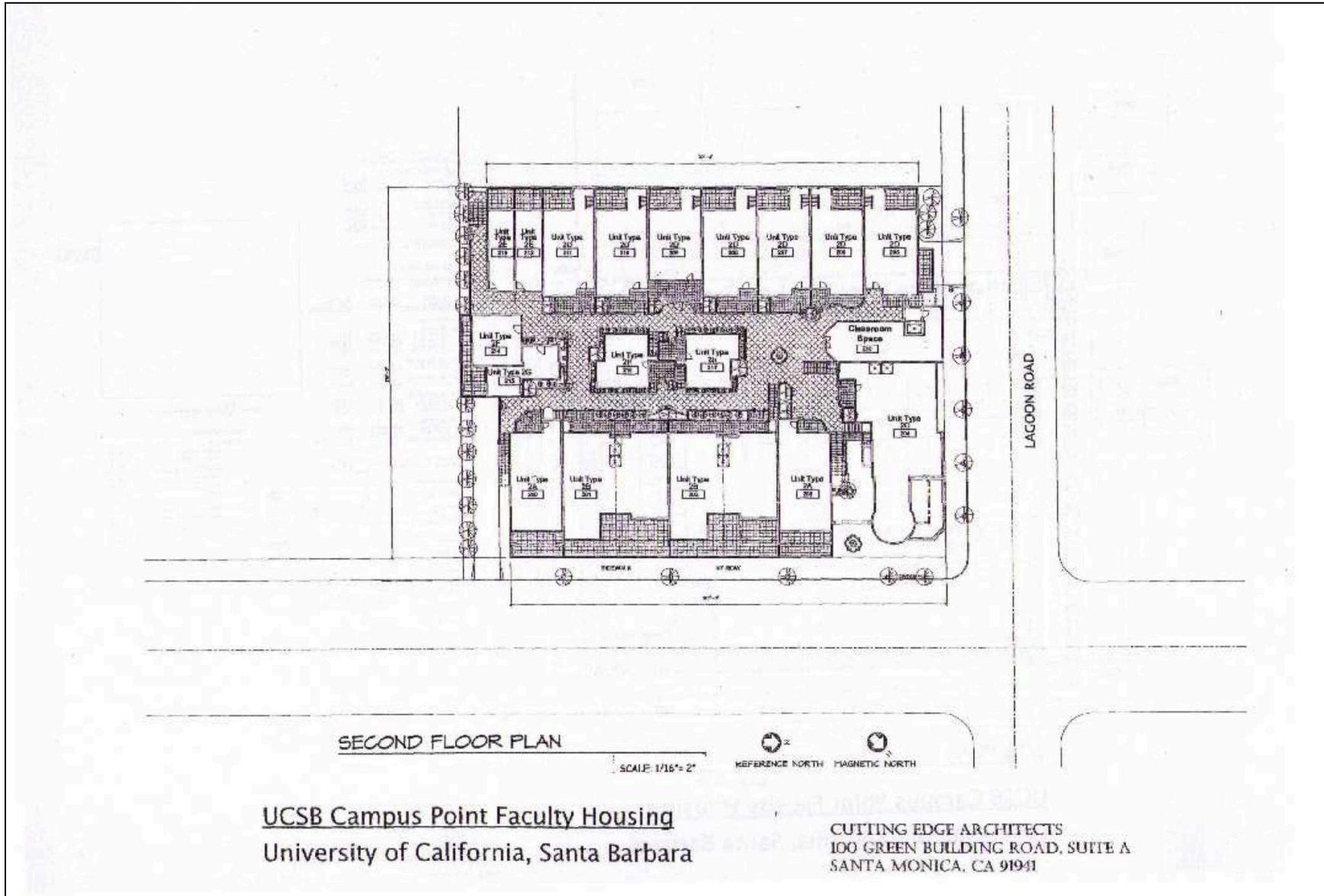
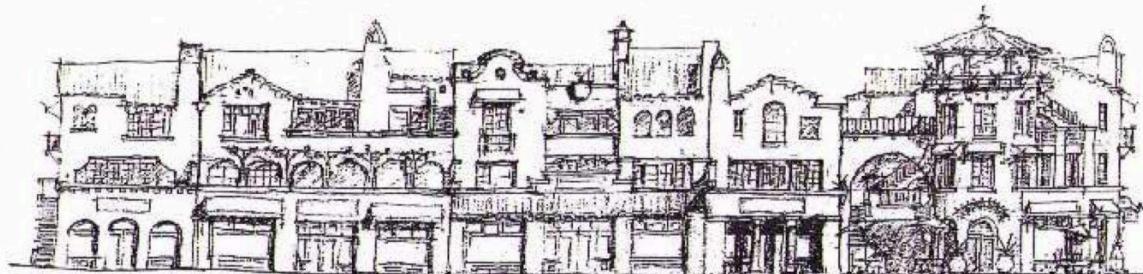


Figure 2-6. Architectural Elevations



EASTERN/WESTERN ELEVATION

SCALE: 1/16" = 1"



NORTHERN/SOUTHERN ELEVATION

SCALE: 1/16" = 1"

UCSB Campus Point Faculty Housing
University of California, Santa Barbara

CUTTING EDGE ARCHITECTS
100 GREEN BUILDING ROAD, SUITE A
SANTA MONICA, CA 91941
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2.5.5 Utilities

There are no utility lines that currently extend to the project site. However, the applicant fully expects to have no issues getting service from the Goleta Water District (GWD), the Goleta Sanitary District, or any other utilities seeing as UCSB has a standing working relationship with these utilities in the current operation of their campus. Lines would be placed along the roadways and traverse the site in a way that minimizes grading. It is reasonable to assume these utility lines would be placed underground, based on the existing underground utility infrastructure on-campus.

2.5.6 Hours of Operation and Population

Regular classroom operations would be limited to daytime use, with no classroom use operating on the weekends or at night, so as to increase the privacy of the faculty housing. Therefore, it is reasonable to assume that the classrooms would only be in use Monday through Friday, 8:00 a.m. to 5:00 p.m. Residential operations would occur at all hours of the day, because it is expected that residents are able to come and go as they please. The 12 classrooms are expected to hold an estimated 30 students and 1 professor, which would rotate out likely every hour based on the average length of UCSB's classes. 8 hours of operation with approximately 372 students and staff moving in and out every hour of operation estimates a total use by almost 3000 students and faculty for the classrooms alone. Assuming an equal split of unit sizes, the population of residents in the faculty housing should be 7 single-room units (1 person per unit), and 16 2- and 3-bedroom units (2-3.5 people per unit), which estimates 39-63 occupants total, based on the population estimations in the application. The floorplans demonstrating the classroom and apartment use are seen in Figures 2-5(a) and (b).

2.5.7 Lighting

Lighting for the project would be limited to required street lamps along the roadway, with low-intensity exterior lighting of the building. There is no extra security lighting that is anticipated by the applicant. It is reasonable to assume there would be lighting along sidewalks around the building for safety reasons, because it is a housing facility. Having low-intensity lighting illuminating walkways would ensure residents do not fall due to lack of visibility.

3.0 ENVIRONMENTAL SETTING

This section describes the existing environmental conditions in relation to aesthetics and visual resources present at the Goleta Point Faculty Housing Project site.

3.1 Aesthetics and Visual Resources Environmental Setting

UCSB's campus is well known for its scenic views that contribute to the aesthetic and visual resources of the university. The close proximity of the campus to the Pacific Ocean and Santa Ynez Mountains contributes greatly to the existing aesthetic value. Prominent features include beaches, the bluffs, and the ocean itself. In close proximity to the proposed project site, and within the proposed site, there exists coastal sage scrub habitat and mature trees that also contribute to the aesthetic appeal of Campus Point. Lastly, the lagoon provides aesthetic appeal as a secondary water source. These features work together to create the stunning Campus Point views that currently exist on UCSB's campus.

Visual Character and Scenic Resources

The project site consists of an approximately 40,000 square feet (sq. ft.) rectangular undeveloped parcel of land in the southeast corner of UCSB's campus. The site is on a flat mesa that exists on the edge of the lagoon between it and the bluffs. The site is currently used for recreation and restoration purposes, as there are trails around the site that is a known UCSB restoration project site. The project site is bordered to the north by UCSB's Campus Lagoon, which has been identified as an ESHA (UCSB 2008). The Pacific Ocean meets the beach, to the east and south, which is used for recreation by near-by residents, students, and visitors alike. Open Space to the west includes dirt trails along more active restoration sites with native plants. Other developments in the vicinity include the MSI, the REEF, and a small utility structure near the proposed access road. The MSI is built in Spanish Revival style, while the REEF is made of wood and tan-painted bricks.

The primary visual features of the Project site consist of the expansive views of the Campus lagoon, ocean, bluffs, beaches, Channel Islands, and a mix of eucalyptus and cypress trees and other lower-lying vegetation. The vegetation is mostly consistent with coastal sage scrub habitat, with shrubs of up to approximately 6 feet in height (UCSB 2008). Major vegetation types include the California Sunflower (*Encelia californica*), California Sagebrush (*Artemisia californica*), Coastal Bush Lupine (*Lupinus porpinquus*), and Ice Plant (*Mesembryanthemum crystallinum L.*).

Existing Views



Figure 3-1. View from Manzanita Trail looking southeast. Taken on 2/1/24.

The farther trees in the background are approximately where the proposed project site is located. There are no current man-made structures that obscure the views of vegetation and sky.



Figure 3-2. View from Lagoon Island Labyrinth looking east. Taken on 2/1/24.

The proposed project site would be located near the trees in the background. The view from this location currently has no man-made structures that obscure the views of vegetation and sky.



Figure 3-3. View from Manzanita Trail looking east. Taken on 2/1/24.

The project site would be located on the mesa near the trees in the center of the foreground. The proposed access road would be located along the edge of the lagoon. There are no existing man-made structures that obscure the view of vegetation, sky, and the lagoon. This image depicts the 37% slope of the project site, as seen from the north-facing hillside that slopes towards the lagoon.



Figure 3-4. View from proposed Project Site looking west. Taken on 2/1/24.

This view demonstrates the expanse of points from which the Goleta Point Faculty Housing Project could be seen. Looking towards Isla Vista, the beaches all the way to Coal Oil Point could see the proposed project upon completion.



Figure 3-5. View from proposed Project Site looking north. Taken on 2/1/24.

The proposed project would be located in the center of this photograph, extending beyond the expanse of the photos. There are mature trees in the middle-ground and buildings in the background that obscure views of the mountains. No current structures exist on-site that obstruct views of vegetation and sky.

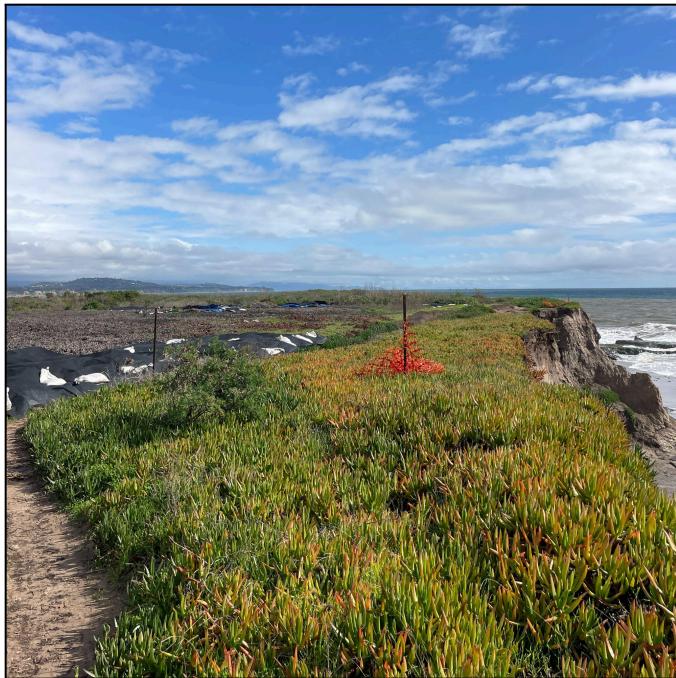


Figure 3-6. View from proposed Project Site looking east. Taken on 2/1/24.

The proposed project would be located to the left of the photograph, extending beyond the expanse of the photo's left edge. No current structures exist on-site that obstruct views of vegetation, sky, and ocean.



Figure 3-7. View looking down at vegetation on proposed Project Site looking northeast. Taken on 2/1/24.

The proposed project site would be located where existing vegetation grows. Photo depicts vegetation commonly seen in Coastal Sage Scrub habitats. No current structures exist on-site that obstruct views of existing low-lying vegetation, as seen here.



Figure 3-8. View from the tip of Campus Point looking east. Taken on 2/1/24.

This view demonstrates the expanse of points from which the Goleta Point Faculty Housing Project could be seen. Looking towards Goleta and Santa Barbara, the beaches along the coast and the pier itself could see the proposed project upon completion.



Figure 3-9. View from top of existing staircase looking southwest. Taken on 2/1/24.

The proposed project would be in the center of the middle-ground. There are no current structures on-site that block views of the sky. Railings from the staircase slightly obscure views of vegetation.



Figure 3-10. View from existing staircase looking north. Taken on 2/1/24.

The proposed access road would follow the pictured unpaved trail. There are existing structures in the middle- and background that block views of vegetation, mountains, and ocean.



Figure 3-11. View from the end of Lagoon Road looking south. Taken on 2/1/24.

The proposed access road would start here, extending towards the existing staircase and around the lagoon. The proposed project site would be on the mesa in the background. The small building in the middle-ground is the only existing man-made structure on-site that blocks views of the ocean and vegetation.



Figure 3-12. View from the trail surrounding the north edge of Campus Lagoon looking south. Taken on 2/1/24.

The proposed project site would be on the mesa in the background. There are two short structures in the left middle-ground that obstruct views of vegetation.



Figure 3-13. View from Coal Oil Point looking east. Taken 3/5/24.

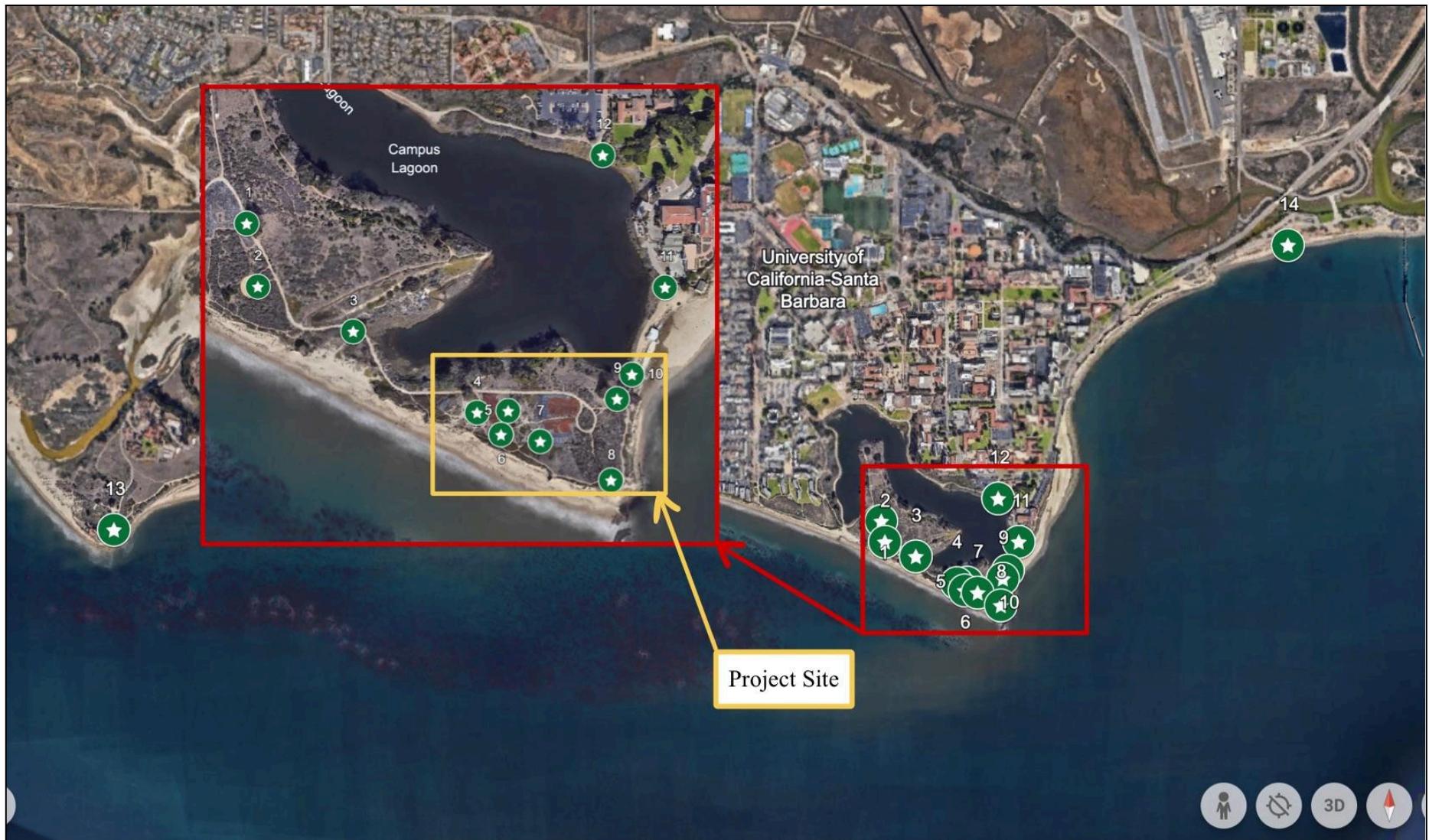
The proposed project site would be in the background of this photo as illustrated by the yellow outline. There are houses built along the bluffs that can be seen from this point.



Figure 3-14. View from Goleta Beach Park and Pier looking southwest. Taken 3/5/24.

The proposed project site would be in the background of this photo as illustrated by the yellow outline. There are a few UCSB buildings that can be seen along the mesa to the right, but a majority of the view along the background is vegetation.

Figure 3-15. Map of Existing Views



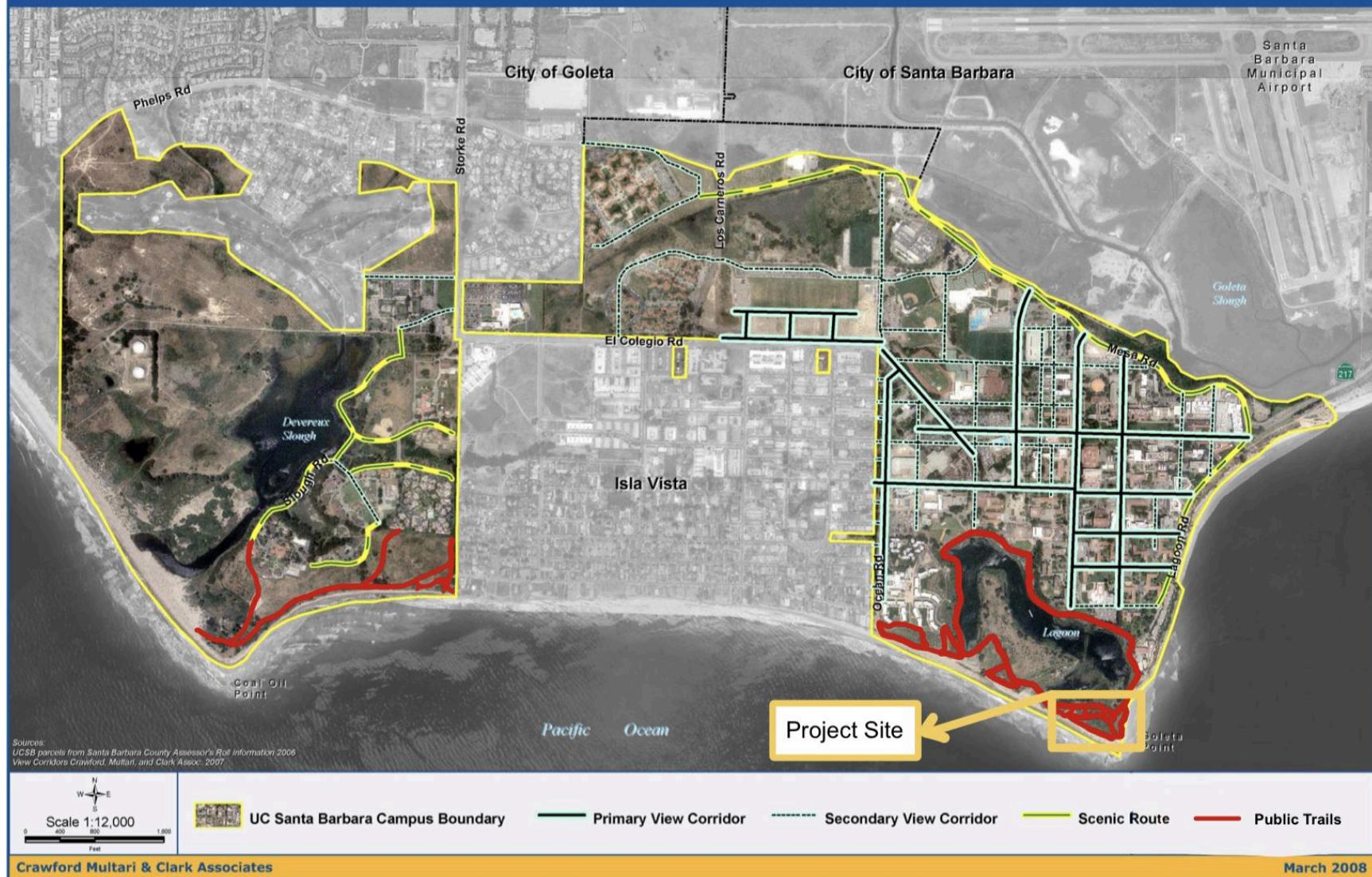
Surrounding View Corridors

Figure 3-16 illustrates the public access view corridors on UCSB's campus and the surrounding area. These corridors demonstrate the expansiveness of the project in how far it can be viewed. The proposed project would be viewable from public access points at Coal Oil Point to the east and Goleta Beach Park and Pier to the west. Figures 3-1 and 3-2 demonstrate the views of the project site that would be visible from Manzanita Trail. Figures 3-11 and 3-12 illustrate points along the trails bordering the lagoon, both from which the project site would be easily seen. Figures 3-13 and 3-14 demonstrate views along public trails on UCSB's campus and surrounding areas from which the project can be viewed.

Existing Light and Glare Conditions

The proposed project site is free from any existing on-site sources of illumination. Main campus is a primary source of nighttime light and glare as viewed from surrounding areas due to its scale and intensity of development coupled with the mesa topography. Street lights, security lights, and upper floors of campus buildings can be seen from around the proposed project site. The nearest lights to the project site are about 900 feet away, coming from the MSI building. There are also university vehicles that occasionally drive on the Lagoon Road and the parking lot adjacent to MSI. Headlights from these vehicles would be observed from 900-1500 feet away from the project site. Due to the location of UCSB's campus on the Central Coast, there is often fog or a marine layer in the region. Coastal fog increases atmospheric reflections and noticeability of glare from campus.

Figure 3-16. Critical View Corridors In and Near Campus



4.0 Impact Assessment

This section describes the potential impacts to aesthetics and visual resources that could result from construction and operation of UCSB's Campus Point Faculty Housing Project.

4.1 Significance Criteria

Pursuant to Appendix G of the California Environmental Quality Act (CEQA) Guidelines, the project would have a significant impact on aesthetic resources if it would:

- Have a substantial adverse effect on a scenic vista;
- Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area;

Pursuant to Santa Barbara County Environmental Thresholds and Guidelines Manual, the project would have a significant impact on aesthetic resources if it:

- Has significant visual resources by virtue of surface waters, vegetation, elevation, slope, or other natural or man-made features which are publicly visible and the proposed project has the potential to degrade or significantly interfere with the public's enjoyment of the site's existing visual resources.

4.2 Project Impacts and Mitigation Measures

Potential impacts on aesthetics and visual resources are discussed below.

4.2.1 Project Construction

Impact AES-1: Grading during construction would temporarily degrade the scenic vista associated with Campus Point until construction of the new access road and grading are complete.

It is reasonable to assume, based on the project application, that grading producing 12,600 c.y. of cut from construction of the access road would be balanced on site. It is reasonable to assume, due to the small 2-acre size of the project site, that the excess dirt would be excavated to the top of the mesa. It is likely that the dirt mound would be about 20 feet-high with a 50 foot-wide base to accommodate the cut required during construction. The existing views of the bluffs that are visible from public access points along Goleta and Isla Vista beaches and surrounding view corridors (see Figure 3-16) would be significantly degraded due to the obstruction caused by the dirt mound (see Figure 4-1). Specifically, the trails outlined in red east on the Surrounding View Corridors Map, including Manzanita Trail, the Lagoon Labyrinth, and other recreational trails on Campus Point, are the main view corridors that would be potentially degraded during construction. The aesthetic appeal of a large pile of dirt is less than ideal compared to the existing scenic views. Several public access points including recreational trails around Campus Lagoon and the project site, as well as public beaches along the coast, allow for the appreciation of the visual aesthetic provided by the bluffs. These would thus be impacted by the obstruction

of the cut pile's presence during the estimated 6-8 month grading period. Project grading would therefore impact aesthetic and visual resources as it would have substantial adviser effect on the scenic vista as experienced from trails, Campus Lagoon, and public beaches. ***Therefore, project impacts on aesthetic resources would be significant.***

Figure 4-1. Image of proposed grading mound looking southwest, towards the project site.



MM AES-1: A Dirt Removal Plan (DRP) that shall be implemented to truck dirt that is cut during the grading period off-site to minimize the impact on the scenic resources caused by view obstruction from dirt mounds on-site. The DRP shall include strategies to achieve this goal as follows:

- Dirt that is cut during the construction of the access road shall be compiled into dump trucks as it occurs.
- Once a truck is full, it shall be driven off-site to be sold to nearby nurseries or landscape contractors to reduce waste.
- Staging of the trucks shall be at the end of the existing Lagoon Road, where the paving ends (see Figure 2-3), so as to not disrupt the scenic vista of the project site

MMRP

Mitigation Measure	Plan Requirements:	Review & Approval	Monitoring
MM AES-1	A qualified construction manager shall prepare the DRP, detailing the number and size of dump trucks needed for the off-site trucking of cut. The DRP shall be prepared prior to grading permit issuance.	The DRP shall be reviewed and approved by the UCSB Office of Planning and Research (OPR) prior to grading permit issuance.	The UCSB OPR shall verify that all DRP requirements are being followed throughout construction, conducting field checks throughout, as appropriate.

Residual Impacts

Implementation of measure **MM AES-1** would feasibly reduce obstructed views of the scenic vista during construction by trucking “cut” dirt off-site such that impacts on aesthetic/visual resources would be reduced to **less than significant (Class II)**.

Impact AES-2: Construction activities including vegetation removal and grading near Campus Lagoon would result in increased sedimentation, causing discoloration of the water. The proposed project would have the potential to degrade or significantly interfere with the public’s enjoyment of the site’s existing visual resources based on the discoloration of the lagoon.

Construction of the access road along the edge of Campus Lagoon would require an estimated 12,600 c.y. of grading over a presumed 6-9 month period. It is reasonable to assume that activities related to this process would disturb soils and cause increased erosion and sedimentation of materials into the lagoon. Campus Lagoon is an important visual resource in the area and can be seen from public access points on UCSB’s campus, including the University Center (UCen) and Manzanita Trail. Sedimentation of the lagoon would turn the water from its existing deep blue to a dark, murky brown. The sedimentation caused by grading would potentially degrade the public’s enjoyment of the site’s existing visual resources by virtue of Campus Lagoon. ***Therefore, project impacts on aesthetic resources would be significant.***

MM AES-2: In order to minimize the impact of sedimentation caused by grading, the applicant shall create a Sedimentation Reduction Plan (SRP) that includes measures capable of minimizing sediment runoff into Campus Lagoon during construction. The SRP shall include strategies to achieve this goal as follows:

- All entrances and exits to the construction site shall be stabilized using methods designed to reduce transport of sediment into the lagoon, including, but not limited to:
 - Gravel pads;
 - Steel rumble plates;
 - Temporary paving; and/or

- Dampening soils.
- Any sediment or materials tracked off-site into surrounding areas shall be removed the same day they appear using dry cleaning methods.
- Concrete, asphalt, and seal coat shall only be applied during dry weather conditions.
- Storm drains and manholes within the construction area shall be covered when paving or applying seal coat, slurry, fog seal, etc.
- Construction materials and waste such as paint, mortar, concrete slurry, asphalt, fuels, etc. shall be stored, handled, and disposed of in a manner that minimizes the potential for sedimentation of the lagoon.

MMRP

Mitigation Measure	Plan Requirements:	Review & Approval	Monitoring
MM AES-2	A civil engineer shall prepare the SRP, detailing the best management practices that would result in the reduction of sedimentation of Campus Lagoon. The SRP shall be prepared prior to grading permit issuance.	The SRP shall be reviewed and approved by the UCSB OPR prior to grading permit issuance.	The UCSB OPR shall verify that all SRP requirements are in place at the beginning of construction, and shall conduct field checks <u>weekly, as appropriate</u> , to ensure they are followed throughout <u>grading period construction</u> .

Residual Impacts

Incorporation of measure **MM AES-2** would feasibly reduce potential sedimentation during construction from entering Campus Lagoon by inclusion of dirt stabilizing methods and construction practices such that impacts on the aesthetic/visual resources would be reduced to **less than significant (Class II)**.

4.2.2 Project Operation

Impact AES-3: The operation of the proposed 36-foot tall faculty housing and classroom space building would result in degradation through obstruction of the existing scenic vista and visual resources of Campus Point that can be seen from public access walking points on and around the project site, lagoon, and local beaches.

The proposed 36-foot high, 3-story high, 40,000 sq. ft. building would be built on the mesa at Campus point and substantially alter the existing view of the bluffs and vegetation (see Figure 4-2). The proposed structure would be large enough to be seen from public views as far as 1-mile east to Goleta Beach Park and Pier and 2-miles west to Coal Oil Point. The proposed building

and landscaping would represent an adverse effect on the scene vista of the Campus Point bluffs and vegetation. An important visual feature of the area is the aesthetic appeal of the bluffs along the ocean. The addition of a 36-foot structure on the existing mesa would distract from public views along Manzanita Trail and Goleta, Campus Point, Depressions, Isla Vista, and Devereux beaches, degrading the site's visual resources. ***Project impacts on aesthetic resources would be significant.***

Figure 4-2. Image of proposed building looking southwest, towards the project site.



MM AES-3: A Landscape Plan including measures capable of reducing the massing of the facade of the proposed structure shall be devised to minimize the degradation of the scenic vista and visual resources caused by the building's operation. The Landscape Plan shall include strategies to achieve this goal as follows (see next page):

- An agreement shall be signed by the Owner/Applicant to maintain required landscaping for the life of the project.
- All landscape within 25 feet of the structure shall be with approved fire-resistant/retardant plantings.
- Landscaping beyond 25 feet of the structure shall be with native plants from Santa Barbara County's Native Plant List.
- All project landscaping shall consist of drought-tolerant and/or low-water use natives.

- Project landscaping shall be compatible with the character of the surroundings and the Spanish Revival style of the architecture.
- Native trees that do not exceed 40-feet high at maturity shall be planted along the outside of the building to reduce massing of the facade. This would not include proposed screening trees included in the project application, such as

MMRP

Mitigation Measure	Plan Requirements:	Review & Approval	Monitoring
MM AES-3	A landscape architect shall prepare the Landscape Plan, detailing the types, amount, and placement of native vegetation that would reduce impacts to visual resources. The Landscape Plan shall be prepared prior to land use permit issuance.	The Landscape Plan shall be reviewed and approved by the UCSB OPR prior to land use permit issuance.	The UCSB OPR shall verify that all Landscape Plan requirements are being followed prior to structural occupancy. UCSB landscapers shall maintain the integrity of the vegetation weekly during the operation of the project. Field checks shall be conducted during landscaping and monthly following project completion to ensure upkeep of the Landscape Plan.

Residual Impacts

Incorporation of the measure **MM AES-3** would feasibly reduce the perception of the building's expansiveness during operation of the proposed project by reducing the massing of the building with vegetation. such that impacts on aesthetic/visual resources would be reduced to **less than significant (Class II)**.

Impact AES-4: Proposed project operations would introduce new sources of night lighting and glare to the undeveloped parcel on Campus Point.

The project site is an undeveloped open space. There is minimal light that reaches the project site from campus, the closest source of light being the MSI 900-feet north of the project site. With the construction of such a large multi-use building with residential spaces, it is reasonable to assume that the project will include street lamps along the access road every 15 feet and outdoor lighting for residents along walkways every 10 feet, based on existing lighting around UCSB's campus. These street lamps and safety lights would substantially increase the sources of glare and light on site. The project also consists of a parking lot for residents. Headlights on cars entering and exiting the parking lot would produce more new sources of light and glare. Interior lights from residential unit windows would add to nighttime glare and light sources. Nighttime glare and new light sources would result in the reduction of night-sky view at Campus Point due

to the light pollution. This would limit the expanse and number of stars seen at night in the area, which contributes to its aesthetic value. Increased light pollution affecting nighttime sky views would particularly impact the visibility of public view corridors, specifically the trails surrounding the project site (see Figure 3-16). Glare from lights in an undeveloped area would also increase the distraction and disruption of an otherwise light-free view. These nighttime light sources would be clearly seen from the trails surrounding the project site (see Figure 3-16). Glare from these additional light sources would contribute to the project's impact on aesthetic/visual resources. Therefore, the project would create a new source of substantial light or glare which would adversely affect day or nighttime views in the area. ***Impacts on aesthetics/visual resources would be significant.***

MM AES-4: In order to minimize the impact of instruction of new sources of night light and glare, the applicant shall develop a Lighting Plan that includes measures capable of reducing light pollution. The Lighting Plan shall include strategies to achieve this goal as follows:

- Any exterior lighting installed on the project site shall be of low-intensity, low glare design, and shall be hooded to direct light downward onto the subject parcel and prevent spill over onto adjacent areas. These lights shall be no taller than 3 feet, consistent with the trail lighting existing along Manzanita Trail closer to Manzanita Village.
- Exterior lighting fixtures, including safety lighting and street lamps shall be kept to the minimum number and intensity needed to ensure public safety.
- All exterior lighting shall be dimmed to the minimum amount needed for safety purposes after 10:00 p.m. daily.
- Exterior shades shall be implemented to cover interior light sources from windows that automatically lower at 10:00 p.m. daily.
- Lighting fixtures shall be designed in accordance with the Spanish Revival architecture style of the structure and surrounding area.

MMRP

Mitigation Measure	Plan Requirements:	Review & Approval	Monitoring
MM AES-4	A qualified lighting engineer shall prepare the Lighting Plan, detailing the location and specifications of exterior lighting to be used. The Lighting Plan shall be prepared prior to land use permit issuance.	The Lighting Plan shall be reviewed and approved by the UCSB OPR prior to land use permit issuance..	The UCSB OPR shall verify that all Lighting Plan components are installed during construction and shall field check throughout the operation lifetime of the building, monthly, or as deemed appropriate.

Residual Impacts

Incorporation of the measure ***MM AES-4*** would feasibly reduce night light and glare during operation of the proposed project by reducing the light fixtures' intensity such that impacts on aesthetic/visual resources would be reduced to **less than significant (Class II)**.

5.0 CUMULATIVE IMPACTS

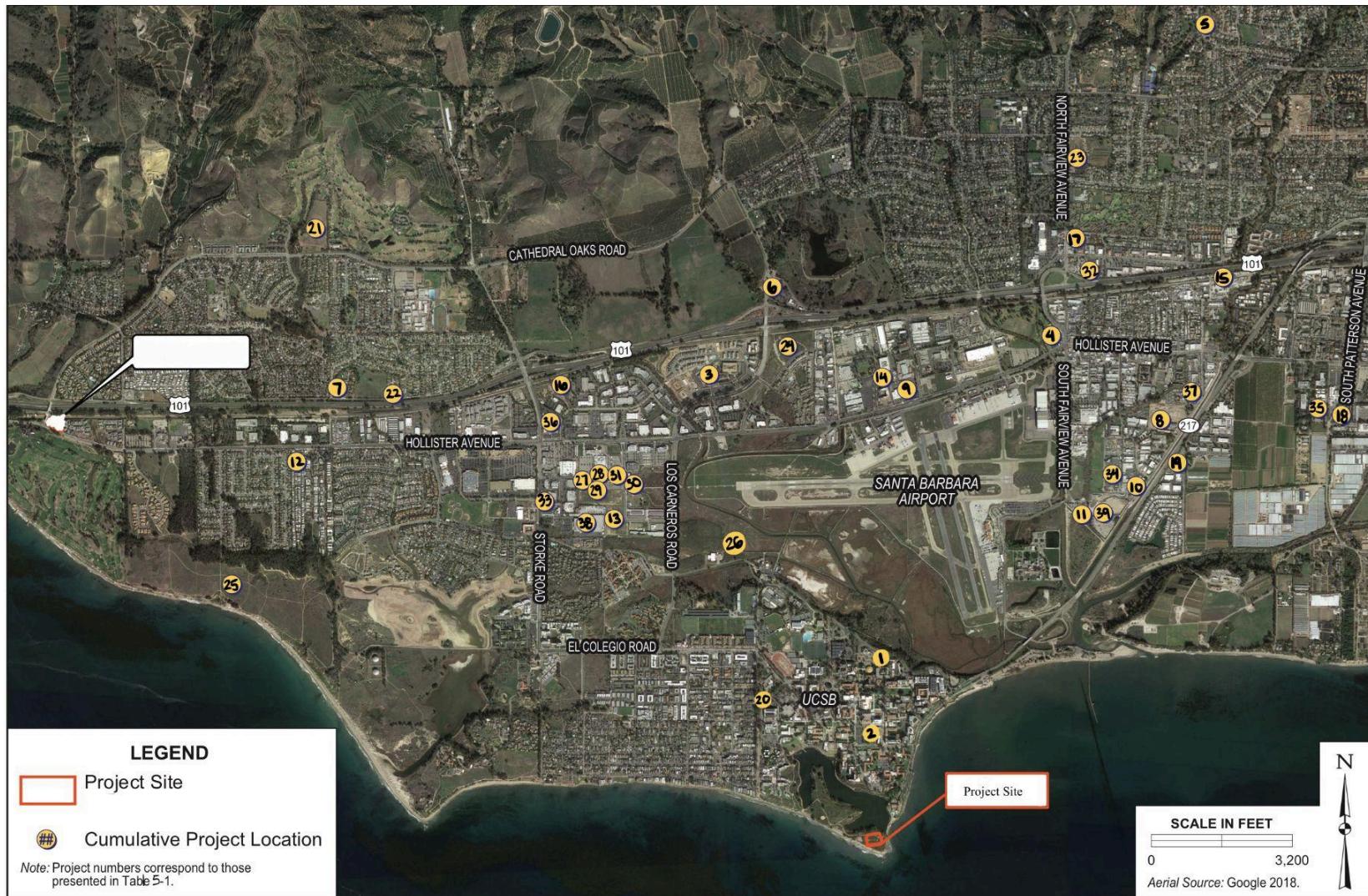
5.0 Cumulative Impact

As defined by the *CEQA Guidelines* Section 15355, cumulative impacts refers to two or more individual effects to environmental resources which, when considered together, become considerable or which compound or increase other environmental impacts. These effects may be the result of a single project or any number thereof.

Section 15130 of the *CEQA Guidelines* requires that EIRs include a discussion of cumulative impacts on environmental resources. The discussion of related or cumulative project may include a “list of past, present, and probably future project producing related or cumulative impacts, including, if necessary, those projects outside the control of the agency” or “a summary of projections contained in an adopted local, regional or statewide plan, or related planning document, that describes or evaluates conditions contributing to the cumulative impact.” The cumulative analysis in this focused EIR considers a list of recently approved or completed, currently planned or under construction, and pending projects in the area (see Table 5-1).

5.1 Region of Influence

The Region of Influence (ROI) used for evaluating cumulative impacts on visual resources includes areas in which related past, present, and reasonably probable projects (see Table 5-1) would have the potential to contribute to obstruction of important scenic quality of the site and its surroundings, and/or create new light or glare sources that would potentially disrupt day or nighttime views. Therefore, the ROI encompasses all related projects that could potentially degrade the visual quality of scenic views, such as open space, the Pacific Ocean, Goleta Slough, and the Santa Ynez Mountains, as visible from public spaces near the Goleta Point Faculty Housing Project (see Figure 5-1).



Related Projects for Cumulative Impact Analysis

Goleta Point Faculty Housing Project

**FIGURE
5-1**



5.2 Related Projects for Analysis

Table 5-1. Related Projects for Cumulative Impact Analysis

Project No.	Project Name	Description	Location	Project Status
Projects Recently Completed				
1.	Henley Hall, UCSB	49,900 s.f. educational facility with a 124-seat lecture hall, 18 laboratories, 26 offices, plus conference rooms and group office spaces.	552 University Road,	Completed
2.	ILP, UCSB	90,000 s.f. educational facility with 5 180- to 350-seat, 20 30-seat classrooms, 3 project-based rooms, and 2 15-seat study rooms.	University of California, Santa Barbara	Completed
Projects Under Construction				
3.	Village at Los Carneros	Residential, 465 units	Calle Koral and Los Carneros Road	Under construction
4.	Fairview Commercial Center	7,476 s.f. commercial / retail building	151 South Fairview Avenue	Under construction
5.	Harvest Hill Ranch	7-Lot Residential Subdivision with 6 new homes	880 Cambridge Drive	Under construction
6.	Islamic Society of SB	6,183 s.f. building with prayer room, meeting area and 1 caretaker unit	N/E Corner of Los Carneros and Calle Real	Under construction
7.	Citrus Village	Residential, 10 units	7388 Calle Real	Under construction
8.	Old Town Village	Residential and Commercial mixed use, 175 townhomes with shopkeeper and live work unit	South Kellogg Avenue	Under construction
9.	Marriott Residence Inn	80,989 s.f. hotel, 118 rooms	6300 Hollister Avenue	Under construction

Project No.	Project Name	Description	Location	Project Status
Projects Under Construction (cont.)				
10.	Highway Recycling	Concrete and asphalt recycling facility with temporary and permanent equipment. Includes new creek restoration, fencing, landscaping, trash enclosure, retaining wall, and drainage improvements	909 South Kellogg Avenue	Under construction
Approved Projects (Not Constructed)				
11.	McDonalds Drive Thru Expansion	Second drive thru lane, revised parking and circulation, and new landscaping	1465 South Fairview Avenue	Approved
12.	Rancho Estates Mobile Home Park Fire Improvements (Rancho Goleta)	New fire access road, new/upgraded fire hydrants, new water lines, and bring existing car wash into conformance	7465 Hollister Avenue	Approved
13.	Pacific Beverage at Cabrillo Business Park Reduced Project	Reduction in 24,398 s.f. from previously approved building	355 Coromar Drive	Approved
14.	Site Improvements	768-s.f. elevator addition, 1,100-s.f. new building, and 314-s.f. addition to rear of building	130 Robin Hill Road	Approved
15.	Schwann Self Storage	Addition of basements to 3 previously approved but unconstructed buildings for a 135,741 s.f. self-storage facility	10 South Kellogg Avenue	Approved
16.	Cortona Apartments	Residential, 176 units	6830 Cortona Drive	Approved
17.	Fuel Depot	Reconstruction of convenience store/auto service building (2,396 s.f.); no changes to existing fueling stations or canopy	180 North Fairview Avenue	Approved

Project No.	Project Name	Description	Location	Project Status
Approved Projects (Not Constructed) (cont.)				
18.	Somera Medical Office Building	20,000 s.f. net new medical/dental office building	454 South Patterson Avenue	Approved
19.	Ward Renovations and Lot Split	New building façade, new site renovations, and lot split	749 and 759 Ward Drive	Approved
20.	Ocean Road Faculty Housing Project, UCSB	Residential, 180 townhomes and 360 units	Ocean Road, UCSB	Approved
Pendings Projects (Complete Application)				
21.	Shelby	Residential, 60 units	7400 Cathedral Oaks Road	Pending, Complete Application
22.	Kenwood Village	Residential, 60 units	7300 Calle Real	Pending, Complete Application
23.	Fairview Gardens	Master Use Permit and Special Events	598 North Fairview Avenue	Pending, Complete Application
24.	Heritage Ridge	Residential, 228 apartments and 132 senior apartments	North of Calle Koral and East of Los Carneros	Pending, Complete Application
25.	Ellwood Mesa Coastal Trails and Habitat Restoration Project	Improve 7.1 miles of trails, improve 3 drainage crossings, improve 2 beach access points, and 13 acres of habitat restoration	Ellwood Mesa Preserve	Pending, Complete Application
26.	Mesa Verde Housing Project, UCSB	Residential; 600 apartment-style units	Stadium Road, UCSB	Pending, Complete Application
Pendings Projects (Incomplete Application)				
27.	Cabrillo Business Park, Lot 5	New 23,882-s.f. building within Cabrillo Business Park	6789 Navigator Way	Pending, Incomplete Application
28.	Cabrillo Business Park, Lot 6	New 16,750-sf building within Cabrillo Business Park	6765 Navigator Way	Pending, Incomplete Application
29.	Cabrillo Business Park, Lot 7	New 31,584-s.f. building within Cabrillo Business Park	6759 Navigator Way	Pending, Incomplete Application

Project No.	Project Name	Description	Location	Project Status
30.	Cabrillo Business Park, Lot 9	New 44,924-s.f. building within Cabrillo Business Park	301 Coromar Drive	Pending, Incomplete Application
31.	Cabrillo Business Park, Lot 14	New 44,004-s.f. building within Cabrillo Business Park	289 Coromar Drive	Pending, Incomplete Application
32.	Calle Real Hotel	3-story hotel, 134 rooms	5955 Calle Real	Pending, Incomplete Application
33.	Fuel Depot with Car Washes	1,667 s.f. new drive-in carwash, self-serve car wash, gas fueling dispensers and manager's residence; Zizzo's Coffee building to remain	370 Storke Road	Pending, Incomplete Application
34.	Willow Industrial Park	146,000 s.f. new Light Industrial with outdoor storage and 2,587 s.f. office building	891 South Kellogg Avenue	Pending, Incomplete Application
35.	Providence Middle/High School	Façade improvement to existing 21,408 s.f. building and other associated site improvements	5385 Hollister Avenue	Pending, Incomplete Application
36.	Cortona Industrial Project	23,000-s.f. light industrial building use building and tentative parcel map	6864/6868 Cortona Drive	Pending, Incomplete Application
37.	Santa Barbara Honda	Includes façade improvements, a 1.628 s.f. enclosure of existing canopy for added showroom, a new 5,175 s.f. new enclosed canopy, and a new 300 s.f. new parts room	475 South Kellogg Avenue	Pending, Incomplete Application
38.	Verizon Wireless Antenna at U.S. Post Office	New 66 ft. tall monopine wireless tower	400 Storke Road	Pending, Incomplete Application
39.	Sywest	70,594 s.f. high cube industrial building	907 South Kellogg Avenue	Pending, Incomplete Application

Table 5-2 summarizes the total amount of development currently planned and pending within the UCSB and Goleta area as listed in Table 5-1.

Table 5-2. Total Related Project Development

Type of Development	Total
Residential	2,886 dwelling units
Commercial/Retail	1,698,893 square feet

5.3 Cumulative Impact Discussion

5.3.1 Combined Cumulative Impact

The projects listed in Table 5-3 demonstrate the projects that, when combined with the impacts of the Goleta Point Faculty Housing Project, potentially pose significant impacts to the aesthetic and visual resources in the Region of Influence.

Table 5-3. Potentially Significant Projects for Cumulative Impact Analysis

Project No.	Project Name	Description	Location	Project Status
Projects Recently Completed				
1.	Henley Hall, UCSB	49,900 s.f. educational facility with a 124-seat lecture hall, 18 laboratories, 26 offices, plus conference rooms and group office spaces.	552 University Road	Completed
Projects Under Construction				
6.	Islamic Society of SB	6,183 s.f. building with prayer room, meeting area and 1 caretaker unit	N/E Corner of Los Carneros and Calle Real	Under construction
10.	Highway Recycling	Concrete and asphalt recycling facility with temporary and permanent equipment. Includes new creek restoration, fencing, landscaping, trash enclosure, retaining wall, and drainage improvements	909 South Kellogg Avenue	Under construction

Project No.	Project Name	Description	Location	Project Status
Approved Projects (Not Constructed)				
19.	Ward Renovations and Lot Split	New building façade, new site renovations, and lot split	749 and 759 Ward Drive	Approved
20.	Ocean Road Faculty Housing Project, UCSB	Residential, 180 townhomes and 360 units	Ocean Road, UCSB	Approved
21.	Shelby	Residential, 60 units	7400 Cathedral Oaks Road	Pending, Complete Application
Pendings Projects (Complete Application)				
22.	Kenwood Village	Residential, 60 units	7300 Calle Real	Pending, Complete Application
Pendings Projects (Incomplete Application)				
32.	Calle Real Hotel	3-story hotel, 134 rooms	5955 Calle Real	Pending, Incomplete Application
39.	Sywest	70,594 s.f. high cube industrial building	907 South Kellogg Avenue	Pending, Incomplete Application

Table 5-4 summarizes the total amount of development currently planned and pending within the UCSB and Goleta area that could potentially cause significant cumulative impacts to aesthetic/visual resources as listed in Table 5-3.

Table 5-4. Total Potentially Significant Project Development

Type of Development	Total
Residential	794 dwelling units
Commercial/Retail	171,922 square feet

The related projects determined to contribute to potentially significant impacts of aesthetic/visual resources are listed in Table 5-3. These projects were chosen because they would likely degrade the scenic integrity of views from public access points in the UCSB and surrounding Goleta area (see *Impact AES-1 and 4*). The Santa Ynez Mountains contribute greatly to the aesthetic appeal of UCSB and Goleta, views of which are/would be potentially substantially degraded by related projects, such as Henley Hall, Islamic Society of SB, Kenwood Village, and Calle Real Hotel, when considered cumulatively. Their collective impact of reducing public views of the Santa Ynez Mountains, a valuable visual resource in the ROI, is cumulatively significant. Related projects, like the Ocean Road Housing Project and Shelby, would potentially degrade the aesthetic value of the Region of Influence because the projects would result in vegetation/green

space removal. Loss of green space, although individually not substantial, becomes cumulatively significant when the projects are considered together, and in conjunction with the Goleta Point Faculty Housing Project. There is potential for the degradation of the visual character of local waterways as a result of sedimentation from construction of related projects in the ROI, such as the Highway Recycling, the Ward Renovations and Lot Split, and Sywest Projects. This impact to the aesthetic/visual quality of waterways in the Region of Influence, such as the Devereux and Goleta Sloughs and local tributaries is cumulatively significant when considered together.

5.3.2 Project Contribution to Cumulative Impact

The Goleta Point Faculty Housing Project is estimated to construct a building with an envelope of approximately 40,000 square feet. The project's contribution to the impact of aesthetic/visual resources in the Region of Influence is 23% of the total square footage impact of all related commercial/retail projects. The proposed project would also include 23 new residential units, which makes its contribution 3% of the total unit impact of all related residential projects. The proposed project location makes the impact contribution significant due to its proximity to Campus Lagoon and ESHA (see Section 2.3). *Therefore, the project's contribution to cumulative impacts on aesthetic/visual resources would be significant, but mitigable (Class II).*

5.3.3 Mitigation Measures and Residual Impacts

In order to minimize the project's contribution to cumulative impacts of sedimentation caused by grading, the applicant shall create a Sedimentation Reduction Plan (SRP) that includes measures capable of minimizing sediment runoff into Campus Lagoon during construction (see **MM-AES 2**). To mitigate the cumulative impact to the scenic vista of the ROI, a Landscape Plan that includes measures capable of breaking up the facade of the proposed structure shall be devised to minimize the degradation of the scenic vista and visual resources caused by the building's operation (see **MM-AES 3**). *The project's contribution to cumulative impacts on aesthetic/visual resources would be reduced to less than cumulatively considerable.*

6.0 PROJECT ALTERNATIVES

This section discusses alternatives to the Goleta Point Faculty Housing Project required to be addressed in an EIR as defined in CEQA Guidelines Section 15126.6, Consideration and Discussion of Alternatives to the Proposed Project.

6.0 Alternatives

EIRs are required to examine alternatives to a proposed project to investigate a reasonable range of alternatives that reduce the severity of the project's significant impacts to environmental resources, while still meeting most of the basic objectives of the proposed project (see Sections 2.1, 6.1). In accordance with CEQA Guidelines Section 15126.6(b), "the discussion of alternatives shall focus on alternatives to the project or its location which are capable of avoiding or substantially lessening and significant effects of the project, even if these alternatives would impede to some degree the attainment of project objectives, or would be more costly." The reasonable range of alternatives is defined to include "those that could feasibly accomplish most of the basic objectives of the project and could avoid or substantially lessen one or more of the significant effects" (CEQA Guidelines, 2023). The feasibility of alternatives is based on "site suitability, economic viability, availability of infrastructure, general plan consistency, other plans or regulatory limitations, jurisdictional boundaries, ...and whether the proponent can reasonably acquire, control, or otherwise have access to the alternatives site (CEQA Guidelines, 2023). Under CEQA Guidelines Section 15126.6(e), a "No Project" alternative must also be considered, so "to allow decision makers to compare the impacts of approving the proposed project with the impacts of not approving the proposed project." An environmentally superior project, besides the "No Project" alternative, shall also be identified among the range of alternatives offered.

6.1 Project Objectives

The basic project objectives as previously defined in Section 2.1 are summarized below:

1. Add 23 new residential units for UCSB faculty;
2. Add 12 new classroom spaces for UCSB students;
3. Construct this building such that it is within close proximity (a 15-minute walk) to other classrooms on UCSB's campus; and
4. Build on a site with charming aesthetic characteristics and seclusion from excessive noise to attract faculty from other universities.

Objectives Nos. 1 and 2 dictate the size and capacity of the building for both its residential and educational purposes. Objective No. 3 states that the building must be within a 15-minute walk of other classrooms on campus, seeing as this is the typical passing period students have. Objective No. 4 dictates the importance of location of the project, and its requirements of aesthetic and visual resources to provide an attractive, serene environment for potential faculty.

6.2 Significant Environmental Impacts

Alternatives to the Proposed Project must reduce or avoid at least one significant impact of the project. These significant environmental impacts to aesthetic/visual resources are listed below:

1. Impact AES-1: Grading during construction would temporarily degrade the scenic vista associated with Campus Point until construction of the new access road and grading are complete.
2. Impact AES-2: Construction activities including vegetation removal and grading near Campus Lagoon would result in increased sedimentation, causing discoloration of the water. The proposed project would have the potential to degrade or significantly interfere with the public's enjoyment of the site's existing visual resources based on the discoloration of the lagoon.
3. Impact AES-3: The operation of the proposed 36-foot tall faculty housing and classroom space building would result in degradation through obstruction of the existing scenic vista and visual resources of Campus Point that can be seen from public access walking points on and around the project site, lagoon, and local beaches.
4. Impact AES-4: Proposed project operations would introduce new sources of night lighting and glare to the undeveloped parcel on Campus Point.

6.3 Project Alternatives Screening Criteria

The screening criteria for identification of feasible alternatives to the Goleta Point Faculty Housing Project that achieve *most* of the project's objectives (see Section 6.1) and reduces or avoids at least one significant environmental impact (see Section 6.2) are as follows:

- Construct a minimum of 7 classrooms and 12 residential units* (objectives 1 and 2);
- Be within a 15-minute walk to other classrooms on UCSB's main campus (objective 3);
- In a location with attractive aesthetic characteristics and seclusion from excessive noise (objective 4);
- Avoid or reduce temporary degradation of scenic vista and visual character of Project site caused by grading during 6-8 month period (impacts 1 and 2);
- Avoid or reduce permanent obstruction and degradation of an existing scenic vista and visual resources of the project site that can be seen from public viewpoints (impact 3);
- Avoid or reduce new sources of night lighting and glare (impact 4);

These criteria were used to define three alternatives to the proposed project, not including the No Project alternative as required under CEQA Guidelines Section 15126.6(e). The first alternative introduced in this EIR is the Reduced Project Onsite Alternative. This alternative reduces the size of the proposed structure on site so that it reduces one or more significant environmental impacts, while still achieving *most* objectives. The Reduced Project Onsite Alternative would

result in the construction of a building with 7 classrooms and 12 residential units at the original proposed site at Goleta Point, reducing the project to a 24-foot high, 2-story building. The second alternative presented in this EIR is the Reconfigured Project Onsite Alternative. This option would modify the way the project is designed and constructed onsite, without jeopardizing the project's achievement of *most* of its objectives. The Reconfigured Project Onsite Alternative would change the access road position to come from Manzanita Trail instead of extending from the end of Lagoon Road. The final alternative outlined in this EIR is the Off-Site Project Alternative. This option relocated the project of the proposed size to a different site as a means of avoiding or reducing significant environmental impacts, while achieving the criteria outlined above. The Off-Site Project Alternative would place the project on UCSB's Parking Lot 5, on the northeast border of the Campus Lagoon. This is currently used as parking for faculty and staff from the hours of 7:30 a.m. to 5:00 p.m. on weekdays, with parking available to anyone with a valid UCSB parking permit for remaining hours of the week.

6.4 “No Project” Alternative

Under CEQA Guidelines Section 15126.5(e), the No Project Alternative “shall discuss the existing conditions at the time the notice of preparation is published... as well as what would be reasonably expected to occur in the foreseeable future if the project were not approved, based on current plans and consistent with available infrastructure and community services.” The project is currently designated an ESHA by the university (UCSB 2008). The space is actively undergoing coastal sage scrub habitat restoration and is used for recreational purposes. Recreation that currently occurs includes walking, running, biking, etc. It is likely that there needs to be vegetation removal to create new trails due to bluff retreat (see Figure 3-16). Otherwise, it is reasonably assumed that the activities continue to be restoration and recreation with the space designated as ESHA in the Long Range Development Plan (UCSB 2008).

The projected environmental impacts of selecting the No Project Alternative are assessed below:

Impact AES-1: Impacts associated with degradation of the scenic vista due to grading would not occur under the No Project Alternative. However, it is reasonable to assume that loss of trails due to bluff retreat would result in vegetation removal to create new ones. These actions would result in limited loss of aesthetic value vegetation provides to the scenic vista. **Impact AES-1 under the No Project Alternative would be *less than significant* (Class III), and would be less than the proposed project.**

Impact AES-2: Under the No Project Alternative, impacts related to increased sedimentation, causing discoloration of Campus Lagoon would not occur because no grading adjacent to the water body would be necessary based on land use designation.

Impact AES-2 under the No Project Alternative would be *nonexistent* (None), and would be less than the proposed project.

Impact AES-3: Impacts correlating with obstruction of the existing scenic vista due to proposed building operation would not occur under the No Project Alternative. However, it's probable that loss of trails due to bluff retreat would result in vegetation removal to create new ones. These actions would result in minimal loss of aesthetic value vegetation

provides to the scenic vista. **Impact AES-3 under the No Project Alternative would be less than significant (Class III), and would be less than the proposed project.**

Impact AES-4: Under the No Project Alternative, impacts associated with new sources of nighttime lighting and glare to an undeveloped parcel would not occur. **Therefore, Impact AES-4 under the No Project Alternative would be nonexistent (None), and would be less than the proposed project.**

None of the project's objectives would be achieved under the No Project Alternative because there would be no construction of housing or classroom space for UCSB.

6.5 Reduced Project Alternative

The Reduced Project Onsite Alternative would result in the construction of a building with 7 classrooms and 12 residential units at the original proposed site at Goleta Point, reducing the project to a 24-foot high, 2-story building. Eliminating the need for a third floor would reduce the project enough to minimize the building's impacts on the scenic vista degradation.

The projected environmental impacts under this alternative project are discussed below:

Impact AES-1: Impacts associated with degradation of the scenic vista due to grading would still occur under the Reduced Project Alternative. This project alternative still requires the original construction of the access road, and would therefore result in the same grading process as the proposed project. **Impact AES-1 under the Reduced Project Alternative would be significant, but feasibly mitigated (Class II), and would be similar to the proposed project.**

Impact AES-2: Under the Reduced Project Alternative, impacts related to sedimentation from grading (i.e. discoloration of the lagoon) would still occur. This project alternative still requires the original construction of the access road, and would therefore result in the same grading process as the proposed project. **Impact AES-2 under the Reduced Project Alternative would be significant, but feasibly mitigated (Class II), and would be similar to the proposed project.**

Impact AES-3: Impacts in relation to obstruction of the existing scenic vista due to proposed building operation would be lessened under the Reduced Project Alternative. It is reasonable to assume that the intensity of their significance would be reduced based on the 33% building height reduction. **Impact AES-3 under the Reduced Project Alternative would be less than significant (Class III), and would be less than the proposed project.**

Impact AES-4: Impacts associated with nighttime lighting and glare to an undeveloped parcel would be reduced under this alternative. Limiting the interior nighttime light sources by reducing windows and height of the building reduces the project's interior lighting impact on nighttime light and glare. **Therefore, Impact AES-4 would be less than significant (Class III), and would be similar to the proposed project under the Reduced Project Alternative.**

Most of the project's objectives are met with this alternative, including proximity, classroom and residential units, and attractiveness of the environmental setting, as the size is reduced without changing the location of the proposed project. The resulting alternative would impede to some degree the attainment of the project objectives due to the reduction in overall size. However, *most* of the main project objectives would be achieved with the creation of 7 classrooms and 12 residential units on the existing proposed project site.

6.6 Reconfigured Project Alternative

The Reconfigured Onsite Project Alternative would alter the layout of the access road so as to reduce the impacts grading will cause on the scenic vista and sedimentation. This iteration of the proposed project would remain on the originally proposed site at Campus Point. The access road would extend from the existing Manzanita Trail coming from the west (see Figure 6-1). This would limit the amount of grading because the road would only need to be widened from 20 feet to 32 to include sidewalks, bike lanes, a curb, and streetlights. This access road is estimated to be 3500 feet, which is approximately 3.5 times the length of the proposed access road. However, there would be limited grading required, which is significantly less than the proposed project.

Figure 6-1. Reconfigured Access Road



The projected environmental impacts under this alternative project are assessed below:

Impact AES-1: Impacts associated with degradation of the scenic vista due to grading would still occur to a much lesser degree under the Reconfigured Project Alternative.

Due to the decrease in required grading resulting from the reconfigured access road, there would be less cut obstructing and degrading the scenic vista during construction. **Impact AES-1 under the Reconfigured Project Alternative would be *less than significant* (Class III), and would be less than the proposed project.**

Impact AES-2: Impacts in relation to sedimentation of, and subsequent discoloration of, Campus Lagoon would be lessened under the Reconfigured Project Alternative. It is reasonable to assume that the sedimentation intensity would be reduced based on the limited grading. **Impact AES-2 under the Reconfigured Project Alternative would be *less than significant* (Class III), and would be less than the proposed project.**

Impact AES-3: Under the Reconfigured Project Alternative, impacts related to obstruction of the existing scenic vista due to proposed building operation would still occur. This project alternative still requires the original construction of the 36-foot, 3-story high building, and would therefore result in the same degradation to the scenic vista. **Impact AES-3 under the Reconfigured Project Alternative would be *significant, but feasibly mitigated* (Class II), and would be similar to the proposed project.**

Impact AES-4: Impacts associated with nighttime lighting and glare to an undeveloped parcel are increased under this alternative. Due to the increased length of the access road under the reconfigured project, there would be a substantial increase in street lighting to an undeveloped parcel with no lighting on-site. **Therefore, Impact AES-4 would be *significant, but feasibly mitigated* (Class II), and would be more than the proposed project under the Reduced Project Alternative.**

The Reconfigured Project Onsite Alternative would modify the way the project is designed and constructed onsite, without jeopardizing the project's achievement of *most* of its objectives. The project objectives in regards to location would be met because this alternative remains on the same project site, while reducing impacts to aesthetic. This alternative project would likely reduce the impacts of sedimentation of the lagoon, overall reducing the significance of Impact AES-2 on aesthetic/visual resources (see Section 6.2).

6.7 Off-Site Project Alternative

The Off-Site Project Alternative for the Goleta Point Faculty Housing Project would change the project site from Campus Point to Parking Lot 5 (see Figure 6-2). Under CEQA Guidelines Section 15126.6(f)(2), alternative locations need only be considered if "any of the significant effects of the project would be avoided or substantially lessened by putting the project in another location." Moving the project's location to Parking Lot 5 would reduce impacts to the scenic vista as the project is on already developed land and has less of a prominent placement on a scenic vista. This parcel of land is currently used as faculty and staff parking from 7:30 a.m. to 5:00 p.m. on weekdays, with permits available for visitors the remaining hours of the week. There are already streetlights and surrounding light coming from dining commons and dormitories directly adjacent to the lot. The project would not be altered in size or configuration, but would merely be moved to this new location so as to help lessen significant impacts to

aesthetic/visual resources. There would be no needed access road for this project alternative because there is already an access road to the alternative project site.

Figure 6-2. Off-Site Project Alternative Map



The projected environmental impacts under this alternative project are discussed below:

Impact AES-1: No Impacts associated with degradation of the scenic vista would occur under the Off-Site Project Alternative. This is because this alternative requires no need for access road grading. The only obstruction of views during construction would be the result of temporary rubble piles from asphalt removal of the existing parking lot. **Thus, Impact AES-1 under the Off-Site Project Alternative would be less than significant (Class III), and would be less than the proposed project.**

Impact AES-2: Under the Off-Site Project Alternative, impacts related to increased sedimentation, causing discoloration of Campus Lagoon would not occur because no grading would be necessary based on current use of the plot and distance from the waterbody. **Impact AES-2 under the Off-Site Project Alternative would be nonexistent (None), and would be less than the proposed project.**

Impact AES-3: Impacts correlating with obstruction of the existing scenic vista due to proposed building operation, under the Off-Site Project Alternative, would occur, but to a minimal degree. The building would still be constructed to the same size, but the alternative location changes the impacts to surrounding public view corridors, of which

there is an estimated 225 foot secondary view corridor that would be blocked by the proposed project. These actions would result in a lessened obstruction of the scenic vista. **Impact AES-3 under the Off-Site Project Alternative would be *less than significant* (Class III), and would be less than the proposed project.**

Impact AES-4: Under the Off-Site Project Alternative, impacts associated with new sources of nighttime lighting and glare would be substantially reduced. The construction of a new building would increase nighttime light coming from interior rooms. These actions would result in a slight increase in nighttime lighting to an already lit area. **Therefore, Impact AES-4 under the Off-Site Project Alternative would be *less than significant* (Class III), and would be less than the proposed project.**

The Off-Site Project Alternative doesn't alter any size or aspects of the project so project objectives are still achieved in regards to classroom and residential unit size and quantity. The new location provides a similar aesthetic attractiveness for residents and is even closer to other classrooms on campus, while still remaining more secluded from active undergraduate student life. There would be no new access road needed for the proposed project in this alternative location.

6.8 Environmentally Superior Alternative

The No Project Alternative is the environmentally superior alternative. This is because this alternative has the greatest reduction and avoided the most of the project's impacts to aesthetic/visual resources. However, under CEQA Guidelines Section 15126.6(e)(2), "if the environmentally superior alternative is the "no project" alternative, the EIR shall also identify an environmentally superior alternative among the other alternatives. Therefore, the other environmentally superior alternative identified in this EIR is the Off-Site Project Alternative. Besides the No Project Alternative, this potential project plan would have the highest number of reduced impacts relative to the project (see Table 6-1).

Table 6-1: Proposed Project and Alternatives Impact Comparison

Impact	Proposed Project	No Project Alt.	Reduced Project Alt.	Reconfigured Project Alt.	Off-Site Project Alt.
AES-1: Temporary public view degradation	Class II	Class III (-)	Class III (-)	Class III (-)	Class III (-)
AES-2: Lagoon discoloration from grading	Class II	None (-)	Class III (-)	Class III (-)	None (-)
AES-3: Permanent public view	Class II	Class III (-)	Class III (-)	Class II (=)	Class III (-)

degradation					
AES-4: Night sky view degradation	Class II	None (-)	Class II (=)	Class II (+)	Class III (-)

Note: Impacts with (-) would be less than proposed project. Impacts with (=) would be equal to proposed project. Impacts with (+) would be greater than proposed project.

7.0 PUBLIC COMMENTS

This section provides all comments received by the City of Goleta on the Draft EIR during the 60-day public comment period. CEQA Guidelines Section 15204 provides guidelines for addressing, considering, and responding to comments. Per Section 15204(a), “lead agencies need only respond to significant environmental issues and do not need to provide all information requested by reviewers, as long as a good faith effort at full disclosure is made in the EIR.” As such, comments letters are included in full and sectioned into separate issues that are individually addressed. Comments are firstly assessed in their validity, with responses determining if changes to the DEIR have been made as a result of the comment, or if the comment doesn’t address necessary faults of the draft document. Changes to the DEIR that have been in response to comments are outlined, with struck-through words indicating removed text, and underlined words referencing added text.

March 8, 2024

Devon McDonnell, Associate Planner
765 Embarcadero Del Norte
Goleta, CA 93117

Letter A

RE: Campus Point Classroom/Faculty Proposed Project

Dear Mrs. McCarthy,

After reviewing the EIR for the Proposed Campus point project, it is evident that the majority of the environmental impacts were explained thoroughly and concisely. The reason I'm reaching out today is to touch upon a few key areas where improvements can be made to overall strengthen the environmental impact assessment.

->In the end of Section 3 you present a figure that indicates your project within the region of influence. The figure is well illustrated and well titled but there was no description of what the figure was trying to convey. For the reader this may be cumbersome when trying to decipher the information of several other figures.

->In the beginning of Section 5 you state your first impact as "Grading during construction would temporarily degrade the scenic vista associated with Campus Point until construction of the new access road and grading are complete." Where I would touch upon here is to be explicit on which scenic corridors of the vista are going to be the most heavily impacted to emphasize where this impact is most degrading. Since the Campus to Campus point vista is highly coveted for students and faculty alike, I would put how the retaining wall is going to affect this view especially.

->In Mitigation Measure AES-2 you state "The UCSB OPR shall verify that all SRP requirements are in place at the beginning of construction, and shall conduct field checks, as appropriate, to ensure they are followed throughout construction". This does a great job of outlining how the plan will be implemented but has no grasp on a timeline to get them done. I would add about when turnaround times like how often the field checks would be conducted along with a after construction monitoring plan.

-> In Section 4 for your fourth impact you stated, "Proposed project operations would introduce new sources of night lighting and glare to the undeveloped parcel on Campus Point." I would once again illustrate in either words or a figure of where the biggest spots of light pollution are in relation to the scenic corridors. Try to convey who and what is affected by the new light pollution.

A-1
A-2
A-3
A-4

A. Devon McDonnell, Associate Planner, March 18, 2024

- A-1.** It is not made clear in the comment which figure does not provide a description. Figures 3-1 through 3-14 are all photographs of the project site that have descriptions and titles. Figure 3-15 is a map that illustrates where each of the previous figures (photographs) were taken in relation to the project site. There is no need for a description as the figure clearly correlates to the figure numbers and the title explains the purpose of the figure. Figure 3-16 is described and its relevance is explained on page 3-10, under the Surrounding View Corridors section:

“Figure 3-16 illustrates the public access view corridors on UCSB’s campus and the surrounding area. These corridors demonstrate the expansiveness of the project in how far it can be viewed. The proposed project would be viewable from public access points at Coal Oil Point to the east and Goleta Beach Park and Pier to the west. Figures 3-1 and 3-2 demonstrate the views of the project site that would be visible from Manzanita Trail. Figures 3-11 and 3-12 illustrate points along the trails bordering the lagoon, both from which the project site would be easily seen. Figures 3-13 and 3-14 demonstrate views along public trails on UCSB’s campus and surrounding areas from which the project can be viewed.”

As such, no revisions to the DEIR were made as a result of this comment.

- A-2.** The Draft EIR Section 4.2.1, Project Construction Impacts, has been revised to provide additional clarity regarding the impact of grading during construction (Impact AES-1) on aesthetic and visual resources of surrounding view corridors.

“Impact AES-1: Grading during construction would temporarily degrade the scenic vista associated with Campus Point until construction of the new access road and grading are complete.

It is reasonable to assume, based on the project application, that grading producing 12,600 c.y. of cut from construction of the access road would be balanced on site. It is reasonable to assume, due to the small 2-acre size of the project site, that the excess dirt would be excavated to the top of the mesa. It is likely that the dirt mound would be about 20 feet-high with a 50 foot-wide base to accommodate the cut required during construction. The existing views of the bluffs that are visible from public access points along Goleta and Isla Vista beaches and surrounding view corridors (see Figure 3-16) would be significantly degraded due to the obstruction caused by the dirt mound (see Figure 4-1). Specifically, the trails outlined in red east on the Surrounding View Corridors Map, including Manzanita Trail, the Lagoon Labyrinth, and other recreational trails on Campus Point, are the main view corridors that would be potentially degraded during construction. The aesthetic appeal of a large pile of dirt is less

than ideal compared to the existing scenic views. Several public access points including recreational trails around Campus Lagoon and the project site, as well as public beaches along the coast, allow for the appreciation of the visual aesthetic provided by the bluffs. These would thus be impacted by the obstruction of the cut pile's presence during the estimated 6-8 month grading period. Project grading would therefore impact aesthetic and visual resources as it would have substantial adviser effect on the scenic vista as experienced from trails, Campus Lagoon, and public beaches. ***Therefore, project impacts on aesthetic resources would be significant.***

- A-3.** The Draft EIR Section 4.2.1, Project Construction Impacts, has been revised to provide additional clarity regarding the monitoring of Mitigation Measure AES-2. Information regarding the specific timing of field checks has been included. The following shows the MMRP table for Mitigation Measure AES-2, revised to include more details:

MMRP

Mitigation Measure	Plan Requirements:	Review & Approval	Monitoring
MM AES-2	A civil engineer shall prepare the SRP, detailing the best management practices that would result in the reduction of sedimentation of Campus Lagoon. The SRP shall be prepared prior to grading permit issuance.	The SRP shall be reviewed and approved by the UCSB OPR prior to grading permit issuance.	The UCSB OPR shall verify that all SRP requirements are in place at the beginning of construction, and shall conduct field checks <u>weekly, as appropriate</u> , to ensure they are followed throughout <u>grading period construction</u> .

An after construction monitoring plan is not necessary for the implementation of this mitigation measure because the impact is only set to occur during the grading period of construction, estimated to last 6-8 months. Therefore, no changes were made to the DEIR in regards to this comment.

- A-4.** The Draft EIR Section 4.2.2, Project Operation Impacts, has been revised to provide detail on the impact of new sources of night lighting and glare as it relates to public view corridors. Additional information is provided to add clarity of where the effects of the impact are felt.

"Impact AES-4: Proposed project operations would introduce new sources of night lighting and glare to the undeveloped parcel on Campus Point.

The project site is an undeveloped open space. There is minimal light that reaches the project site from campus, the closest source of light being the MSI 900-feet north of the project site. With the construction of such a large multi-use building with residential spaces, it is reasonable to assume that the

project will include street lamps along the access road every 15 feet and outdoor lighting for residents along walkways every 10 feet, based on existing lighting around UCSB's campus. These street lamps and safety lights would substantially increase the sources of glare and light on site. The project also consists of a parking lot for residents. Headlights on cars entering and exiting the parking lot would produce more new sources of light and glare. Interior lights from residential unit windows would add to nighttime glare and light sources. Nighttime glare and new light sources would result in the reduction of night-sky view at Campus Point due to the light pollution. This would limit the expanse and number of stars seen at night in the area, which contributes to its aesthetic value. Increased light pollution affecting nighttime sky views would particularly impact the visibility of public view corridors, specifically the trails surrounding the project site (see Figure 3-16). Glare from lights in an undeveloped area would also increase the distraction and disruption of an otherwise light-free view. These nighttime light sources would be clearly seen from the trails surrounding the project site (see Figure 3-16). Glare from these additional light sources would contribute to the project's impact on aesthetic/visual resources. Therefore, the project would create a new source of substantial light or glare which would adversely affect day or nighttime views in the area. ***Impacts on aesthetics/visual resources would be significant.”***

8.0 REFERENCES

Association of Environmental Professionals. *California Environmental Quality Act Statute & Guidelines*. 2023.

County of Santa Barbara, Planning and Development. *Environmental Thresholds and Guidelines Manual*. 2021.

UCSB Office of Campus Planning and Design. *UC Santa Barbara Long Range Development Plan*. 2008.