

Final Environmental Impact Report

Golet Point Faculty Housing/Classroom Project

Prepared For:

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1.0 Introduction

The proposed Goleta Point Faculty Housing/Classroom Project is a three-story, mixed-use proposed project by the University of California Santa Barbara. This project aims to introduce 23 residential units with 1, 2, or 3 bedrooms each and 9,510 square feet across 12 mixed-use classrooms. In addition to the housing structure, a parking lot would be established on the first floor and a primary access road would be established near the proposed project site. The proposed project would offer amenities such as a 10 - 15 minute walk from the UCSB Main Campus, scenic views of the Pacific Ocean, and providing an attractive living experience for prospective faculty.

This Final Focussed Environmental Impact Report addresses the impacts associated with the recreational resources of the proposed Goleta Point Faculty Housing/Classroom Project within the western portion of the UCSB Main Campus, located at Campus Point. The Focussed EIR includes the text of the Draft EIR (edited based on a review of public comments) and responses to comments on the Draft EIR are found in Section 7.0. A mitigation monitoring and reporting program (MMRP) has been prepared and included in the Final Focussed EIR. New text added or edited from the Draft EIR is strikenthrough and underlined. The Final EIR requires approval from the Coastal Commission and the University of California Regents.

The project alternatives for the proposed Goleta Point Faculty Housing/Classroom Project are as follows;

- **“No Project” Alternative:** Assuming what impacts would still occur on recreational resources were the project never be developed
- **Reduced Project Alternative:** Examines impacts after a reduction in quantities of the basic project objectives (faculty residencies, classrooms, parking spaces)
- **Reconfigured Project Alternative:** Examines impacts in a scenario where the project's physical aspects are altered to mitigate impacts on recreational resources.
- **Off-site Project Alternative:** This alternative explores the possibility of a different location that has the potential to reduce or avoid impacts on recreational resources

With all of these project alternatives considered, the **Off-site Project Alternative** is the environmentally superior alternative, as it achieves **most** of the basic project objectives while possessing the highest number of reduced impacts relative to the proposed project. The following is a Summary Impact Table which represents the proposed project's impacts on recreational resources;

Under CEQA Guidelines Section 15121 (2025), the purpose of this EIR is to serve as an informational document that “... will inform public agency decision-makers and the public generally of the significant environmental effects of a project, identify possible ways to minimize the significant effects, and describe reasonable alternatives to this project.”

Table 1.1 Summary Impact Table

Class II: Significant but Feasibly Mitigated to Less than Significant

Impact	Plan Requirements:	Residual Impact
<p>REC-1: Construction of the Goleta Point Faculty Housing/Classroom Project would potentially result in the disruption of Summer recreational activities occurring in the area.</p>	<p>MM REC - 1: A qualified construction supervisor shall prepare the Construction Mitigation Plan, detailing the extent and specifications of short-term construction activities related to summer recreational activities. The CMP shall be prepared prior to the issuance of grading permits.</p>	<p>Significant, but feasibly mitigated to a less than significant level.</p>
<p>REC-2: Construction activities, such as grading, would potentially cause deterioration of existing unmarked trails within the proposed project site.</p>	<p>MM REC-2: A qualified construction supervisor shall prepare the Trail Protection Plan, detailing the extent and specifications of grading activities in relation to the potentially affected trails. The TPP shall be prepared prior to any construction or grading activity.</p>	<p>Significant, but feasibly mitigated to a less than significant level.</p>
<p>REC-3: The Goleta Point Faculty Housing/Classroom Project would increase the population near recreational facilities, which could result in the accelerated deterioration of the existing facilities.</p>	<p>MM REC-3: A qualified UCSB Department of Recreation representative shall prepare the Recreational Resource Maintenance Plan, detailing the extent and specifications of the required maintenance for the surrounding current/proposed facilities. The RRMP shall be prepared prior to the beginning of construction activities.</p>	<p>Significant, but feasibly mitigated to a less than significant level.</p>
<p>REC-4: The Goleta Point Faculty/Housing Project would potentially result in impacts on coastal access points.</p>	<p>MM REC-4: A qualified civil engineer shall prepare the Coastal Access Protection Plan, detailing the extent and specifications for any additional access points, enhancements, and improvements to maintenance. The CAPP shall be prepared prior to construction activities.</p>	<p>Significant, but feasibly mitigated to a less than significant level.</p>

2.0 Project Description

2.1 Project Objectives

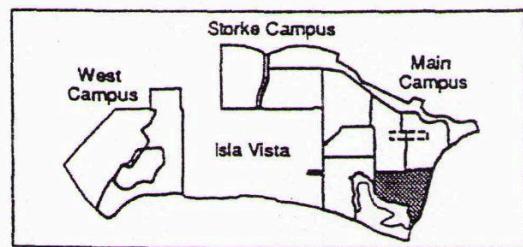
- Current affordable housing for faculty exists detached entirely from the main campus requiring faculty to travel from one side of Goleta to the other to get to campus. By proposing this faculty housing project, UCSB aims to provide a quicker, more accessible living area situated close to the main campus so that faculty can make their way onto campus with less difficulty and without having to rely on costly forms of transportation.
- The amount of affordable housing currently available in Santa Barbara is scarce due to the increased demand and population which continues to grow at a rate that outpaces the University's ability to match the ever-growing student population. This issue is expected to be exacerbated in the coming years as the current housing crisis is showing no sign of tapering off. The proposed Goleta Point Faculty Housing/Classroom Project aims to alleviate the stress put on the university by a growing population of both students and faculty.
- The University of California Santa Barbara prides itself on being a tier-one research university with many renowned staff working on some of the world's most pressing issues. The allure of location and educational prowess are aspects of UCSB that attract these great minds to study and teach in such an environment. The University of California's pressing interest is to provide faculty and students with renovated learning spaces that would encourage future prospective teachers and students alike to choose UCSB as their learning environment.
- The physical deliverables of the Goleta Point Faculty Housing/Classroom Project are as follows:
 - Grading and construction of an access road that would connect Lagoon Road from the proposed Goleta Point Faculty Housing/Classroom project
 - Increased faculty housing (approximately 53,659 square feet, 23 dwelling units)
 - Construction of approximately 9,510 (12 rooms) square feet of new, mixed-use classroom space
 - Parking (57 standard-sized spaces)
 - Provide a 10 - 15 minute living location from the UCSB Main Campus
 - Utilize UCSB's unique location to provide an appealing living experience, attracting top-tier staff

2.2 Project Location

The proposed site of the Goleta Point Faculty Housing/Classroom Project is located on a coastal bluff in southern Santa Barbara County, California, southwest of the City of Goleta. Moreover, this bluff is located on the UCSB campus with Lagoon Road serving as the primary access road for the proposed project site (**Figure 2.1**).

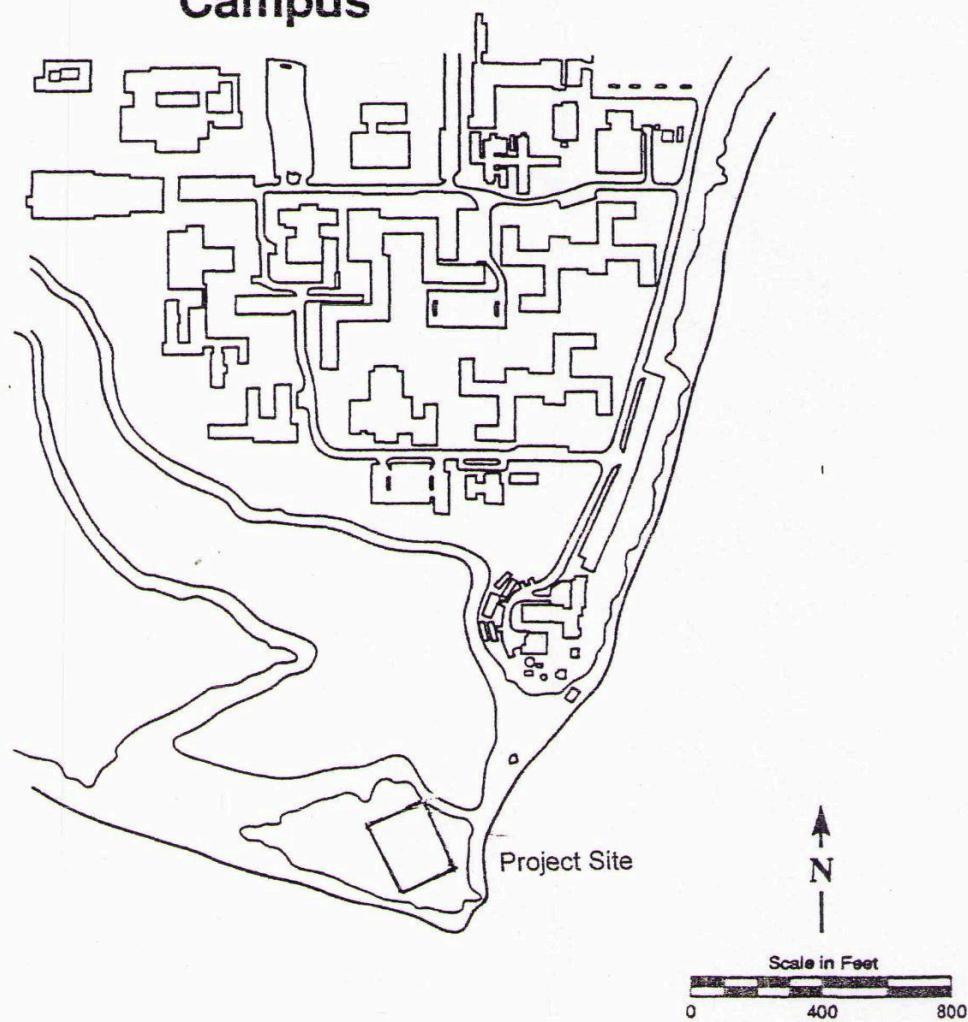
Figure 2.1 UCSB Goleta Point Faculty Housing Vicinity Map

CUTTING EDGE ARCHITECTS



UCSB Campus Point Faculty Housing
Vicinity Map

**Main
Campus**



2.3 Surrounding Land Uses

The proposed project site is located on an undeveloped environmentally sensitive habitat area (ESHA) which is preserved and managed by the Cheadle Center for Biological and Ecological Restoration (CCBER). Directly west of the project site is preserved open space and approximately 200 feet of recreational trails that are open to the public and active year-round. Campus Point Beach continues westward until just after the open space where the beach turns into Depressions Beach. The UCSB Lagoon, De La Guerra Dining Commons, and UCSB Main Campus are to the north. Northwest of the proposed project site lies the Marine Biotechnology Center, UCSB Campus Point Rental Center, and the unpaved access road which continues from Lagoon Road. To the east and south are the main stretch of Campus Point Beach (a popular recreational spot during the summer) and the Pacific Ocean (see **Figure 2.2**)



Figure 2.2 Surrounding Land Uses

2.4 Project Construction

- The Goleta Point Faculty Housing/Classroom Project is reasonably assumed to take ~~ten~~ fifteen months. Grading for the access road would take four months and the construction of the housing/classroom units would take ~~six~~ eleven months. Standard equipment is to be used during construction; this includes graders, dump trucks, backhoes, etc. Construction workers would enter through the southeast Henley Gate entrance of UCSB on Mesa Road. Additionally, staging would be conducted outside of Lagoon Road. Daily construction schedules would follow standard construction union practices that imply a standard 7:00 AM to 5:00 PM workday during the week with weekends and holidays off. Noise would not exceed standard construction levels and efforts would be made to address air quality impacts from dust.
- Grading for the road would be balanced on-site and its construction would comply with relevant campus Transportation and Circulation Guidelines. It is reasonable to assume based on a site visit that approximately 6,100 cubic yards of soil would be cut and filled for the proposed access road (see **Table 2.1 for calculation**). The cut slopes would be supported by a retaining wall made of cement block and the cuts are not expected to exceed six feet in height for the proposed access road (see **Figure 2.4**). Although there is no landscaping plan at this time, all existing trees would be avoided during construction activities. Any existing trees on site would be fenced off during grading.
- Without an existing two-way access road to the proposed project site, construction of the primary access road would be the first undertaking. The road would be 30 feet wide to accommodate the addition of a bike lane as well as compliance with the Santa Barbara County Fire Safety Code. It would be made out of asphalt to match the material of Lagoon Road. The road would need to be built at a minimum of two feet above the 100-year flood plain surrounding the lagoon and would avoid encroaching into or on top of the lagoon. Any excess fill material would be used to elevate the proposed access road above the floodplain. Additionally, the proposed roadway would accommodate all existing Lagoon drainage and water filtration infrastructure including the existing pedestrian staircase (see **Figure 2.3**). To avoid vehicular runoff from entering the lagoon, catch basins and silt traps would be present in both the proposed roadway and the proposed parking lot. Additional devices would be installed within drainage pipes over the bluff to reduce possible scouring. The necessary extent of street signage and lighting would be implemented following UCSB transportation guidelines to ensure vehicle and pedestrian safety.
- A proposed secondary stairway located to the east of the proposed project site would allow for an additional access point for residents to enter Campus Point Beach (see **Figure 2.3**). This secondary staircase would be designed to minimize bluff erosion.

Table 2.1 Calculation for Approximate Cut and Fill

Length of the proposed road	Width of the proposed road	Height of the proposed road	Total cubic FEET of cut	Converted cubic feet to yards	Final total of cubic yards
~500 feet	~30 feet	~ 20 feet	300,000 ft ³	11,200 yd ³	~6,100 yd ³

Figure 2.3 UCSB Goleta Point Faculty Housing Project Site Detail

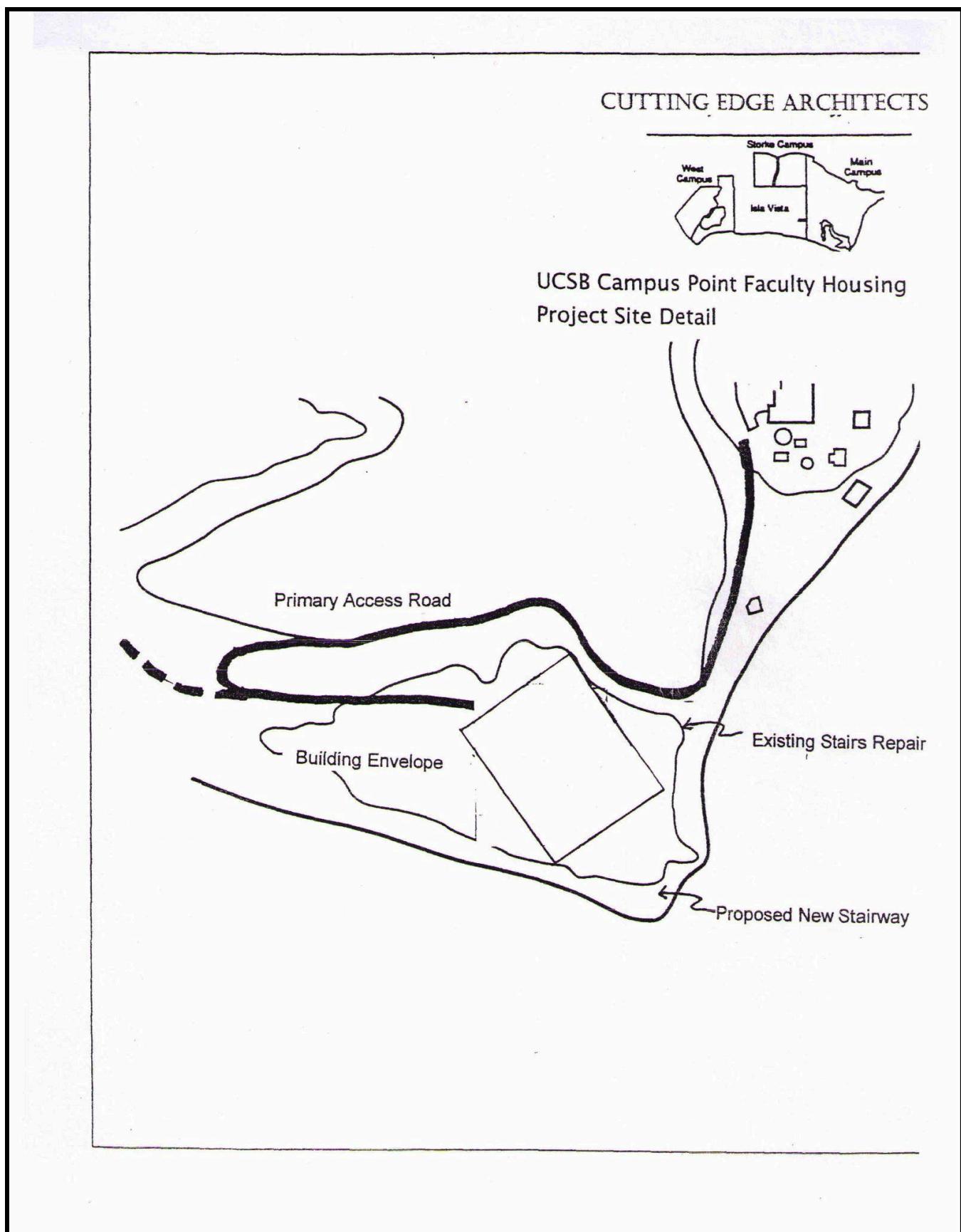
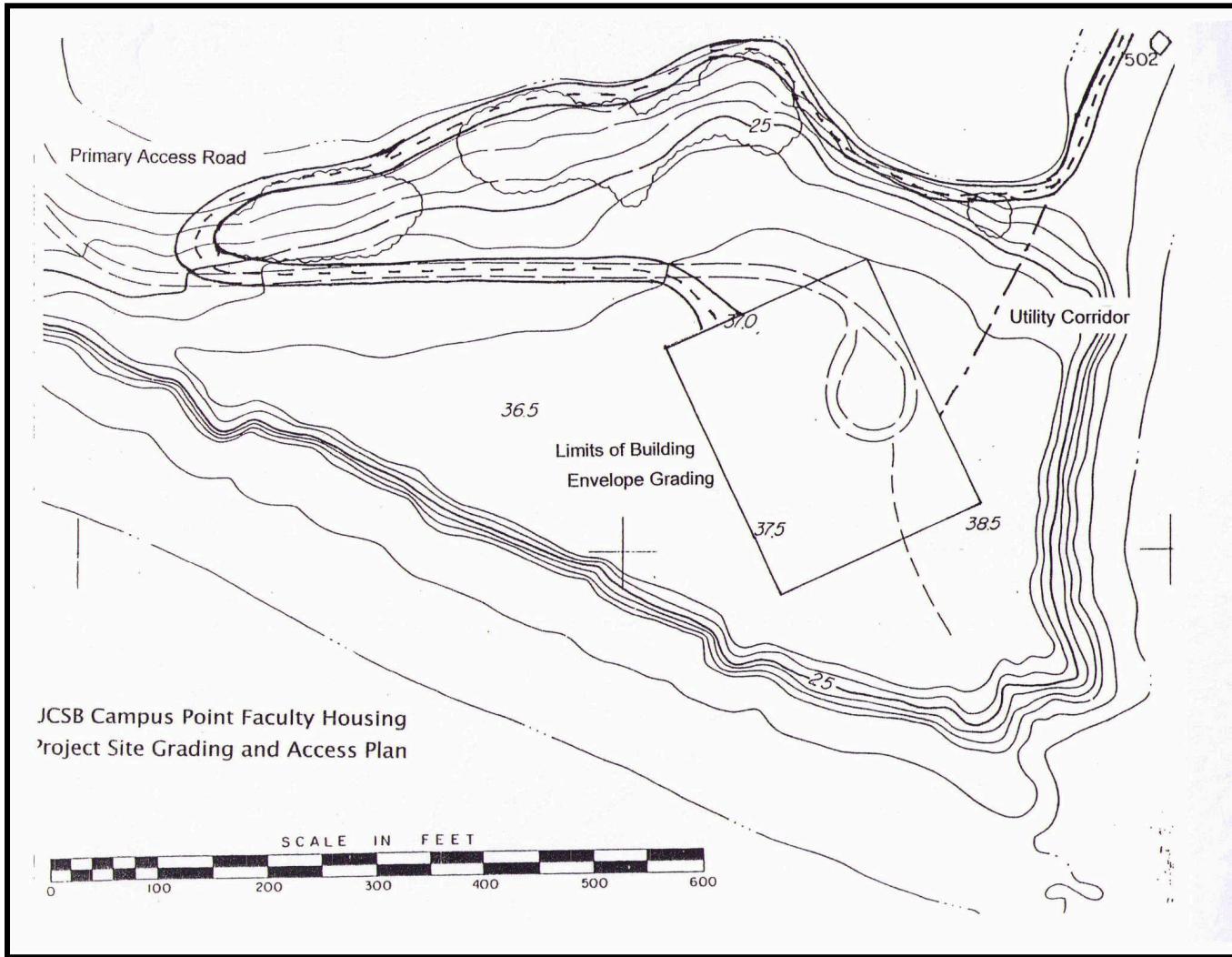


Figure 2.4 UCSB Goleta Point Faculty Housing Project Site Grading and Access Plan



2.5 Project Operations

2.5.1 Architecture

The Goleta Point Faculty Housing/Classroom Project would be 36 feet high with a total square footage of 72,816 square feet (see **Figures 2.5 and 2.6**). The color and materials of the townhouses (upper two floors) would be designed in line with the Spanish Revival architecture that can be found in downtown Santa Barbara. Low-intensity exterior lighting would be implemented where needed. Beneath the proposed townhomes on the upper two floors of the structure, the proposed classrooms would measure 9,510 square feet for approximately 12 mixed-use classrooms (see **Figure 2.7**).

Figure 2.5 UCSB Goleta Point Faculty Housing: First-Floor Classrooms

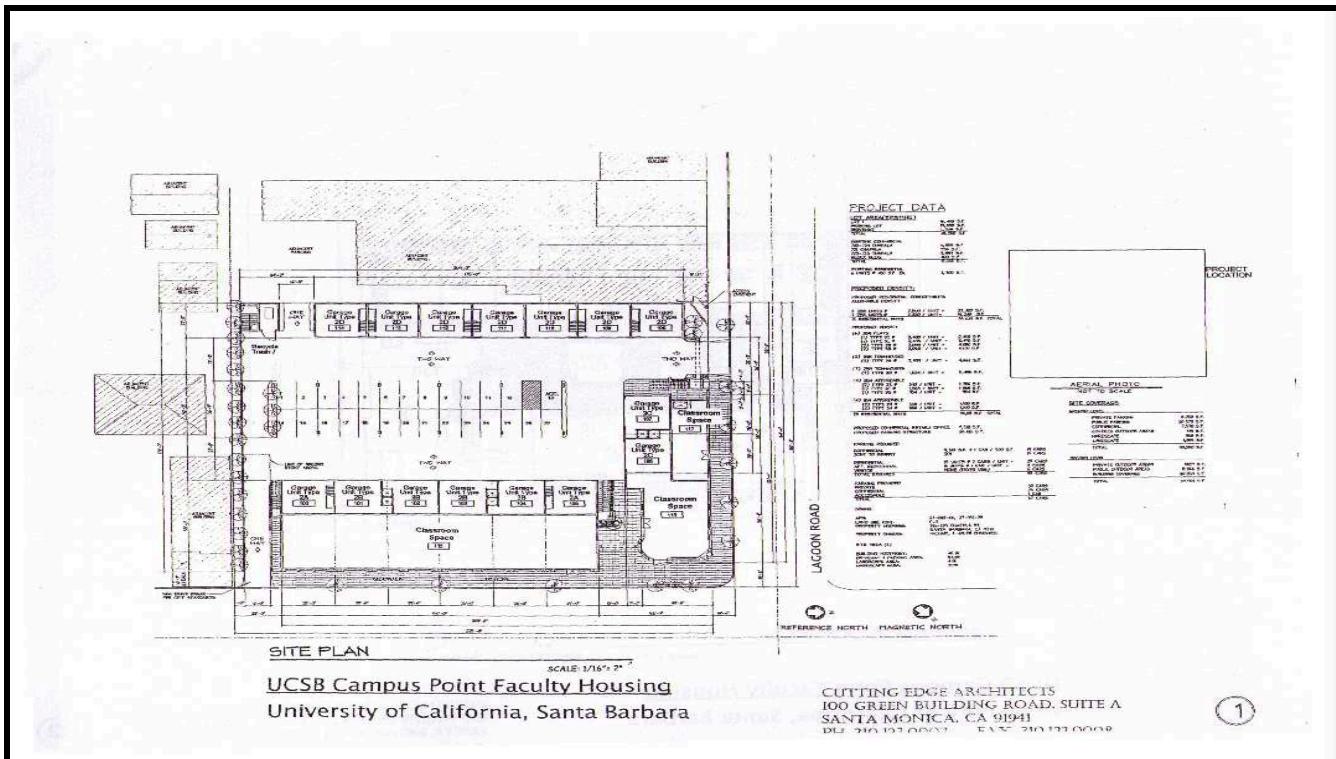


Figure 2.6 UCSB Goleta Point Faculty Housing: Second-Floor Townhomes

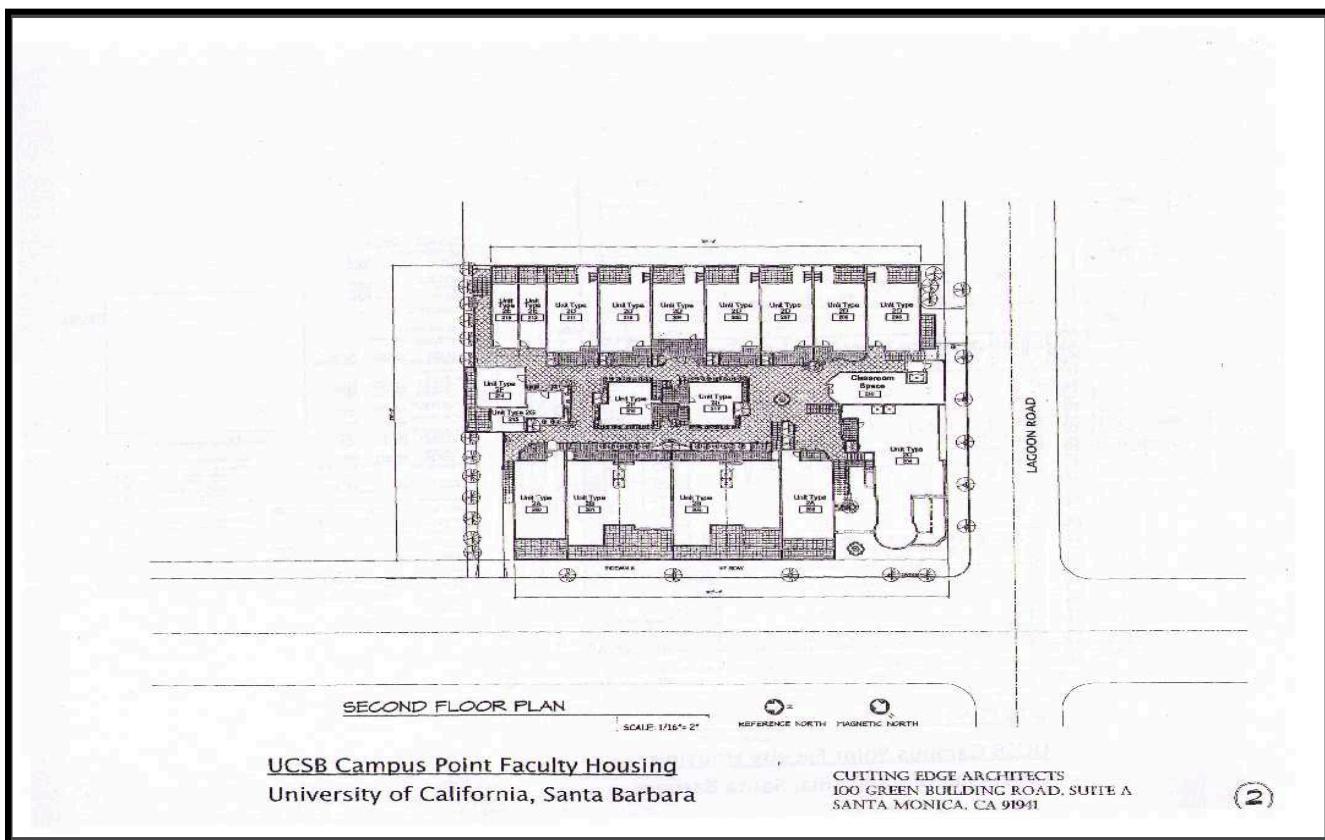


Figure 2.7 UCSB Goleta Point Faculty Housing Architectural Elevations



2.5.2 Access and Parking

The Goleta Point Faculty Housing/Classroom Project would be primarily accessed through the proposed access road and extension of Lagoon Road. The 30-foot-wide asphalt road would lead up to a parking lot that can accommodate 57 standard-sized parking spaces with 1 handicapped space. The parking lot would be on the first floor of the proposed structure. The proposed secondary stairwell located on the eastern side of the project site would provide additional foot accessibility (see **Figure 2.3**).

2.5.3 Drainage

The proposed access road would be constructed in a way that provides ample drainage of vehicular runoff into engineered catch basins and silt traps to prevent untreated water from flowing into the ocean or the lagoon. These would be placed in downslope areas and areas of accumulation. Drainage over the bluffs would include devices to help mitigate any potential scouring, such as abutments or ripraps. At this time, there are no proposed bioswales. Without sufficient evidence, it is reasonable to assume that bioswales would not be necessary.

2.5.4 Landscaping

According to the incomplete letter response from the project applicant, there is no proposed landscaping plan. However, the applicant proposes that approximately 1,355 square feet are proposed for landscaping features. A proposed mix of taller trees would be planted adjacent to the proposed structure

to match the angular and sleek nature of the architecture. The project applicant is considering Canary Island palm trees and Norfolk Island pine to achieve the desired effect. In addition to the proposed trees, the applicant proposes a variety of colored shrubs to help ensure year-round accent blooms. The applicant proposes the following shrubs: Bougainvillea, lavender, and Mexican sage. All proposed landscape species would be low-water use and drought-tolerant varieties. Should the proposed landscaping in any way disturb or compromise the current biological restoration areas, the proposed landscaping would include native plant specimens to compensate for any losses incurred. Additionally, any existing ice plant would be removed as necessary within the building and landscaping footprint.

2.5.5 Utilities

The Goleta Point Faculty Housing/Classroom Project would be serviced by The Goleta Water District. Presently, there are no utility lines that extend to the proposed project site. The project applicant proposes that the extensions of the utility lines that only go so far as the Marine Sciences Lab and Reef Aquarium be placed along the shoulder of the proposed access road in a way that minimizes grading. Similarly to the extensions of the utility lines, an existing water line that is extended from Lagoon Road to the project site and a fire hydrant would be constructed in compliance with Santa Barbara County Fire Department standards. Any proposed utility lines including sewer would be constructed underground and would follow the access road to the housing units as identified in the site plan (see **Figure 2.6**).

2.5.6 Hours of Operation and Population

The proposed Goleta Point Faculty Housing/Classroom Project would accommodate approximately 85 faculty members throughout the proposed 23 dwellings. In addition to the proposed capacity of the townhomes, assuming that all the classrooms are in operation at once, it is reasonable to assume that up to 372 persons would be present simultaneously. It is reasonable to assume that the first-floor classrooms would operate on a normal school schedule of classes starting at 8:00 AM and finishing no later than 10:00 PM. Additionally, the classrooms would not be used at night or on weekends to avoid conflicting with the faculty residents. The applicants believe that all utilities including water, wastewater treatment, and energy can be feasibly provided to meet the needs of the proposed housing/classroom project. It is reasonable to assume that hazardous waste would not need to be considered for the uses of the proposed housing/classroom project.

2.5.7 Lighting

The proposed Goleta Point Faculty Housing/Classroom Project would implement necessary, low-intensity security lighting in essential areas that require an ample amount of visibility. This includes areas along the primary access road, low-visibility areas surrounding the project site, and pedestrian walkways. The lighting would be consistent with UCSB's sustainability goals and comply with CCBER's goals for keeping biological resources undisturbed by the presence of additional lighting.

3.0 Environmental Setting

The area of the proposed Goleta Point Faculty Housing/Classroom Project is located near numerous recreational resources, primarily beaches and trails. The following section aims to describe the recreational areas and impacts associated with the Goleta Point Faculty Housing/Classroom Project.

3.1 Recreational Resources

The study area for recreation consists of any recreational resource within a half-mile radius of the proposed project site. Any recreational resources within this half-mile radius are considered most likely to be affected by the proposed Goleta Point Faculty Housing/Classroom Project. This includes adjacent campus-maintained beaches, formal and informal footpaths and trails, and the lagoon.

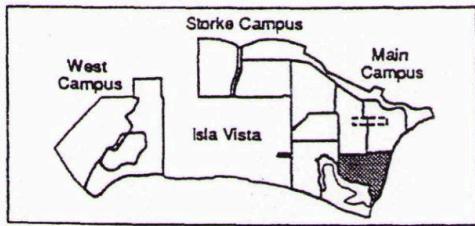
Campus Beaches

UCSB is unique in that it is located on the coastline of California with beaches that span the entirety of its campus. The proposed Goleta Point Faculty Housing/Classroom Project is located at the junction of Campus Point Beach and Depressions Beach, both of which are owned and maintained by the University's Physical Facilities department (UCSB 2008). Additionally, two existing coastal access points are within a 0.5-mile radius of the proposed Goleta Point Faculty Housing/Classroom project. One is located at the edge of the parking lot along Lagoon Road to the northeast of the proposed project site and the other is along Depressions Beach, right before the Manzanita Village student dormitories, west of the proposed project site. Various recreational activities take place at this site including surfing, walking, dog walking, jogging, and sunbathing. These activities take place year-round with maximum activity during the summer months. The paid parking lot for public use of Campus Point Beach is located along Lagoon Road across the street from Santa Cruz Hall (see **Figure 3.1**). A beach access point is located at the edge of the parking lot overlooking the bluff westwards of Campus Point.

Pedestrian/Mixed Use Paths

The terminus of Lagoon Road is located directly next to the Marine Sciences Research Institute (**Figure 3.1**). From here, it turns into an informal access road and trails that pedestrians, cyclists, and UCSB vehicles typically use. Following the unpaved road further toward the proposed project site, a trail splits off at the entrance of the existing stairway to the top of the bluff towards the proposed project site (**Figures 3.2, 3.3**).

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UCSB Campus Point Faculty Housing
Vicinity Map

**Main
Campus**

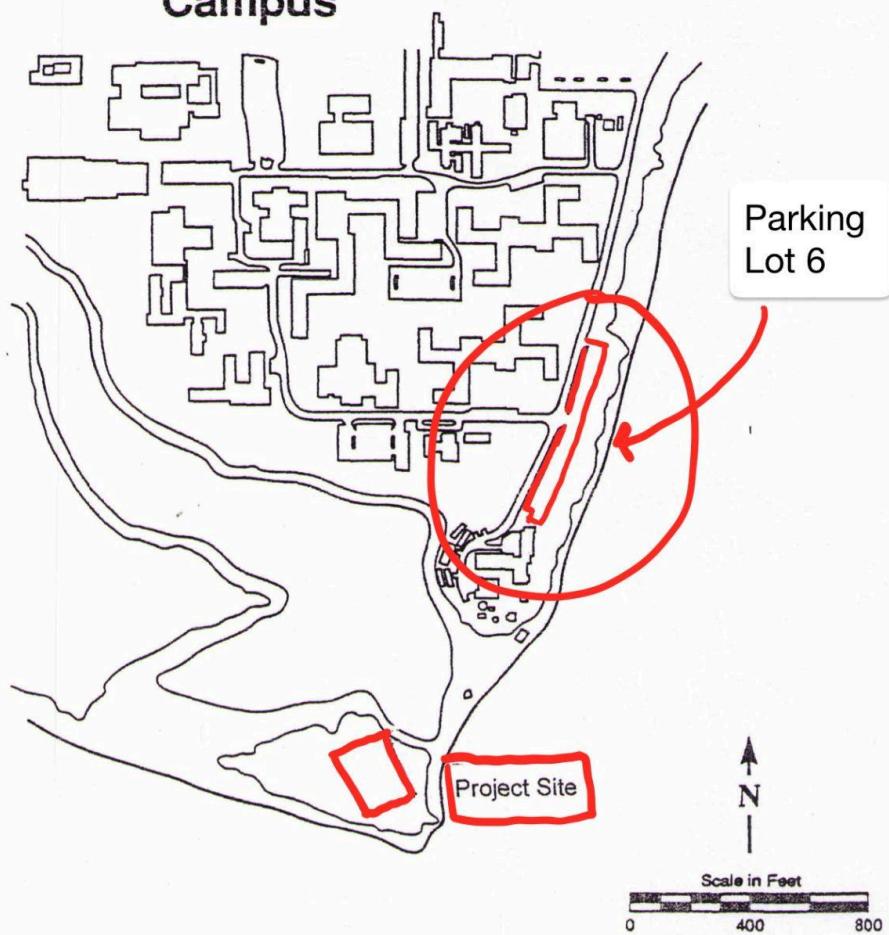


Figure 3.1 Parking Lot 6



Figure 3.2: Pedestrian Staircase



Figure 3.3 Lagoon Road Terminus Overlooking Campus Point Beach (Left)

Additional recreational paths are located in this same location along the bluffs at the top of where the staircase leads and to the right of the staircase in **Figure 3.2**.

Footpaths and Informal Trails

An informal trail exists in the Campus Beach location to the right of the staircase entrance shown in **Figure 3.2**. This informal trail is not marked on the 2008 LRDP for UCSB and does not possess any official information regarding trail length, duration, or official name. The trail begins where the unpaved road ends and the staircase (**Figure 3.2**) begins, to the right (**Figure 3.4**). (The unmarked trail is referred to here as “Lagoon Trail.”) The Lagoon Trail follows the edge of the Campus Point mesa before it eventually cuts back into the bluff where it

is intersected by an unofficial paved access road (**Figure 3.5**).

It continues on the other side of this road along the edge of the bluff overlooking the beach and the ocean until it circles back around and concludes at the top of the staircase shown in **Figure 3.3**. The entirety of the Lagoon Trail is marked in **Figure 3.5**. The access road which extends to the roundabout pictured in **Figure 3.5** continues to the west towards the trails surrounding Depressions Beach and the Campus Point mesa and bluff area. It is reasonable to assume, based on a site visit, that these areas are concurrently used as recreational trails in addition to serving as an unofficial paved access road. According to the applicant's letter, the total footage of paved roads in the area is 200 feet. However,



Figure 3.4 Lagoon Trail Entrance

based on a site visit, it is reasonable to assume that the total length of the Lagoon Trail is approximately 1500 feet including parts of the paved access road and the staircase pictured in **Figure 3.2** (page 3-3).



Figure 3.5: Unmarked Lagoon Trail and Paved Access Road



Figure 3.6: Paved Access Road Facing Proposed Project Site

The UC Santa Barbara Lagoon

The UCSB lagoon is located south of the main campus and is limited in its recreational activities; primarily utilized for rowing and unpaved trails. Rowing on the lagoon is typically only during the Fall quarter, September to December. It is reasonable to assume that the use of trails around the lagoon is active year-round with maximum activity occurring during the main academic school year (excluding the summer session).

4.0 Impact Assessment

The following section describes the potential impacts resulting from the construction and operation of the Goleta Point Housing/Classroom Project.

4.1 Standards of Significance

As outlined in CEQA Guidelines Appendix G, Section XIV; the project would have a significant impact on recreational resources if it would:

1. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.

4.2 Analytical Methods

To determine the impact of the proposed Goleta Point Faculty/Housing project, the following measures are to be used in analyzing if the increase in campus population would lead to the physical deterioration of campus facilities:

Trails: Potential impacts on the surrounding trails are addressed using measurements such as population increase and condition.

Coastal Access: Potential impacts of surrounding coastal access sites are addressed using measurements such as population increase and condition.

4.2.1 Goleta Point Housing/Classroom Project Construction

As previously outlined in the Project Description Section 2.4 ([page 2-4](#)), the project is estimated to take ten months with construction operations occurring from 7:00 AM to 5:00 PM on weekdays. It is reasonable to assume that the project would begin at the end of the spring quarter (approximately June 13th) during which student activities and population are low. However, the summer months (June - September) are typically very active for recreational activities in the Campus Point beach area.

Impact REC - 1: Construction of the Golet Point Faculty Housing/Classroom Project would potentially result in the disruption of Summer recreational activities occurring in the area.

It is reasonable to assume that based on the lack of an active school schedule, from the months of June through September, Campus Point Beach would become a hotspot for recreational activities such as surfing, walking, jogging, swimming, and sunbathing. The UCSB Campus Point Rental Center is

located on Campus Point Beach and provides rental services to both youth summer camps and students. The area is still used actively despite the absence of a full student population. Based on the location and nature of the construction activities, it is reasonable to assume that the road the public would use to access Campus Point Beach would also be the main access road for transporting construction equipment and grading. Parking Lot 6 (**Environmental Setting, Figure 3.1**) is located on this same road and is used by pedestrians to park and access Campus Point Beach. **It is reasonable to assume that impacts on recreational impacts would be significant.**

Impact REC - 2: Construction activities, such as grading, would potentially cause deterioration of existing unmarked trails within the proposed project site.

Existing Unmarked Trails

The area marked in white and red in **Figure 4.1** exhibits the portion of the Lagoon Path trail to be removed during the grading for the primary access road leading to the proposed Goleta Point Faculty Housing/Classroom Project. It is reasonable to assume that this would occur early in the construction process as it would serve as the primary road for the transport of construction materials to and from the proposed project site. Construction activities include the grading of the northern portion of the Lagoon Mesa that requires approximately 6,100 cubic yards of soil to be removed for the establishment of the primary access road. As shown in **Figure 4.1**, the area marked in white and red indicates approximately 500 feet of trails to be displaced due to construction-related grading. **Therefore, it is reasonable to assume that impacts on recreational resources would be significant.**



Figure 4.1 Lagoon Trail

4.2.2 Project Operations

The following section describes the potential impacts related to the long-term operation of the proposed Goleta Point Faculty Housing/Classroom Project.

Impact REC - 3: The Goleta Point Faculty Housing/Classroom Project would increase the population near recreational resources, which could result in the deterioration of the existing facilities.

Population Increase

The proposed Goleta Point Faculty Housing/Classroom Project is expected to provide 23 dwelling units with a reasonably assumed 3.5 people per unit once fully completed. With these numbers, the proposed project would introduce an increase in the population of approximately 80 people in the immediate area, excluding the population induced by the additional classrooms. Surrounding recreational resources, such as the unmarked trail paths and existing stairways, would reasonably serve as accessible and immediate avenues of recreation for those living in the proposed project area in addition to serving the general public and student population. **Therefore, it is reasonable to assume that impacts on recreational resources would be significant.**

Impact REC - 4: The Goleta Point Faculty Housing/Classroom Project would potentially result in impacts on coastal access points. .

Coastal Access Points and Recreational Resources

The existing coastal access point in parking lot 6 leads to the Campus Point Beach stretching towards the Henley Gate entrance of UCSB to the west of the main campus (**see Figure 2.1 in Project Description, page 2-2**). This currently serves as the sole coastal access point which leads from a parking lot down to the public beach below. It is reasonable to assume that an increase in usage of coastal access points would result from the proposed project's existence in the area as pedestrians and residents would utilize such a path to reach Campus Point Beach. Additionally, it is reasonable to assume that the recreation on and around Campus Point Beach would increase as a result of the establishment of the proposed project. **Therefore, it is reasonable to assume that impacts on recreational resources would be significant.**

4.2.3 Mitigation Measures and Residual Impact

The following measures would be required to address significant environmental impacts on recreational resources resulting from the construction and operation of the project.

Impact REC - 1: *Construction of the Goleta Point Faculty Housing/Classroom Project would potentially result in the disruption of Summer recreational activities occurring in the area.*

MM REC - 1: To minimize potential impacts from short-term construction activities, the applicant shall develop a **Construction Mitigation Plan (CMP)** that includes measures capable of ensuring short-term construction activities do not conflict with summer recreational activities. The CMP shall include strategies such as:

- a. Phasing of construction activities to avoid significant conflict with public recreation in the proposed project area;
- b. Ensuring the primary access road provides enough space for safe use of pedestrians to access Campus Point Beach;
- c. Coordination with summer camp organizations to ensure safe operational hours co-occurring with surf lessons, kayaking, etc.

Residual Impacts (MM REC - 1)

The measures mentioned above would ensure that summer recreational activities remain unperturbed by short-term construction, thereby reducing the impacts to a **less than significant level (Class II)**.

Mitigation Monitoring and Reporting Plan (1):

Mitigation Measure	Plan Requirements:	Review and Approval	Monitoring
MM REC - 1	A qualified construction supervisor shall prepare the Construction Mitigation Plan, detailing the extent and specifications of short-term construction activities related to summer recreational activities. The CMP shall be prepared prior to the issuance of grading permits.	The CMP shall be reviewed and approved by the UCSB Office of Planning and Research and the UCSB Department of Recreation prior to the issuance of grading permits.	The UCSB Department of Recreation shall verify that all CMP components are in place at the beginning of construction, and shall field check appropriately throughout short-term construction (approximately 4 months into construction).

Impact REC - 2: Construction activities, such as grading, would potentially cause deterioration of existing unmarked trails within the proposed project site.

MM REC - 2: To mitigate the impacts of grading on the total footage of unmarked trails, the applicant shall develop a **Trail Protection Plan (TPP)** that includes measures capable of ensuring grading activities do not substantially reduce the total amount of trails in the area. The TPP shall include strategies such as:

- a. Protection of any amount of unmarked trail that is not directly affected by grading activity for the primary access road;
- b. Rectification for the unmarked trail that is displaced by establishing additional trail proportionate to the amount displaced (approximately 500 feet) near the proposed project site;
- c. Or improvement/alteration of the existing unmarked trail to accommodate the proposed project.

Residual Impacts (MM REC - 2)

The measures listed above would ensure that activities related to the necessary grading for the primary access road would not significantly affect the existing unmarked trails, thereby reducing the impact to a **less than significant level (Class II)**.

Mitigation Monitoring and Reporting Plan (2):

Mitigation Measure	Plan Requirements:	Review and Approval	Monitoring
MM REC - 2:	A qualified construction supervisor shall prepare the Trail Protection Plan, detailing the extent and specifications of grading activities in relation to the potentially affected trails. The TPP shall be prepared prior to any construction or grading activity.	The TPP shall be reviewed and approved by the UCSB Office of Planning and Research and the UCSB Department of Recreation prior to construction/grading activities.	The UCSB Department of Recreation shall verify that all TPP components are in place at the beginning of construction, and shall field check appropriately throughout any activity related to grading.

Impact REC - 3: *The Goleta Point Faculty Housing/Classroom Project would increase the population near recreational facilities, which could result in the accelerated deterioration of the existing facilities.*

MM REC - 3: To mitigate the impacts on recreational resources from an increase in population (approximately 80 residents), the applicant shall develop a **Recreational Resource Maintenance Plan (RRMP)** that includes measures capable of ensuring a population increase does not accelerate the deterioration of existing facilities. The RRMP shall include strategies such as:

- a. Continued maintenance of nearby recreational facilities;
- b. Enhancement to current maintenance plans to include any additional recreational facilities added by the proposed project (additional staircases, access points);
- c. Incorporation of outdoor recreational facilities, such as outdoor workout equipment and walking paths, within the proposed project site to reduce demand on the surrounding recreational facilities.

Residual Impacts (MM REC - 3)

The measures listed above would ensure that an increase in population resulting from the proposed project would not significantly affect the surrounding existing recreational facilities, thereby reducing the impact to a **less than significant level (Class II)**.

Mitigation Monitoring and Reporting Plan (3):

Mitigation Measure	Plan Requirements:	Review and Approval	Monitoring
MM REC - 3:	A qualified UCSB Department of Recreation representative shall prepare the Recreational Resource Maintenance Plan, detailing the extent and specifications of the required maintenance for the surrounding current/proposed facilities. The RRMP shall be prepared prior to the beginning of construction activities.	The RRMP shall be reviewed and approved by the UCSB Office of Planning and Research and the UCSB Department of Recreation prior to the beginning of construction activities.	The UCSB Department of Recreation shall verify that all RRMP components are in place before the completion of the project, and shall field check appropriately following the completion of the project for a period of three months.

Impact REC - 4: *The Goleta Point Faculty Housing/Classroom Project would potentially result in impacts on coastal access points and coastal recreational resources.*

MM REC - 4: To mitigate potential impacts on coastal access points, the applicant shall develop a **Coastal Access Preservation Plan (CAPP)** that includes measures capable of ensuring that increased usage does not lead to the accelerated deterioration of coastal access points. The CAPP shall include strategies such as:

- a. Revision of current coastal access point maintenance;
- b. Enhancing current coastal access point infrastructure (reinforcing materials, re-engineered infrastructure);
- c. Rectification through building an additional coastal access point near the project site. This can be on Campus Beach or somewhere else in the vicinity of the proposed project site.

Residual Impacts (MM REC - 4)

The measures listed above would ensure that an increase in usage of the nearby coastal access point(s) would not be at a significant level, thereby reducing the impact to a less than significant degree (Class II).

Mitigation Measure	Plan Requirements:	Review and Approval	Monitoring
MM REC - 4:	A qualified civil engineer shall prepare the Coastal Access Protection Plan, detailing the extent and specifications for any additional access points, enhancements, and improvements to maintenance. The CAPP shall be prepared prior to construction activities.	The CAPP shall be reviewed and approved by the UCSB Office of Planning and Research prior to the beginning of construction activities.	The UCSB Department of Recreation shall verify that all CAPP components are in place at the beginning of construction and shall field check appropriately throughout construction and for a period of time, at least three months, during the beginning of project operations.

5.0 Cumulative Impacts

The following section describes the cumulative impacts on recreational resources associated with the Goleta Point Faculty Housing/Classroom Project. According to CEQA guidelines section 15130, an EIR is responsible for conveying;

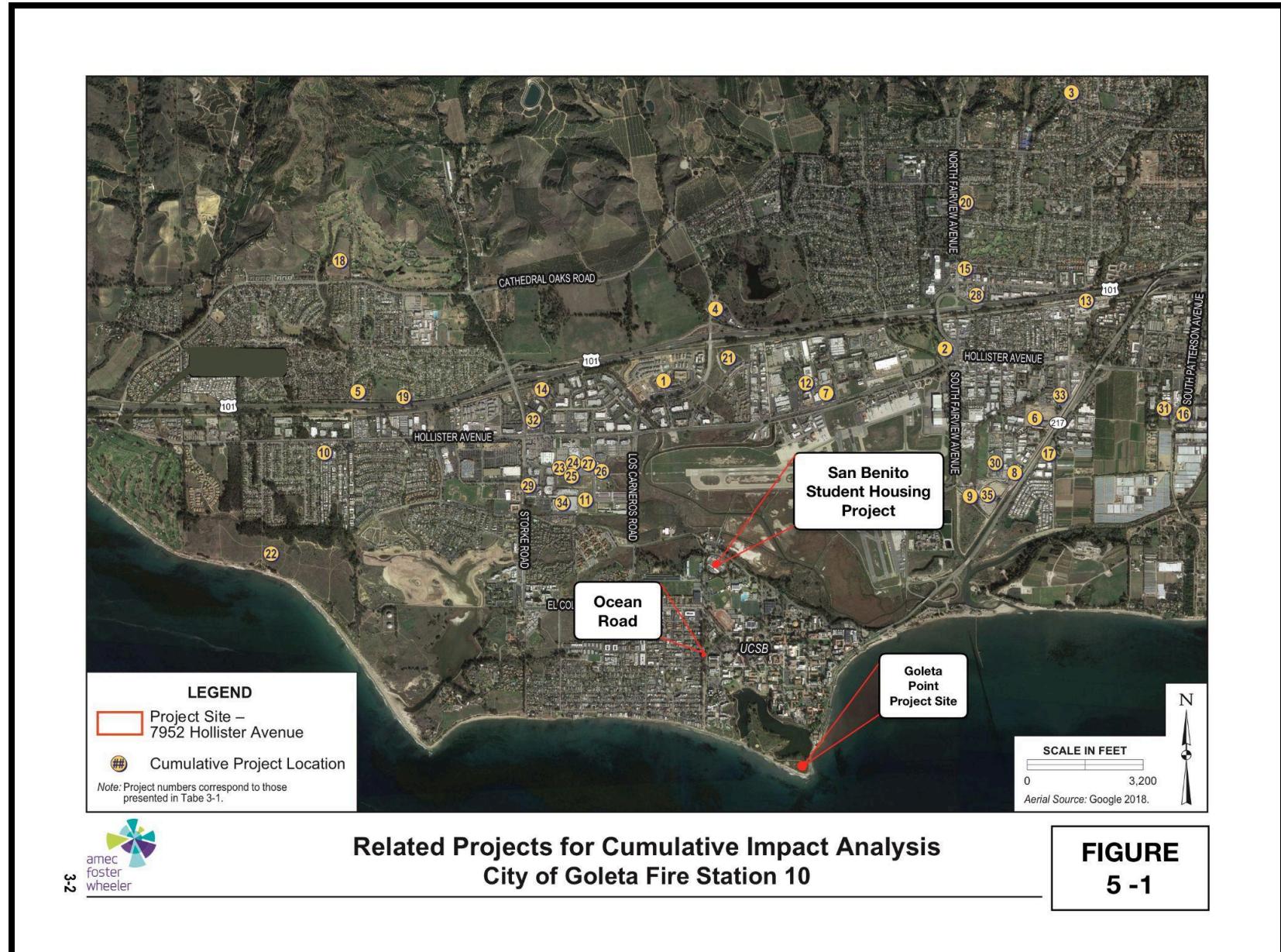
- Description of cumulative impacts related to the incremental implementation of the project;
 - **Cumulative impacts** are defined as impacts resulting from the combination of the proposed project with other nearby and or related projects causing related impacts.
- An appropriate level of severity for project impacts and the likelihood of their occurrence;
- Necessary documents, data, or information, as it pertains to the relevance of the project impacts.

5.1 Region of Influence

According to CEQA Guidelines Section 15130(B)(3), the **region of influence (ROI)** is defined as the geographical extent of the area affected by the cumulative impacts. The region of influence for the Goleta Point Faculty Housing/Classroom Project is determined to be the extent of the UCSB Campus and City of Goleta, as this is where the potential for increased demand on recreational resources is highest.

5.2 Related Projects for Analysis

The EIR cumulative impact assessment takes into consideration all related projects, past, present, and reasonably foreseeable, a list of which is provided by the Goleta Fire Station 10 EIR and the University of California Santa Barbara (**Figure 5.1** and **Table 5.1**). The following figure and table provide information regarding the related projects that are located within the region of influence, UCSB, and the City of Goleta. As displayed in **Figure 5.1**, the Goleta Point Project Site is indicated at the bottom to show the proximity of the project site in its region of influence.



Source: Goleta Fire Station FEIR Section 3.0 and UCSB Related Projects

Table 5.1: Related Projects for Cumulative Impact Analysis

Project No.	Project Name	Description	Location	Project Status
Projects Under Construction				
1.	Village at Los Carneros	Residential, 465 units	Calle Koral and Los Carneros Road	Under Construction
2.	Fairview Commercial Center	7,476 s.f. commercial /retail building	151 South Fairview Avenue	Under Construction
3.	Harvest Hill Ranch	7 - Lot Residential Subdivision with 6 new homes	880 Cambridge Drive	Under Construction
4.	Islamic Society of SB	6,183 s.f. Building with a prayer room, a meeting area, and 1 caretaker unit	N/E Corner of Los Carneros and Calle Road	Under Construction
5.	Citrus Village	Residential, 10 units	7388 Calle Real	Under Construction
6.	Old Town Village	Residential and Commercial mixed use, 175 townhomes with shopkeeper and live-work unit	South Kellogg Avenue	Under Construction
7.	Marriott Residence Inn	80,989 s.f. Hotel, 118 rooms	6300 Hollister Avenue	Under Construction
8.	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)				
9.	McDonald's Drive Thru Expansion	Second drive thru lane, revised parking and circulation, and new landscaping	1465 South Fairview Avenue	Approved
10.	Rancho Estates Mobile Home Park Fire Improvements (Rancho Goleta)	New fire access road, new/upgraded fire hydrants, new water lines, and bring the existing car wash into conformance	7465 Hollister Avenue	Approved
11.	Pacific Beverage at Cabrillo Business Park Reduced Project	Reduction in 24,398 s.f. from previously approved building	355 Coromar Drive	Approved
12.	Site Improvements	768 - s.f. elevator addition, 1,100 - s.f. new building, and 314 - s.f. addition to the rear of the building	130 Robin Hill Road	Approved

13.	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
14.	Cortona Apartments	Residential, 176 units	6830 Cortona Drive	Approved
15.	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
16.	Somer Medical Office Building	20,000 s.f. net new medical/dental office building	454 South Patterson Avenue	Approved
17.	Ward Renovations and Lot Split	New building facade, new site renovations, and lot split	749 and 759 Ward Drive	Approved

Pending Projects (Complete Application)

18.	Shelby	Residential, 60 units	7400 Cathedral Oaks Road	Pending, Complete Application
19.	Kenwood Village	Residential, 60 units	7300 Calle Real	Pending, Complete Application
20.	Fairview Gardens	Master Use Permit and Special Events	598 North Fairview Avenue	Pending, Complete Application
21.	Heritage Ridge	Residential, 228 apartments and 132 senior apartments	North of Calle Koral and East of Los Carneros	Pending, Complete Application
22.	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

Pending Projects (Incomplete Applications)

23.	Cabrillo Business Park, Lot 5	New 23, 882 - s.f. building within Cabrillo Business Park	6789 Navigator Way	Pending, Incomplete Application
24.	Cabrillo Business Park, Lot 6	New 16,750 - s.f. building within Cabrillo Business Park	6765 Navigator Way	Pending, Incomplete Application
25.	Cabrillo Business Park, Lot 7	New 31,584 - s.f. building within Cabrillo Business Park	6759 Navigator Way	Pending, Incomplete Application
26.	Cabrillo Business Park, Lot 9	New 44,924 - s.f. building within Cabrillo Business Park	301 Coromar Drive	Pending, Incomplete Application

27.	Cabrillo Business Park, Lot 14	New 44,004 - s.f. building within Cabrillo Business Park	289 Coromar Drive	Pending, Incomplete Application
28.	Calle Real Hotel	3 - story hotel, 134 rooms	5955 Calle Real	Pending, Incomplete Application
29.	Fuel Depot with Car Washes	1,667 s.f. new drive-in carwash, self-serve carwash, gas fueling dispensers, and manager's residence; Zizzo's Coffee building to remain	370 Storke Road	Pending, Incomplete Application
30.	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
31.	Providence Middle/High School	Facade improvement to existing 21,408 s.f. building and other associated site improvements	5385 Hollister Avenue	Pending, Incomplete Application
32.	Cortona Industrial Project	23,000 - s.f. light industrial use building and tentative parcel map	6864/6868 Cortona Drive	Pending, Incomplete Application
33.	Santa Barbara Honda	Includes facade 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
34.	Verizon Wireless Antenna at U.S. Post Office	New 66f ft. tall monopole wireless tower	400 Storke Road	Pending, Incomplete Application
35.	Sywest	70,594 s.f. high cube industrial building	907 South Kellogg Avenue	Pending, Incomplete Application
36.	Ocean Road	New student housing project encompassing 16.7 acres, introducing 540 residential units and retail space	Ocean Road	In Development
37.	San Benito Housing	New 5-acre housing project introducing 3,500 student beds	East of Harder Stadium	In Development

Source: Goleta Fire Station 10 FEIR Section 3.0, Related Projects

Table 5.2: Total Related Project Development

Type of Development	Total
Residential	2,746 dwelling units
Commercial/Retail	1,558,993 square feet

5.3 Cumulative Impact Discussion

5.3.1 Combined Cumulative Impact

Related projects within the ROI are expected to increase the population of UCSB or the City of Goleta in a manner that might affect the existing recreational facilities. **Table 5.3** displays the related projects and their relative size.

Table 5.3: Related Projects within the Region of Influence

Related Project Name	Size
Village at Los Carneros	465 units
Harvest Hill Ranch	6 units
Citrus Village	10 units
Old Town Village	175 units
Cortona Apartments	176 units
Shelby	60 units
Kenwood Village	60 units
Heritage Ridge	360 units
Total	1,312 units

Table 5.4: UCSB Related Projects

Name	Size
Ocean Road	540 units
San Benito Housing Project	3500 beds
Total	Approximately 1,200 units

The total population increase given the metric of 1,312 units, assuming that the average number of people per unit is 3, would be approximately 3,936 people. These projects are relatively far from the proposed project site and possess nearby recreational facilities within their respective neighborhoods and surrounding areas. *It is reasonable to assume that given the population increase and proximity of recreational resources within the ROI, the combined cumulative impacts on recreational resources would not be significant.*

5.3.2 Project Contribution to Cumulative Impact

The proposed project's approximate increase in population is 80 people, thus, the proposed project's contribution to the cumulative population increase of 3,936 people would be 0.02%. This number can vary slightly due to the nature of the multi-use classrooms, causing the population to fluctuate, but not to a significant extent. Additionally, the related projects have the potential to provide further strain on existing facilities given the accessibility of the project site with surrounding recreational resources.

Therefore, the project's contribution to cumulative impacts on recreational resources would be cumulatively considerable.

5.3.3 Mitigation Measures and Residual Impacts

In order to reduce the impact on recreational facilities resulting from the aforementioned cumulative impacts, the applicant shall implement both **MM REC - 3 (Recreational Resource Maintenance Plan)** and **MM REC - 4 (Coastal Access Preservation Plan)** which involve ensuring the maintenance of recreational facilities and coastal access points are consistent and thorough so as to prevent the degradation of recreational facilities. Incorporating these mitigation measures would reduce the project's contribution to ***less than cumulatively considerable.***

6.0: Project Alternatives

6.0 Alternatives:

Section 6: Project Alternatives presents a range of alternatives to the proposed project that can reduce significant impacts on recreational resources, while also feasibly attaining most of the basic objectives of the proposed project, as required by CEQA Section 15126.6 2024.

6.1 Project Objectives

The following is a summary of the basic project objectives outlined in Section 2.1 Project Description:

- Grading and construction of an access road that would connect Lagoon Road from the proposed Goleta Point Faculty Housing//Classroom Project
- Increase faculty housing (approximately 53,659 square feet, **23 dwelling units**)
- Construction of approximately 9,510 (**12 rooms**) square feet of new, mixed-use classroom space
- Additions to existing recreational trails (an approximate addition of 200 feet)
- Parking (**57 standard-sized spaces**)
- Providing a 10 - 15 minute living location from the UCSB Main Campus
- Utilize UCSB's unique location to provide an appealing living experience, attracting top-tier staff

6.2 Significant Environmental Impacts

To provide context for identifying feasible project alternatives, a bulleted summary of the significant environmental impacts mentioned in Section 4.2.3 Mitigation Measures and Residual Impact is provided below:

Recreational Resources

- **Impact REC-1:** *Construction of the Goleta Point Faculty Housing/Classroom Project would potentially result in the disruption of summer recreational activities occurring in the area*
 - Based on the location and nature of the construction activities, it is reasonable to assume that summer recreational activities have the potential to be disturbed given the proximity to construction activities. ***Impacts would be significant.***
- **Impact REC-2:** *Construction activities, such as grading, would potentially cause deterioration of existing unmarked trails within the proposed project site*

- Grading activities (removal of 6,100 cubic yards) would displace approximately 500 feet of unmarked trail for the primary access road, affecting this recreational resource. Impacts would be significant
- **Impact REC-3:** *The Goleta Point Faculty Housing/Classroom Project would increase the population near recreational resources, which could result in the accelerated deterioration of the existing facilities.*
 - The proposed project would introduce a population increase of approximately 80 people in the immediate area, excluding the population introduced from the classrooms. It is reasonable to assume that based on the proximity of recreational facilities near the proposed project, the increase in population would result in the accelerated deterioration of nearby recreational resources.
- **Impact REC-4:** *The Goleta Point Faculty Housing/Classroom Project would potentially result in impacts on coastal access points.*
 - It is reasonable to assume that the recreation on and around Campus Point Beach would increase due to the establishment of the proposed project, putting additional strain on the coastal access point located in parking lot 6. This would impact coastal access points and recreational resources.

6.3 Project Alternatives Screening Criteria

This section provides the screening criteria for identifying feasible alternatives for the Goleta Point Faculty Housing/Classroom Project. The criteria would provide a range of reasonable alternatives, as defined in Section 15126.6(c). The following criteria would address:

- Most of the basic proposed project objectives; and
- Avoiding or reducing the extent of the significant environmental impacts identified in Section 4.0: Impacts

The following list represents the project's basic **primary** objectives to the degree to which **most** of the objectives are met. Most is defined as 50% of the objective plus one unit or metric;

Basic Project Objectives:

- Increase faculty housing: At least 50% plus one of the proposed dwelling units, classrooms, and parking spaces. Hence, a minimum of the following achieves most of the quantitative project objectives;
 - Dwelling Units: 13
 - Classrooms: 7

- Parking Spaces: 27
- Located 10 - 15 minutes away from the UCSB Main Campus
- Located in an area that attracts and incentivizes staff

The following is a list of the summarized, primary recreational impacts mentioned in Section 6.2;

- **Impact REC-1:** Disruption of summer recreational activities
- **Impact REC-2:** Deterioration and displacement of the unmarked Lagoon Trail
- **Impact REC-3:** Increase in population would accelerate the deterioration of existing facilities
- **Impact REC-4:** Stress on existing coastal access points

Based on these criteria, the following project alternatives have been selected:

- **Reduced Project Alternative**
 - This alternative would involve reducing the total number of dwelling units, parking spaces, and classrooms to mitigate the project's impacts on recreational resources while maintaining **most** of the faculty residencies, parking spaces, and classrooms of the proposed project.
- **Reconfigured Project Onsite**
 - This alternative would involve changing the physical dimensions of the proposed project or the building envelope to ensure that the project does not significantly impact nearby recreational resources while maintaining the **original** quantities of faculty residencies, parking spaces, and classrooms.
- **Alternative Location**
 - This alternative would involve relocating the project from its original location of Campus Point to another location while maintaining the same quantity of faculty residencies, parking spaces, and classrooms.

6.4 “No Project” Alternative

This section provides information regarding the “No Project” Alternative. Under CEQA Guidelines Section 15126.6(e), the “No Project” Alternative shall be evaluated using the existing conditions at the time of preparation along with the impacts resulting from the absence of the proposed project.

What would reasonably occur under this alternative, would be the preservation of recreational resources just as they are. The Campus Point Beach would remain an automotive-free area, save for campus service vehicles, and the unmarked Lagoon Trail would remain fully intact. Coastal access points would experience average use, and any summer recreational activities co-occurring during expected construction windows would remain unperturbed.

The following list describes how the “No Project” Alternative would influence the impacts outlined in Section 6.2;

- **Impact REC-1:** Under the “No Project Alternative,” the absence of construction activities occurring during the summer months (June through September) would result in the unperturbed procession of recreational activities in and around Campus Point Beach. This would eliminate the need for youth surf lessons, kayaking, and recreational organizations to coordinate with construction activities. **Impact REC-1 under the “No Project” Alternative would be *less than significant* (Class III), and would be *less than the proposed project*.**
- **Impact REC-2:** Under the “No Project” Alternative, impacts associated with grading activities would not occur. It is reasonable to assume that due to the lack of the primary access road and associated grading, the unmarked Lagoon Trail would remain fully intact. The lack of these processes would result in the preservation of this recreational resource. **Impact REC-2 under the “No Project” Alternative would be *less than significant* (Class III), and would be *less than the proposed project*.**
- **Impact REC-3:** Under the “No Project” Alternative, impacts associated with the effects of increased population near recreational facilities would not occur due to the absence of faculty residencies and classrooms in the immediate vicinity. These actions would allow Campus Point Beach, the Lagoon Trail, and other forms of recreation in the area to be utilized at a rate in which their degradation is not accelerated. **Impact REC-3 under the “No Project” Alternative would be *less than significant* (Class III) and would be *less than the proposed project*.**
- **Impact REC-4:** Under the “No Project” Alternative, impacts associated with the increased usage of coastal access points would be reduced to a normal rate of usage for access to Campus Point Beach from parking lot 6. These actions would result in the increased longevity of the existing coastal access points, requiring less consistent upkeep. **Impact REC-4 under the “No Project” Alternative would be *less than significant* (Class III), and would be *less than the proposed project*.**

The “No Project” Alternative eliminates all of the impacts related to recreational resources, however, it fails to deliver any of the basic project objectives.

6.5 Reduced Project Alternative

As introduced in Section 6.3, the Reduced Project Alternative would involve reducing the number of faculty residencies, classrooms, and parking spaces while maintaining **most** of the basic project objectives. The quantity of the original objective of faculty residencies, classrooms, and parking spaces would be reduced in accordance to a 50% plus one unit measure;

- Faculty Residencies: 23 dwelling units → **13 dwelling units**
- Classrooms: 12 mixed-use classrooms → **7 mixed-use classrooms**
- Parking Spaces: 57 single-car spaces → **27 single-car spaces**

This reduction would allow for less overall development of the project site, indicating a substantially smaller building and area that would be occupied by the proposed project while maintaining **most** of the basic project objectives. Additionally, this reduces the impact on unmarked trails in the area allowing for less to be displaced by the proposed project site.

- **Impact REC-1:** Under the Reduced Project Alternative, impacts associated with summer recreational activities would still occur. However, although it is reasonable to assume that the overall construction and amount of grading activities would be less, grading activities would still have the potential to disturb summer recreational activities. These actions would result in little to no change in impact. **Impact REC-1 under the Reduced Project Alternative would be significant but avoidable (Class II) and would be the same as the proposed project.**
- **Impact REC-2:** Under the Reduced Project Alternative, impacts associated with the grading activities for the primary access road would still occur. It is reasonable to assume that the 6,100 cubic yards of soil would still need to be removed for the construction of the primary access road, thus displacing the 500-foot portion of the Lagoon Trail. These actions would not change the impact that grading activities would have on existing unmarked trails within the project site region. **Impact REC-2 under the Reduced Project Alternative would be significant but avoidable (Class II) and would be the same as the proposed project.**
- **Impact REC-3:** Under the Reduced Project Alternative, impacts associated with an increase in population near recreational facilities would be reduced. It is reasonable to assume that fewer faculty residencies and classrooms would lessen impacts on nearby recreational facilities compared to the degree to which the previous population increase would. These actions would lessen the impact on surrounding recreational facilities. **Impact REC-3 under the Reduced Project Alternative would be less than significant (Class III) and would be less than the proposed project.**
- **Impact REC-4:** Under the Reduced Project Alternative, impacts associated with the accelerated degradation of coastal access points would be reduced. It is reasonable to assume that fewer

faculty residencies and classrooms would lessen the impacts on nearby recreational facilities compared to the degree to which the previous population would. These actions would lessen the impact on surrounding recreational facilities. **Impact REC-4 under the Reduced Project Alternative would be *less than significant* (Class III) and would be less than the proposed project.**

The Reduced Project Alternative would result in overall less degradation of recreational resources compared to the proposed project but would still displace a substantial amount of unmarked trail and potentially disturb summer recreational activities. Overall, the Reduced Project Alternative meets **most** of the basic project objectives including the proximity to the UCSB Main Campus, most of the proposed faculty residencies and classrooms, and is still located within an attractive location.

6.6 Reconfigured Project Alternative

The Reconfigured Project Alternative focuses on maintaining the proposed classroom and faculty residences onsite but offers an alternative building plan to reduce proposed project impacts. For recreational resources, one of the main impacts towards the unmarked trails (**Impact REC-2**) is the displacement of 500 feet of the Lagoon Trail as a result of grading for the primary access road. The Reconfigured Project Alternative would involve moving the primary access road from its original path along the edge of the bluff, to where the current staircase leading up to the top of the bluff along the dirt access road is located. The Reconfigured Project Alternative primary access road (R.P.A. Primary Access Road in **Figure 6.1**) is indicated in red (see **Figure 6.1, page 6-8**). This adjustment would allow the 500 feet of Lagoon Trail to be preserved. This would involve the construction of a new staircase along the right side (beach side) of the R.P.A primary access road. It would be built to withstand the beach environment and would minimize the impact of the primary access road on recreational resources.

- **Impact REC-1:** Under the Reconfigured Project Alternative, impacts associated with the disruption of summer recreational activities would still occur. However, it is reasonable to assume that grading activities would be substantially less due to the reduction in grading that would need to occur to construct the R.P.A primary access road. This change would minimally affect the duration of time for construction activities, resulting in the same potential for disturbance of summer recreational activities as the proposed project. **Impact REC-1 under the Reconfigured Project Alternative Plan would be *significant but avoidable* (Class II) and would be the same as the proposed project.**
- **Impact REC-2:** Under the Reconfigured Project Alternative, impacts of grading activities on unmarked trails would no longer occur. It is reasonable to assume that the R.P.A. primary access road would prevent the displacement of the 500 feet of unmarked Lagoon Trail where the proposed project's original primary access road was proposed. These actions would result in the preservation of a large portion of the Lagoon Trail which would remain accessible to the public. **Impact REC-2 under the Reconfigured Project Alternative would be *less than significant* (Class III) and would be less than the proposed project.**

- **Impact REC-3:** Under the Reconfigured Project Alternative, impacts on recreational resources associated with the population increase would still occur. It is reasonable to assume that, due to the increase in faculty residencies and classrooms, recreational facilities would still experience an increased rate of usage. These actions would not result in a change towards this impact.
Impact REC-3 under the Reconfigured Project Alternative would be *significant but avoidable* (Class II) and would be the same as the proposed project.
- **Impact REC-4:** Under the Reconfigured Project Alternative, impacts associated with coastal access points would still occur. It is reasonable to assume the R.P.A. primary access road would not influence the usage of the coastal access point located in parking lot 6 near the proposed project site. These actions would not result in a change of impact on coastal access points.
Impact REC-4 under the Reconfigured Project Alternative would be *significant but avoidable* (Class II) and would be the same as the proposed project.

The Reconfigured Project Alternative would allow for a majority of the Lagoon Trail to be preserved in addition to less conflicts with grading and construction activities. However, recreational facilities would still experience increased usage. Overall, the Reconfigured Project Alternative meets **most** of the basic project objectives of being located within 10 - 15 minutes away from the UCSB Main Campus, most of the proposed faculty residencies and classrooms, and is still located in an attractive location.

CUTTING EDGE ARCHITECTS



UCSB Campus Point Faculty Housing
Project Site Detail

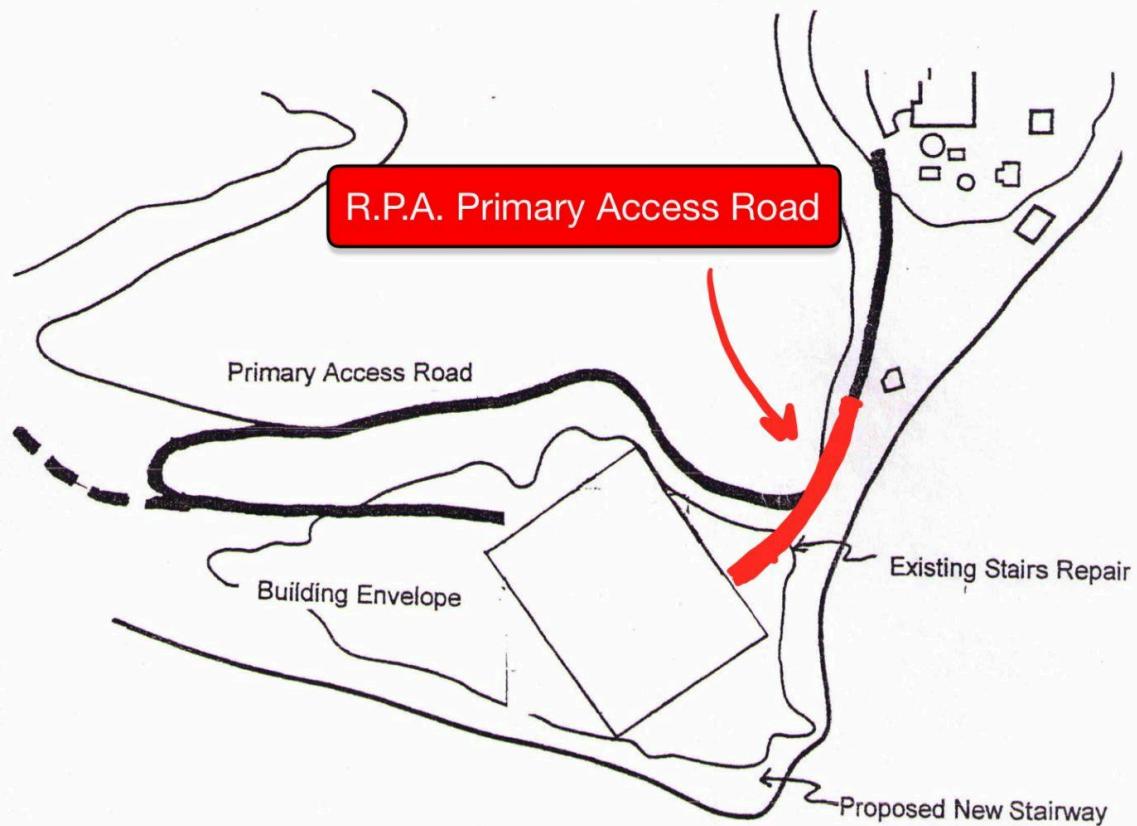


Figure 6.1 Reconfigured Project Alternative (R.P.A) Primary Access Road

6.7 Off-site Project Alternative

The Off-site Project Alternative, under CEQA Guidelines Section 15126.6(f)(2), indicates that an alternative location may be considered if any of the significant effects of the project would be avoided or substantially lessened.

The off-site location for the proposed Goleta Point Faculty Housing/Classroom Project would be the San Benito Student Housing Project (see **Figure 6.2**). This off-site location is designated as student housing according to the UCSB 2010 LRD under “facilities management” (current land use), is 10 - 15 minutes walking distance away from the UCSB Main Campus, and is situated between Harding Stadium and Caesar Uyesaka Stadium. San Benito is a prime alternative location due to its proximity to the UCSB Main Campus and the lack of established recreational facilities in its proximity.

- **Impact REC-1:** Under the Off-site Project Alternative, impacts on summer recreational resources have the potential to occur. It is reasonable to assume that summer recreational activities are occurring in proximity to the San Benito site as it is surrounded by a soccer stadium, baseball field, and tennis courts. These are all facilities utilized by youth organizations and summer camps during the summer months. However, it is reasonable to assume such recreational activities would be well concealed within their respective stadiums and fields with the presence of existing physical barriers (bleacher structures and walls). These actions would result in summer recreational activities within the area going unperturbed. **Impact REC-1 under the Off-site Alternative Location would be *less than significant* (Class III) and would be *less than the proposed project*.**
- **Impact REC-2:** Under the Off-site Project Alternative, impacts associated with unmarked trails would no longer occur. The presence of a primary access road (Stadium Rd.) and lack of unmarked trails or unestablished recreational facilities in this area would mean that any grading occurring for project construction would have little to no impact on any recreational facilities nearby. **Impact REC-2 under the Off-site Alternative Location would be *less than significant* (Class III) and would be *less than the proposed project*.**
- **Impact REC-3:** Under the Off-site Project Alternative, impacts on nearby recreational facilities due to an increase in population would not occur. It is reasonable to assume that nearby established recreational facilities, such as Harder Stadium and the Caesar Uyesaka Stadium are not accessible to the public which would prevent any unintended use. Additionally, the San Benito site is located very close to the UCSB Recreation Center which provides numerous recreational options for UCSB students and staff at no additional cost. It is reasonable to assume that an increase of 80 faculty residents in the area would not significantly impact nearby recreational facilities. **Impact REC-3 under the Off-site Alternative Location would be *less than significant* (Class III) and would be *less than the proposed project*.**

- **Impact REC-4:** Under the Off-site Project Alternative, impacts on coastal access points would no longer occur. It is reasonable to assume, due to the distance from any nearby beach, that the Off-site Project Alternative would not have an immediate significant impact on coastal access points in the area. These actions would result in a less than significant impact. **Impact REC-4 under the Off-site Project Alternative would be *less than significant* (Class III) and would be less than the proposed project.**

The overall impact of the Off-site Project Alternative on recreational facilities would lessen due to the pre-developed nature of the area and the lack of existing, unestablished recreational facilities in the area. Additionally, the distance away from sensitive recreational resources, such as unmarked trails and coastal access points, allows for many of the original impacts to be lessened substantially while still meeting **most** of the project's basic objectives of a 10 - 15 minutes walking distance, increase of faculty residency and classrooms, and an attractive location.



Figure 6.2 Off-site Project Alternative Location: San Benito Student Housing Project

6.8 Environmentally Superior Alternative

Due to the nature of the “No Project” Alternative, by default, this option would be the environmentally superior alternative as it mitigates all of the proposed project’s impacts. However, under CEQA Guidelines Section 15126.6(e)(2), the EIR shall also identify an additional environmentally superior alternative among the other alternatives.

Based on **Table 6.1**, the **Off-site Project Alternative** is the environmentally superior alternative as it achieves **most** of the basic project objectives while possessing the highest number of reduced impacts relative to the proposed project.

Table 6.1 Comparison of Project Alternative Impacts

Impact	Proposed Project	No Project Alternative	Reduced Project Alternative	Reconfigured Project Alternative	Off-site Project Alternative
REC-1: Disruption of summer recreational activities	Class II	None (-)	Class II (=)	Class II (=)	Class III (-)
REC-2: Deterioration and displacement of the unmarked Lagoon Trail	Class II	None (-)	Class II (-)	Class III (-)	Class III (-)
REC-3: Increase in population would accelerate the deterioration of existing recreational facilities	Class II	None (-)	Class III (-)	Class II (=)	Class III (-)
REC-4: Stress on existing coastal access points	Class II	None (-)	Class III (-)	Class II (=)	Class III (-)

7.0 DEIR Public Comments and Responses

March 6th, 2025

RE: Public Comment on Proposed UCSB Housing and Classroom Development

Dear Mark Oregel:

Santa Barbara's Environmental Defence Council (EDC) has recently been made aware of the proposed Faculty Housing and Classroom project on Campus Point. On behalf of the EDC, there are a few revisions we would like to see in the final EIR pertaining to the project's impact on recreation:

1. In section 2.4 of the description, the project is assumed to take 10 months. While this is what is stated in the application, similar projects of this magnitude, namely the ILP, took almost three years to develop. I suggest challenging the ten month estimate or describe what about this project will allow for such a quick construction timeline.
2. In section 2.5.3 of the project description, drainage infrastructure is mentioned but the exact quantity and location of these drainages are not specified. "Devices" are also mentioned to reduce scouring, but what they are is not mentioned. Please specify.
3. Under Impact REC-1 in section 4.2.1, it is assumed that peak recreation will occur during the summer months. With so many students not attending classes during this time, it is reasonable to assume there would be less traffic during these months compared to those where school is in full attendance. Please alter this statement or provide adequate reasoning behind why Campus Point will be more crowded during the summer.
4. In the MMRP tables, acronyms for the plan are used after initially spelling out the words in the Plan Requirements section. This system works well, but please highlight the name with italics and include an acronym following the first time mentioning the name because it was hard to follow (ex. "*Construction Mitigation Plan (CMP)*").

Justin Pendrey
Environmental Planner, Prime Time Consulting
Coast Village Road, Montecito, CA

March 12th, 2025

Dear Justin Pendrey,

First and foremost, I appreciate you voicing your concern through your comments on the Goleta Point Faculty Housing/Classroom Project DEIR. I have analyzed and responded to each comment below with a copy of each original comment.

1. *"In section 2.4 of the description, the project is assumed to take 10 months. While this is what is stated in the application, similar projects of this magnitude, namely the ILP, took almost three years to develop. I suggest challenging the ten-month estimate or describe what about this project will allow for such a quick construction timeline."*

The Interactive Learning Pavilion project is built to accommodate 2000 students and is organized into two buildings with an extensive amount of features ranging from advanced classrooms to group study rooms. While this project is of similar magnitude, its location on campus and window of construction would allow for the expedited establishment of the housing project. To your point, 10 months is potentially overzealous, so the final EIR will be revised to include an extended construction period of an additional 5 months in a reasonable worst-case scenario that the project is unable to be fully completed within the previously allotted time. Grading would stay within the four-month time period, and project construction would have an additional 5-month extension to a total of 15 months. This would result in project construction occurring from June to September of the following year, which would also allow for immediate use as this is when the Fall quarter typically starts. These changes will be implemented into the Final EIR and would not require recirculation.

2. *"In section 2.5.3 of the project description, drainage infrastructure is mentioned but the exact quantity and location of these drainages is not specified. "Devices" are also mentioned to reduce scouring, but what they are is not mentioned. Please specify."*

In terms of the location of the catch basins and silt traps, these would be places along the side of the access road leading up the project and within the proposed parking lot where necessary. The exact quantity is not known at this time, however, it's reasonable to assume that at least two of each of the aforementioned drainage infrastructures will be implemented. The "devices" mentioned in this section refer to flow redirection devices or protective riprap rocks that will reduce erosion from any outflowing drainage. These changes will be implemented in the Final EIR and would not require any recirculation.

3. *"Under Impact REC-1 in section 4.2.1, it is assumed that peak recreation will occur during the summer months. With so many students not attending classes during this time, it is reasonable to assume there would be less traffic during these months compared to those where school is in full*

attendance. Please alter this statement or provide adequate reasoning behind why Campus Point will be more crowded during the summer.

While it is true that fewer overall students are expected to be on campus during the summer months, there are still youth organizations and programs that visit Campus Point Beach for surf lessons, kayaking excursions, and field trips. Additionally, summer classes are still in session while Isla Vista retains a considerable population that enjoys recreating at Campus Point. Campus Point would not be more crowded during these times, in a reasonable worst-case scenario, it would be less or just as crowded during these months from tourists visiting campus and the general public having access to the beach from parking lot 6. As such, it is important to consider everyone who wishes to recreate in this highly scenic area in a reasonable worst-case scenario. This also includes CCBER restoration workers who work year-round in this location. This would not require recirculation.

4. *In the MMRP tables, acronyms for the plan are used after initially spelling out the words in the Plan Requirements section. This system works well, but please highlight the name with italics and include an acronym following the first time mentioning the name because it was hard to follow.*

The edits requested have been made in addition to bolding and underlining the acronyms and MMRP names for ease of reading.

8.0 References

- 1. UCSB LRD^P EIR, 2008**
- 2. UCSB LRD^P, 2010**
- 3. Goleta Firestation 10 FEIR, 2017**
- 4. 2025 CEQA Statutes and Guidelines**