1.0 INTRODUCTION

This Environmental Impact Report (EIR) evaluates the potential for the San Joaquin Apartments and Precinct Improvements Project (the “project” or “San Joaquin Apartments project”) to result in significant impacts to the environment. This EIR has been prepared in accordance with the requirements of the California Environmental Quality Act (CEQA).

This EIR consists of two volumes. The environmental impact analysis required by CEQA is provided in Volume I. Volume II provides the EIR technical appendices.

1.1 PROJECT OVERVIEW

The University of California at Santa Barbara (UCSB) has proposed the San Joaquin Apartments project to provide 165 residential units for 990 undergraduate students, 13 residential units for 13 resident assistants, and eight (8) residential units to be occupied by on-site resident directors and UCSB faculty. In total, the San Joaquin project would provide 1,003 bed spaces for undergraduate students. The proposed residential units would be located in buildings ranging between two (2) and six (6) stories. Most of the proposed buildings would be located on portions of the 14.4-acre project site that have been previously developed with paved vehicle and bicycle parking facilities.

The San Joaquin Apartments would be located on the UCSB Storke Campus at the northeast corner of the intersection of El Colegio Road and Storke Road. The apartments project site is approximately 4,000 feet west of the UCSB Main Campus, south of and adjacent to residences located in the City of Goleta, and north of and adjacent to the unincorporated community of Isla Vista and the Isla Vista Elementary School in Santa Barbara County. The location of the project site is depicted on Figure 1.1-1.

The San Joaquin Apartments would be located on the site that has been developed with the Santa Catalina Residence Hall, which was formerly known as Francisco Torres. Santa Catalina provides 1,325 bed spaces for mostly freshman students in two buildings that are 10- and 11-stories in height. The proposed 1,003 bed spaces, combined with the existing 1,325 bed spaces provided by the Santa Catalina Residence Hall, would result in an on-site population of approximately 2,328 students.

The San Joaquin Apartments project would provide a variety of accessory uses that would primarily serve the on-site student population, such as a new dining commons that would replace the existing Santa Catalina dining commons facility, a convenience store, indoor and outdoor recreation facilities, and a variety of other student service-related uses.

Parking for residents of the Santa Catalina Residence Hall and the San Joaquin Apartments would be provided at two locations: Parking Lot No. 50, which was developed to serve the San Clemente Graduate Student Housing Facility and has been under-utilized since the San Clemente project opened in 2008; and a new parking lot to be developed on the west side of...
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Figure 1.1-1
Regional Location
Storke Road on the UCSB West Campus, across the street from the project site. The proposed parking lot would be developed on a site that is approximately 1.5 acres in size. Combined, the San Joaquin Apartments site and the parking lot site encompass an area of approximately 15.9 acres. The location of the proposed apartments and project-related parking facilities are depicted on Figure 1.1-2.

The UCSB 2010 LRDP was adopted by the University of California Regents in September 2010 and supersedes the land use and policy requirements of UCSB’s 1990 LRDP. The 2010 LRDP provides for an additional 1,874 residential units and 5,000 on-campus bed spaces to accommodate projected enrollment growth. The San Joaquin project would provide 1,003 student bed spaces, which is within the 2010 LRDP envelope for campus-wide development. However, the LRDP EIR prepared to analyze the impacts of the 2010 LRDP assumed 403 fewer bed spaces and eight (8) fewer staff/faculty residential units on the project site than proposed by the San Joaquin project. This EIR will analyze the impacts of the additional bed spaces and residential units at the project site.

1.2 PURPOSE AND LEGAL AUTHORITY FOR THIS DOCUMENT

In accordance with section 15121(a) of the Guidelines for Implementation of the California Environmental Quality Act (CEQA Guidelines) the purpose of an EIR is to serve as an information 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 the project…” The San Joaquin Apartments project requires discretionary approvals by the Regents of the University of California and the California Coastal Commissions. This EIR has been prepared as a “Project EIR” pursuant to section 15161 of the CEQA Guidelines. This section states that “…this type of EIR should focus on the changes in the environment that would result from the development. The EIR shall examine all aspects of the project, including planning, construction and operation.”

In accordance with the requirements of CEQA Guidelines Section 15152, this EIR also “tiers” from the Final EIR prepared for the UCSB 2010 LRDP (UCSB, 2010). Tiering refers to using the analysis of general matters contained in a broader EIR with later EIRs on specific development projects. Agencies are encouraged by CEQA to tier the environmental analysis for separate but related projects. Tiering is appropriate when the sequence of analysis is from a Program EIR, such as the EIR prepared for 2010 LRDP to a project-specific EIR. The UCSB 2010 LRDP Final EIR (SCH# 2007051128) is incorporated into this Initial Study by reference. The EIR may also be downloaded from the following internet address: http://lrdp.id.ucsb.edu/documents-and-materials.

CEQA provides additional guidance regarding the scope of analysis to be provided by an EIR. For example, CEQA Guidelines section 15143 indicates that “an EIR shall focus on the significant effects on the environment. The significant effects should be discussed with emphasis in proportion to their severity and probability of occurrence. Effects dismissed in an Initial
Figure 1.1-2

Project Components

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Study as clearly insignificant and unlikely to occur need not be discussed further in the EIR unless the Lead Agency subsequently receives information inconsistent with the finding in the Initial Study.”

The CEQA Guidelines also provide guidance regarding the standards of adequacy for an EIR. Section 15151 of the Guidelines states: An EIR should be prepared with a sufficient degree of analysis to provide decision-makers with information which enables them to make a decision which intelligently takes account of environmental consequences. An evaluation of environmental effects of a proposed project need not be exhaustive, but the sufficiency of an EIR is to be reviewed in light of what is reasonably feasible. Disagreement among experts does not make an EIR inadequate, but the EIR should summarize the main points of disagreement among the experts. The courts have looked not for perfection but for adequacy, completeness, and good faith effort at full disclosure.”

1.3 SCOPE AND CONTENT OF THIS EIR

1.3.1 Environmental Impacts

A Draft Initial Study tiered from the 2010 LRDP EIR evaluated the potential for the San Joaquin Apartments project to result in significant environmental impacts was prepared in accordance with the requirements of CEQA Guidelines Section 15063. The Draft Initial Study concluded that the proposed project would have the potential to result in significant adverse environmental impacts and that additional review of the projects’ effects on the environment was required. A copy of the Final Initial Study, which includes minor revisions to the Draft Initial Study, is provided in Appendix A of this EIR.

Potentially Significant Impacts. The Initial Study determined that San Joaquin Apartments project would have the potential to result in significant adverse environmental impacts related to the following environmental issue areas:

- Aesthetics
- Air Quality
- Biological Resource
- Geology
- Greenhouse Gas Emissions
- Hydrology and Water Quality
- Noise
- Transportation and Traffic

In addition to the environmental issue areas listed above, an evaluation of the San Joaquin Apartments project’s consistency with applicable land use policies, including the policy requirements of the University’s 2010 LRDP is provided in this EIR.

Impacts That Can Be Reduced To a Less Than Significant Level. The Initial Study identified several potentially significant project-related environmental impacts that could be reduced to a less than significant level by incorporating mitigation measures into the design,
construction plans and/or operation of the project. Environmental issue areas identified as having potentially significant but mitigable impacts include:

- Cultural Resources
- Recreation
- Utilities/Service Systems (water resources)

**Less Than Significant Impacts.** The Initial Study determined that the San Joaquin Apartments project would not result in significant environmental impacts regarding the following issue areas.

- Agriculture and Forestry Resources
- Hazards and Hazardous Materials
- Mineral Resources
- Population/Housing
- Public Services
- Utilities and Service Systems (wastewater, solid waste and water service)

### 1.3.2 Alternatives

The Alternatives section of this EIR has been prepared in accordance with the requirements of CEQA Guidelines Section 15126.6 and focuses on alternatives capable of eliminating or reducing significant adverse environmental effects, while feasibly attaining most of the objectives of the project. The alternatives that are evaluated in this EIR include:

- **No Project.** This alternative evaluates environmental conditions that would result if the proposed project were not implemented.

- **Alternative Project Site Alternative.** This alternative consists of two components: the Ocean Road Project Site Component and the Faculty and Staff Residential Units Component. The Ocean Road Project Site Component would construct facilities similar to those to be provided by the San Joaquin Apartments project, but at a different on-campus location. A housing site designated by the 2010 LRDP along Ocean Road on the Main Campus was selected for this alternative. The Faculty and Staff Residential Units Component includes developing 150 faculty/staff housing units on the Ocean Road site, and developing the additional 393 faculty/staff housing units proposed in the 2010 LRDP for the Ocean Road housing site displaced under the Alternative Project Site Alternative at the San Joaquin site.

- **Project Redesign Alternative.** This alternative would implement several changes to the design of the proposed project, including: shift approximately 19 student-occupied units from the San Joaquin site to the proposed 1.5-acre parking lot site on the west side of Storke Road; shift parking spaces from the proposed 1.5-acre parking lot to the San Joaquin site; and relocate a bicycle/pedestrian path that would be located along the northern perimeter of the San Joaquin site. Under this alternative, a total of 1,003 student bed spaces would be provided, including 889 bed
spaces on the San Joaquin site and 114 bed spaces on the parking lot site. Other student-serving uses included in the proposed project would also be included in this alternative.

- **2010 LRDP Project Design Alternative.** This alternative would result in the development of 600 bed spaces on the San Joaquin site as described by the 2010 LRDP. Other design features of the 2010 Project Design alternative include the continued use of the existing parking area on the northern portion of the San Joaquin site; a new bicycle path that would extend east to west across the central portion of the site; and approximately 12,000 square feet of non-residential space to provide services primarily for on-site residents. This alternative would include the other student-serving facilities that would be provided by the proposed project, such as a dining commons, indoor and outdoor recreation facilities, study and laundry rooms, bike parking, etc. However the size or number of these facilities would be reduced commensurate with the reduced number of on-site residents.

### 1.4 REQUIRED PERMITS AND APPROVALS

The University of California is the Lead Agency for the San Joaquin Apartments project and is responsible for complying with the requirements of CEQA. The University of California Board of Regents, or its delegate, is the primary decision-making body for this project.

UCSB’s application for certification of its 2010 LRDP is pending before the California Coastal Commission, which includes the proposed site of the San Joaquin Apartments project. Pursuant to its authority under the California Coastal Act, the proposed project requires the approval of the California Coastal Commission. The University will seek the Coastal Commission’s approval through either an application for a Coastal Development Permit (CDP) or by filing a Notice of Impending Development; the University will pursue the former (a CDP) if the 2010 LRDP has not been certified by the Coastal Commission before or shortly after certification of the Final EIR for the project by the UC Board of Regents.

Prior to the start of construction activities, the San Joaquin Apartments project must obtain coverage under the General Permit for Discharges of Stormwater Associated with Construction Activity from the State Water Resources Control Board.

Encroachment permits from the County of Santa Barbara are required for driveway improvements and other construction activities that occur in County right-of-way areas, such as along El Colegio Road or Storke Road adjacent to the project site, and the installation of the proposed traffic signal on Storke Road adjacent to the project site.

Authority to Construct permits will be required from the Santa Barbara County Air Pollution Control District (APCD) for proposed diesel-powered emergency generators and any water heaters/boilers that exceed size thresholds specified by the APCD.
1.5 **NOTICE OF PREPARATION RESPONSES**

Based on the conclusions of the Initial Study prepared for the San Joaquin Apartments project, an EIR Notice of Preparation (NOP) was prepared and distributed to affected State, County, and City agencies, utility providers, interested organizations and the public. A copy of the NOP and comments received in response to the NOP are provided in Appendix B of this EIR. A summary of the comments received regarding the NOP is provided below.

### 1.5.1 State Agencies

**California Coastal Commission**

The California Coastal Commission submitted a letter dated May 31, 2013, and requested that the following items be evaluated in the EIR.

**Recreation.** The project Initial Study evaluated the potential for the project to result in impacts to beach and coastal access ways and trails. That analysis determined that the project’s impacts would be reduced to a less than significant level with the implementation of mitigation measures identified by the 2010 LRDP EIR. Those mitigation requirements are identified in Initial Study Section 6.15 (Recreation) and EIR Section 2.0 (Summary) and, therefore, this topic will not be further analyzed.

**Cumulative Transportation Impacts.** This comment requested that the EIR evaluate potential road capacity and related issues. Traffic related impacts that may result from the San Joaquin Apartments project are evaluated in EIR Section 5.8 (Transportation and Traffic).

**Visual Resources.** Project-related impacts to important public scenic views is provided in Section 5.1 (Aesthetics) of the EIR.

**Environmentally Sensitive Habitat Areas and Sensitive Animals.** The direct and indirect impacts of the proposed project on sensitive biological resources is provided in Section 5.3 (Biological Resources) of the EIR.

**Water Quality.** The potential for the project to result in significant short-term water quality impacts was evaluated by Section 6.9 (Hydrology and Water Quality) of the Initial Study. That evaluation determined that compliance with existing regulations and planning programs would reduce the project’s impacts to a less than significant level and no further analysis of short-term water quality impacts that could result from the construction of the apartments project is included in this EIR. EIR Section 5.6 (Hydrology and Water Quality) provides an evaluation of the project’s potential for long-term impacts.
1.5.2 Santa Barbara County Agencies.

Air Pollution Control District

The Air Pollution Control District (APCD) submitted a letter dated May 23, 2013, and requested that the following items be evaluated in the EIR.

**Clean Air Plan Consistency.** An evaluation of the proposed project’s consistency with the 2010 Clean Air Plan is provided in EIR Section 5.2, Air Quality.

**Diesel Particulate Emissions.** EIR Section 5.2, Air Quality, provides the results of the diesel particulate matter health risk screening prepared by the APCD.

**Air Quality-Related Land Use Conflicts.** EIR Section 5.2, Air Quality, evaluates the potential for the project to result in construction-related dust impacts. The potential for odor impacts was evaluated by the project Initial Study (Section 6.3, Air Quality) and it was determined to be a less than significant impact.

**Project-Related Emissions.** EIR Section 5.2, Air Quality, estimates long-term air emissions that would be generated by the proposed project and compares those emissions to thresholds used by Santa Barbara County. The project’s construction-related emissions are also estimated.

**Asbestos.** The potential for the project to result in the release of asbestos fibers was evaluated in Section 6.8 (Hazards and Hazardous Materials) of the project Initial Study. That analysis determined that compliance with federal, state and local regulations would reduce potential impacts to a less than significant level. Potential asbestos-related impacts are also described by EIR Section 5.2, Air Quality.

**Greenhouse Gas Emissions.** An evaluation of the proposed project’s greenhouse gas generation impacts is provided in EIR Section 5.5, Greenhouse Gas Emissions.

**Alternative Transportation.** EIR Section 5.8, Transportation and Traffic, includes an evaluation of potential impacts to transit service and bicycle transportation.

Santa Barbara County

Santa Barbara County submitted a letter dated May 24, 2013, that included comments from the Planning and Development Department, Sheriff’s Office, Fire Department, and Public Works Department. Comments provided by the letter concurred that the project EIR should evaluate project-related impacts associated with Aesthetics, Air Quality, Greenhouse Gas Emissions, Hydrology and Water Quality, and Transportation and Traffic. Several other items were also identified for evaluation by the EIR, including:
**Land Use and Planning.** It was suggested that the EIR provide an evaluation of how the proposed project would implement applicable policies of the Isla Vista Master Plan. This evaluation is provided in Section 6.0, Plan and Policy Analysis, of the EIR.

**Public Services.** This comment concludes that in regard to the provision of law enforcement services, UCSB must continue to abide by the provisions of the 2010 Cooperative Agreement for Law Enforcement. Continued implementation of this agreement is not an environmental impact issue and is not evaluated by the EIR, however, UCSB appreciates the County’s concern and intends to comply with the agreement requirements.

**Utilities and Service Systems.** These comments are in regard to short- and long-term waste generation impacts of the project. Construction/demolition waste generated by the project, along with long-term waste generation was evaluated in Section 6.17 (Utilities and Service Systems) of the project Initial Study. That evaluation determined that the project’s solid waste generation and disposal impacts would be less than significant and, therefore, this topic is not further analyzed in this EIR.

### 1.5.3 City of Goleta

The City of Goleta submitted a letter dated May 31, 2013, and requested that the following items be evaluated in the EIR.

**Project Description.** These comments were in regard to providing additional screening for residents adjacent to the project site, and planned improvements along Storke Road. The EIR evaluates methods to provide additional screening for adjacent residents in Storke Ranch in Section 5.1 (Aesthetics) and 5.7 (Noise). Section 5.8 (Transportation and Traffic) describes planned roadway improvements along Storke Road.

**Aesthetics.** Section 5.1 of the EIR provides an evaluation of the proposed project’s compatibility with nearby development.

**Biological Resources.** This comment indicates that the EIR should evaluate potential impacts to monarch butterflies that could utilize the site in winter months. Potential impacts to butterflies was evaluated by the project Initial Study (Section 6.4, Biological Resources), which determined that the project would not result in significant impacts to butterflies. This conclusion has been confirmed in EIR Section 5.3 (Biological Resources).

**Hazards and Hazardous Materials.** This comment requests an analysis of the potential for the project to result in diesel particulate matter impacts. EIR Section 5.2 (Air Quality) provides the results of the diesel particulate matter health risk screening prepared by the Santa Barbara County APCD, and the evaluation of potential health-related effects resulting from the use of heavy construction equipment on the project site.

**Hydrology and Water Quality.** The potential for the project to result in significant short-term water quality impacts was evaluated by the project Initial Study (Section 6.9, Hydrology and Water Quality). That evaluation determined that compliance with existing
regulations and planning programs would reduce the project’s impacts to a less than significant level and no further analysis was required. EIR Section 5.6 (Hydrology and Water Quality) provides an evaluation of the project’s potential for long-term water quality impacts.

**Public Services.** The project Initial Study (Section 6.17, Utilities and Service Systems) provides a detailed evaluation of project-specific and cumulative impacts that would result from the proposed project. That analysis determined that the project’s impacts would be less than significant and no further evaluation was required.

**Transportation and Traffic.** EIR Section 5.8 (Transportation and Traffic) provides an evaluation of potential traffic impacts that would result from shifting additional student bed spaces and residential units to the project site. It was not necessary for the EIR to evaluate each of the intersections and roadway segments identified by this comment because traffic generated by student residents of the San Joaquin Apartments project would primarily occur on roadways near the project site. The student residents of the project would generally not commute on a regular basis to more distant locations, which would limit the potential for the project to substantially contribute traffic to freeway on- and off-ramps and other more distant roadways and intersections. The EIR also evaluates potential transit and pedestrian and bicycle transportation impacts of the proposed project.

1.5.4 **Interested Persons**

Letters submitted regarding the Notice of Preparation and the scope of the EIR are provided in Appendix B. In general comments provided by these letters are in regard to the proposed project’s effects related to aesthetics and lighting; geology and fault-related impacts; short- and long-term noise impacts; traffic, parking and traffic-related safety; and alternatives to the project. Each of these issues areas is evaluated by the EIR.

Comments have also been provided regarding the proposed project’s impacts related to recreation facilities, fire protection, and population and housing. The project Initial Study (Section 6.15, Recreation) describes recreation facilities that are and would be provided on the project site, and concluded that with the implementation of proposed mitigation measures, the project’s impacts to existing recreation facilities would be reduced to a less than significant level. The project Initial Study also evaluated potential impacts to fire protection services and concluded that project-related impacts would not be significant based on the continued implementation of the 2010 Cooperative Agreement for Fire Protection, Emergency Response and Paramedic Services that has been entered into by the County of Santa Barbara and UCSB.

Comments associated with the potential population and housing impacts of the project were related to effects such as noise impacts to adjacent residents, general concerns that the proposed project could adversely affect the value of properties adjacent to the project site, and that existing residents adjacent to the project site would move out of their homes. Project-related noise impacts to surrounding land uses are evaluated in EIR Section 5.7 (Noise). In regard to the potential for economic impacts of the project, CEQA Guidelines Section 15131 (Economic and Social Effects) indicates that “economic or social effects of a project shall not be treated as significant effects on the environment. An EIR may trace a chain of cause and effect from a
proposed decision on a project through anticipated economic or social changes resulting from the project to physical changes caused in turn by the economic or social change.” Based on this requirement a project could result in significant adverse physical changes to the surrounding project area if the project were to result in the inability to sell or rent residential units located adjacent to the project site, causing those units to remain vacant for an extended period of time, which in turn resulted in substantial (i.e., widespread) physical blight, such as a significant deterioration in existing aesthetic conditions. There is no evidence that such conditions would occur as a result of the proposed project. For example, residents of the Storke Ranch residential community have indicated that there are an increasing number of students occupying residences in Storke Ranch. Given that there appears to be a demand by students for units in Storke Ranch, it does not seem likely that the project would result in the inability to sell or rent residential units located adjacent to the project site. Even if some residential units adjacent to the project site were to remain vacant for an extended period of time, it is unlikely that a limited number of vacant units would have the potential to result in widespread physical blight. Furthermore, an analysis of how the proposed project may affect the value of individual properties would be speculative and is not required by CEQA (CEQA Guidelines Section 15454).

1.6 SCOPING MEETING COMMENTS

UCSB conducted a public scoping meeting for the San Joaquin Apartments project on May 22, 2013. The meeting provided an opportunity for the public to identify issues that should be evaluated in the project EIR. Comments received at the scoping meeting were generally in regard to: construction-related effects such as noise and air emissions; noise generated by project residents; and alternatives to the proposed project. Each of these issue areas are evaluated by the project EIR.

Additional comments were received regarding the project’s effects on property values; potential evacuation safety; and population and housing impacts. Please refer to Section 1.5.4 above regarding requirements for the EIR to evaluate economic impacts. In regard to evacuation safety, this issue was evaluated in Initial Study Section 6.7 (Hazards and Hazardous Materials). That analysis concluded that with the continued implementation of existing UCSB emergency response programs, the proposed project would result in less than significant evacuation-related impacts. Comments provided regarding the project’s population and housing impacts were related to how the project would affect persons residing in houses adjacent to the project site. Environmental effects that could adversely affect residents adjacent to the project site include issues such as noise, air quality, shadows (aesthetics), and increases in traffic on local roadways. These types of effects are evaluated by the EIR. The “Population and Housing” issue area as defined by Appendix G of the CEQA Guidelines pertains to growth inducing impacts, which is evaluated in EIR Section 7.0; and the displacement of substantial numbers of houses or people. As indicated by the Initial Study prepared for the proposed (Appendix A), the proposed project would not result in the removal of any existing housing or the displacement of any people.