

EXHIBIT 1

List of Key Planning Decisions

- Santa Barbara General Plan, 1964
- Height Limits (Charter Section 1506), 1972
- Impacts to Growth Study, 1974
- Living within our Resources (Charter Section 1507), 1982
- Local Coastal Plan Certification, 1982
- Measure E (Charter Section 1508), 1989
- Economic Development Plan, 1989
- Housing Element History Chapter (2005 & 2009 updates)
- Mixed Use Zoning Ordinance Amendments, 1996
- Circulation Element Update, 1997
- Downtown / Waterfront Visioning Report
- HRC / OC Rezone
- Master Environmental Assessment Amendment – Cultural Resources
- North of Carrillo Economic Study / Cultural Arts
- Urban Design Guidelines
- Annexation Policy Update / Goleta Valley Annex
- Airport Facilities Master Plan/ Industrial Area Specific Plan
- Goleta Slough Management Plan
- Harbor Master Plan
- SB 2010 Arts Edge Process & Graphic
- Neighborhood Preservation Ordinance and Update
- Inclusionary Housing Ordinance
- Measure B and Creeks Program
- M-1 Industrial Area Uses
- Historic Resources Work Program
- Regional Impacts of Growth (ReGIS)
- Inter-regional Partnership Plan (IRP)
- Pedestrian and Bike Master Plans
- 101 In Motion Plan
- Sustainable Santa Barbara
- RDA Accomplishments
- Conditions, Trends and Issues Report, Executive Summary and Questions
- Upper State Street Study

EXHIBIT 4

Projects Demolished and Replaced with Less than 1,000 SF (Non-Residential)					
Address	Existing SF	Demo SF	Net New SF	Total SF	Total Units
7 E Anapamu	1,654	1,654	400	2,054	0
819 Garden	780	780	720	1,500	1
500 Ninos	610	610	810	1,420	
721 Chapala	9,788	9,788	287	10,075	29
340 W Carrillo	1,330	1,330	371	1,701	
200 S Milpas	1,610	1,610	14	1,624	0
2837 De La Vina	623	623	42	665	0
410 State	17,000	17,000	52	17,052	0
115 S La Cumbre	1,972	1,972	130	2,074	0
3771 State	1,290	1,290	710	2,000	0
3111 State	1,114	1,114	763	1,877	0
6 N Milpas	1,408	1,408	913	2,321	0
700 Shoreline	3,702	3,702	990	4,692	0
800 Santa Barbara	1,965	1,965	316	2,281	8
Totals	44,846	44,846	6,518	51,336	

EXHIBIT 5

Projects with Partial or Total Demolition that Rebuilt with Less SF than Existed					
Address	Existing SF	Demo SF	Net New SF	Total SF	Total Units
601 E Micheltorena	189,000	189,000	-189,000	0	115
117 W De La Guerra	7,245	7,245	-5,245	2,000	9
928 State	16,321	4,375	-3,909	12,412	
116 E Yanonali	7,343	7,343	-2,728	4,615	6
1025 Santa Barbara	14,602	14,602	-2,205	12,397	15
1129 State	99,483	985	-985	98,498	
416 Anacapa	4,460	1,500	-511	3,928	3
901 E Cabrillo			-361		
316 Edison	1,083	1,511	-263	2,331	0
201 E Haley	16,600	16,600	-16,600	0	0
4200 Calle Real	34,491	8,453	-8,453	26,038	177
401 Chapala	14,518	14,518	-5,559	8,959	46
162 Firestone	4,000	4,000	-4,000	0	0
800 Becknell	2,700	2,700	-2,700		
8 E Figueroa	48,298	0	-2,409	45,889	2
335 E Gutierrez	2,009	2,009	-2,009	0	0
803 N Milpas	1,998	1,998	-1,998	0	
1129 State	190,922	880	-880	187,682	
214 E Yanonali	38,067	38,067	-36,267	1,800	40
605 Mission Ridge	21,314	20,665	-19,765	1,549	0
6100 Hollister	12,300	12,300	-12,300	0	
6050 Hollister	12,300	12,300	-12,300	0	
1301 Firestone	8,550	8,550	-8,550	0	0
1 Sandspit	7,158	7,158	-7,158	0	
451 Lopez	6,800	6,800	-6,800	0	
3905 State	20,500	20,500	-6,000	14,500	0
917 State	13,065	13,065	-4,505	8,560	0
325 E Cabrillo	6,000	4,300	-4,300	1,700	0
407 Marxmiller	4,000	4,000	-4,000	0	
20 E Victoria	11,921	11,921	-3,921	8,000	1
622 Anacapa	7,183	3,912	-3,912	3,271	8
628 N Milpas	3,500	3,500	-3,500	0	0
902 E Ortega	3,000	3,000	-3,000	0	0
509 E Montecito	22,168	14,193	-2,865	21,091	0
400 Lopez	2,625	2,625	-2,625	0	0
6 N Milpas	2,615	2,615	-2,615	0	0
1130 N Milpas	2,248	2,248	-2,248	0	0
632 E Haley	6,665	6,665	-2,194	4,471	
302 W Montecito	2,579	2,062	-2,062	517	4
1406 Eucalyptus Hill	2,001	2,001	-2,001	0	2
618 E Haley	1,982	1,982	-1,982	0	0
622 Anacapa	8,940	8,940	-1,895	7,045	7
117 Harbor Way		1,875	-1,875	0	
719 Union	1,801	1,801	-1,801	0	
100 La Patera	1,800	1,800	-1,800	0	0
100 S La Patera	1,800	1,800	-1,800	0	0
315 W Carrillo	1,736	1,736	-1,736	0	62

EXHIBIT 5

Address	Existing SF	Demo SF	Net New SF	Total SF	Total Units
210 E Figueroa	1,650	1,650	-1,650	0	4
1111 E Cota	1,493	1,493	-1,493	0	3
2922 De La Vina	2,791	1,395	-1,395	1,396	1
19 S Milpas	15,521	1,343	-1,343	14,178	
103 Peres	1,184	1,184	-1,184	0	
1315 Anacapa	1,150	1,150	-1,150	0	2
25 Peres	1,091	1,091	-1,091	0	0
929 Laguna	2,479	2,479	-919	1,560	5
122 Helena		821	-821	0	0
530 N Milpas	0	-800	-800	0	0
201 N Milpas	5,424	768	-768	4,656	
511 W Victoria	750	750	-750	0	1
600 N Milpas	3,270	743	-743	2,527	0
680 Frances Botello		720	-720		
1225 State	2,400	600	-600	1,800	0
700 State	8,250	400	-400	7,850	0
25 David Love	400	400	-400	0	
600 Chapala	5,656	814	-362	5,294	0
3534 State	1,980	350	-350	1,630	0
416 State		337	-337		
601 Chapala	1,256	1,256	-276	980	
118 State	240	240	-240	0	0
525 Olive	4,862	200	-200	4,662	
540 Pueblo			-145		
6034 Hollister	8,897	697	-97	8,200	
602 W Anapamu	11,891	48	-48	11,843	
258 Canon Drive	299	299	-33	266	
31 W Carrillo	74,206	74,206	-31	74,175	0
7 S Milpas	55	55	-30	25	
3887 State	27,490	27,490	-21,526	6,234	44
110 W Sola	15,730	15,730	-13,521	2,209	4
318 State	40,364	35,841	-12,750	27,614	33
203 Chapala	11,211	11,211	-11,211	0	8
210 W Carrillo	18,547	-18,547	-7,990	10,557	55
15 S Hope	8,368	8,368	-7,218	1,150	16
1533 State	8,893	1,468	-1,468	7,423	1
110 Salsipuedes	2,800	1,500	-860	1,940	0
	1181372	679361	-510775	677753	

EXHIBIT 6

TEDR Projects February 2008

Project Address Receiving Site	MST No.	Project Address Sending Site(s)	Square Footage Amount	Status
824 Cacique	MST2007-00357	Not yet determined	1,251	Pending
1330 Chapala (Arlington Village)	MST2007-00371	Not yet determined	Not yet determined	Pending
22 E. Montecito (Hotel/Café)	MST 2006- 00107	45 E. Alamar	5,140	Pending
620 Quinientos	MST2006-00638	719 Union	1,801	Pending
3305 State (Grocery Store)	MST2004-00408	929 Laguna	1,638	Pending
3714 State (Hotel)	MST2007-00591	8 E. Figueroa	806	Pending
3757 State	MST2005-00156	214 E. Yanonali	1,610	Pending
25 David Love Place	MST2006-00656	20 David Love Pl.	7,202	Approved
820 Bond	MST98-00265	815 E. Haley	1,750	C of O
4050 Calle Real (office building)	MST97-00001	20 E. Victoria 3905 State	3,921 6,000	C of O
3025 De La Vina	MST98-00107	214 State 710 State	4,676 2,685	C of O
519 Garden	MST2002-00424			
915 Garden (Hotel)	MST99-00008	333 E. Canon Perdido 414 De La Vina 416 De La Vina	2,484 2,945 3,000	C of O
29 State Street (Hotel)	MST2002-00868	17 W. Haley (Virginian Hotel)	13,427 (room for room replacement)	C of O

EXHIBIT 10

Commercial Zones Residential Buildout Analysis March 2008 - DRAFT

Steps taken to Identify the Potential Build-out Parcels

1. All non-residentially zoned Parcels were identified in a database.
2. Non-residentially Zoned Parcels that do not allow residential use (e.g. M-1, OM-1, HRC-1, portions of HRC-2 and C-X overlay zone) were removed from the build-out database.
3. The improvement value per square foot for each property was calculated using the County Assessor's improvement valuation for the parcel. (Assessor's Improvement Value divided by the lot size.)
4. Identified parcels without Assessed Land and Improvement Value and categorized these as Public Land, including parks. These parcels were removed from the build-out database.
5. Parcels with historic buildings (Landmarks or Structures of Merit) were identified and removed from the build-out database.
6. To determine which non-residential zoned parcels were more likely than others to redevelop with residential uses, low improvement value per square foot of lot area was chosen as the method.

A list of 30 Pending Residential Projects on Commercial Zoned was analyzed. Of the 30 currently pending projects, 23 parcels (70%) had an improvement to area value of \$20/sf or less. This included five projects on vacant parcels, several projects comprised of multiple small parcels, the Sandman Inn project and the La Sumida project. There were also three projects (10%) that were over \$100/sf. Two of these were on small parcels of less than 2,000 square feet in size. The other was on an 8,500 sf parcel. The highest value/square foot of these three parcels was \$227.00/sf. The average improvement/area value of the 30 pending projects came to \$26.7/sf. It should be noted that the Circuit City project was somewhat above the average at \$33.00/sf as was the Radio Square project at \$40.40/sf. The \$26.7/sf per lot area average figure was chosen for use in identifying non-residential zoned parcels with potential for development or redevelopment.

Note: Several years ago, a commercial real estate broker was contacted and asked his opinion on the property values that were most likely to be sold for development. He indicated that \$100.00/sf improvement to area value was a good number. After mapping parcels with values of \$100.00/sf or less it was determined that the number encompassed too many of the commercially zoned parcels. For this reason, the Pending Projects were analyzed instead. The

EXHIBIT 10

Pending Projects represent the actual development trend and do not rely on personal opinions.

7. Parcels with an improvement value over \$26.7 per square foot of lot area were labeled “High Value” as they were determined to be less likely to sell or redevelop. These parcels were removed from the build-out database.
8. The “Potential Build-Out Parcels” are shown in Blue on the map and do not include those parcels identified above as either High Value, Public Lands, Historic Buildings or not allowing residential development.
9. The Potential Build-Out Parcels were separated into three categories: Allows Variable Density, Standard R-3 Build-Out, and 5000 and less square foot area. The build-out analysis determined the number of residential units that could be built on each parcel.

Potential Methodology to Calculate Total Number of Units that could be built on buildout parcels identified above (using designated parcels of \$26.7/square foot or less per lot area)

A. Calculation 1. (Two-bedroom unit average assumption)

1. Calculated build-out on all parcels less than 5000 square feet to allow one unit.
2. Calculated Variable Density parcel build-out at 20 units per acre. (This number is consistent with the average historical trend of 18.4 units/acre as described in Calculation 3 below.
3. Calculated Standard R-3 parcel build-out at 12 units per acre
4. The sum of the build-out units using these assumptions is **5,865** units.

B. Calculation 2 (Based on Historic Building Trend, 1990 - 2007)

1. Summed the acreage of all Potential Build-Out Parcels (340.6 Acres)
2. Analyzed the Historic Data for build-out of residential units in commercial zones counting all units on the parcel. It was determined that the Historic Trend was 18.4 units/acre.
3. The 18.4 units/acre was applied to the 340.6 acres to determine potential build-out.
4. The sum of the build-out units using these assumptions is **6,267** units.
5. The Historic Data included affordable housing, density bonus, inclusionary and mixed use projects.

NEW MIXED USE DEVELOPMENT

Pending Status

Address	Zone	Total Com.	Net New Com.	Exist Units	Total Units	Net New Units	E Stories	P Stories	Mods	Condos
1298 Coast Village	C-1/R-2/SD-3	5,028	3,778	0	8	8	1	3	yes	yes
517 Chapala	C-2	2,872	1,572	0	6	6	1	3	yes	yes
3757 State	C-P/SD-2	63,400	6,855	0	15	15	1,2,3	3	yes	Yes
412 Anacapa	C-M	6,375	6,375	0	7	7	0	3	no	yes
318 State	C-M	25,088	15,276	0	33	33	1	4	yes	yes
560 N. La Cumbre	E-3/DS-2	10,600	10,600	0	5	5	1	2	no	yes
1533 State	C-2	7,423	-1,468	0	1	1	1	1	no	no
630 Anacapa	C-M	11,507	6,000	1	10	9	1	3	no	yes
920 Summit	A-2	81,969	37,009	0	9	9	2	2	no	yes
308 W. Montecito	C-2	580	580	0	4	4	0	3	no	yes
800 Santa Barbara	C-2	4,838	2,873	0	6	6	1	3	no	yes
3880 State	C-2/SD-2	4,289	1,733	0	8	8		2	no	no
710 Anacapa	C-2	577	577	0	2	1	1	3	yes	yes
803 N. Milpas	C-2	3,198	3,198	0	8	8	0	3	yes	yes
15 S. Hope	C-2/SD-2	1,150	-7,218	0	16	16	1	3	yes	yes
528 Anacapa	C-M	3,300	835	0	7	7	1	4	no	yes
540 W. Pueblo	C-O	42,947	42,947	4	12	8	2	2	no	no
1224 State	C-2	10,176	1,936	0	2	2	2	4	no	no
1330 Chapala	C-2	15,000	15,000	0	29	29	1	3	yes	yes
825 De La Vina	C-2	564	564	0	8	8	0	3	yes	yes
110 W. Sola	C-2	2,209	-13,521	0	4	4	1	3	no	yes
3887 State	C-2/SD-2	6,234	-21,526	0	44	44	2	3	yes	yes
210 W. Carrillo	C-2	16,301	-2,246	0	32	32	1	3	yes	yes
617 Bradbury	C-2	997	997	1	3	2	1	2	no	yes
3714 State	C-P/SD-2	18,848	9,060	0	73	73	2	3	yes	Yes
101 Garden	HRC-2/SP-2/SD-3	45,125	45,125	0	108	108	1	3	yes	yes
23 W. Micheltorena	C-2	397	397	0	1	1	1	2	no	yes
		390,992	167,308		461	454				

NEW MIXED USE DEVELOPMENT
Approved Status

Address	Zone	Total Com.	Net New Com.	Exist Units	Total Units	Net New Units	E Stories	P Stories	P Height	Mods	Condos
110 E.Cota	C-M	1,824	1,824	0	5	5	0	3	41'	no	yes
114 N. Milpas	C-2	333	333	1	0	1	1	1		no	no
117 W. De La Guerra	C-M	2,000	-5245	0	9	9	1	4	48'-6"	yes	yes
1528 State	C-2	4,100	2810	0	3	3	1	3	46'	no	yes
416 Anacapa	C-M	3,928	-511	0	3	3	0	2		no	yes
817 N. Milpas	C-2	778	778	1	5	4	1	3	36'	no	yes
518 State	C-M	2,185	2487	0	2	2	0	2		yes	no
116 E. Yanonali	OC/SD-3	4,615	-2728	0	6	6	0	3	42.5'	yes	yes
819 Garden	C-2	1,500	720	0	1	1	1	4	46' - 6"	yes	no
517 W. Junipero	C-O	1,800	1800	6	3			2		no	no
1829 State	C-2/R-4	2,539	2,539	1	6	5	1	3	43'	yes	yes
1025 Santa Barbara	C-2	12,397	-2205	0	15	15	0	4	52'-6"	yes	yes
1722 State	C-2/R-1	8,400	1200	0	10	10	2	3	39.8'	yes	yes
1328 De La Vina	C-2	1,980	0	0	1	1	1	2		no	no
		48,379	3,802		69	65					

New Mixed Use Development

Building Permit Status

Address	Zone	Total Com.	Net New Com.	Exist Units	Total Units	Net New Units	E Stories	P Stories	Mods	Condos
427 Bath	C-P	200	200	1	2	1	1	2	no	no
617 Garden	C-M	13075	6703	4	51	47	0	4	yes	no
401 Chapala	C-2	8959	-5559	0	46	46	1	4	yes	yes
1905 Cliff	C-P/R-2/SD-3	3470	2238	0	4	4	1	3	yes	no
523 Chapala	C-2	2552	2000	0	7	7	2	3	no	yes
8 E. Figueroa	C-2	45889	-2409	0	2	2	4	4	no	no
520 N. Salsipuedes	C-M	1083	1083	2	2	0	1	1	no	no
121 W. De La Guerra	C-2	3310	2110	0	14	14	1	2	yes	yes
721 Chapala	C-2	10075	287	6	29	23	2	4	yes	Yes
		88613	6653	13	157	144				

**New Mixed Use Development
Certificate of Occupancy Status**

Address	Zone	Total Com.	Net New Com.	Exist Units	Total Units	Net New Units	E Stories	P Stories	Mods	Condos
512 Laguna	C-M	1732	1732	2	1	-1	1	2	no	no
117 N.Milpas	C-2/M-1	1750	1750	2	2	0	1	2	no	no
814 E.Cota	C-2	1250	1250	1	1	0	1	2	no	no
419 State	C-M	4,002	4002	0	2	2	2	3	no	
115 E.Micheltorena	R-0	7879	7879	7	2	-5		2	yes	
1332 Anacapa	retired	19245	19245	0	7	7		3	no	yes
220 E.Figueroa	R-O	2355	2355	5	5	0		2	no	no
317 N.Milpas	M-1	2667	2667	2	2	0		2	no	
825 Jennings	M-1/C-2	398	398	1	1	0	1	1	no	no
1234 Santa Barbara	C-2	1428	1428	2	1	-1		1	no	no
718 Reddick	M-1	740	740	1	1	0	1	1	no	no
201 S.Milpas	retired	3489	3489		3	3		2	yes	no
2922 De La Vina	C-2/SD-2	1396	-1395	0	1	1		2	yes	no
811 E.Mason	M-1	2600	2600	1	1	0		1	no	no
817 Garden	C-2	3478	3478	1	2	1		2	no	no
209 Santa Barbara	OC/SD-3	1000	1000	1	1	0		2	yes	no
1600 State	retired	0	370	4	4	0		2	yes	no
211 E.Cota	C-M	537	537	1	1	0		1	no	no
728 Union	M-1	1375	1375	1	1	0		1	no	no
200 W.Montecito	C-2	6386	6386		1	1		2	yes	no
223 E.Cota	C-M	558	558	2	7	5		3	yes	yes
328 Chapala	C-M	12982	11246		17	17		3	yes	yes
727Garden	C-2	2887	2887		1	1		3	no	no
302 N.Milpas	C-2	4008	3000	0	1	1		2	no	no
3791 State	C-2/SD-2	4477	3000	0	6	6		1	no	yes
1227 De La Vina	C-2	3000	3000	1	3	2	2	3	yes	yes
214 E.Yanonali	HRC-2/SD-3	1800	-36267	0	40	40		3	yes	yes
423 Chapala	C-2	17342	9218	0	1	1		3	yes	no
414 De La Vina	C-2	2678	2678		5	5		3	no	yes
929 Laguna	C-2	1560	-919		5	5	1	3	yes	yes
622 Anacapa	C-M	7045	-1895	0	7	7	1	3	yes	yes
810 Bond	C-2	3818	650		3	3	2	4	no	yes
814 E.Haley	C-2	524	524	1	1	0	1	1	no	no
14 W.Micheltorena	C-2	1841	1841	0	1	1	2	2	no	no
121 E.Arrellaga	R-O	1260	1260	0	1	1	2	2	no	yes
3408 State	C-2/SD-2	3762	0	0	4	4		2	Yes	yes
		133249	62067		143	107				

Potential Implications of Future Growth

The following identifies an initial listing of potential implications of additional future growth and development within the City of Santa Barbara over the next twenty years, assuming that the City maintains its current set of growth management policies and that historical development trends are extrapolated ahead to the year 2030.

Further comparative analysis of implications under this policy and growth scenario and under other policy options and growth scenarios will be done as part of the Plan Santa Barbara planning and environmental review process.

Symbol	Meaning
+	Positive impact
-	Negative impact
○	Neutral or unclear impact

1. Socioeconomic Implications

- Existing Affordable Housing and Rentals. Future redevelopment may result in displacement and loss of existing affordable housing and rental housing.
- Overcrowding/ Illegal Units. Lack of sufficient affordable housing could result in increasing incidence of overcrowding in residences and illegal units.
- Population Diversity. A future loss of diversity (income levels, ages, professions) could result from middle class workers continuing to move out of the City due to a lack of sufficient affordable housing.
- Work Force. A future loss of regular and critical (e.g., health, public safety) workers could result due to lack of affordable housing, and recruiting educated, skilled workers in many fields could become increasingly difficult.
- Economic Diversity. A future decrease in the types of businesses and jobs and amount of commercial activity could result from scarcity of qualified workers and affordable housing (example: potentially fewer UCSB-related transitional businesses may choose to start up in the South Coast or stay.)
- Health and Safety Workers. Workers in health and safety fields may live out of town at long commute distances, resulting in reduced community safety and difficulties during natural disaster situations.
- Absentee Owners. A future loss of a sense of neighborhood or community could result from more residential property owned by absentee owners.
- Commercial/Industrial Space. A future loss of commercial and industrial space could result due to higher value of residential use of land in commercially-zoned areas of the City.
- Small Business. Additional future losses of small, unique, local businesses and increase in the number of national chain stores in the City’s downtown and other commercial areas could result as rents increase due to constrained supply of commercial space, and with expensive redevelopment of properties.

- Neighborhood-Serving Commercial. Potential increase of national retail activity could lead to loss of neighborhood-serving commercial uses close to residential development.
- o Demographics. Changes in population demographics; e.g., substantial upcoming increase in retirees, could create further demand for smaller, affordable residences and mixed use neighborhoods with services within walking distance.
- Residential Unit Types. Under existing City variable density provisions without controls on unit size or density, additional future residential development may continue to predominately be large and expensive condominiums.
- Residential Financing. Financing regulations and institutions and macroeconomic cycles may result in incentives or disincentives for particular types of development regardless of City goals.
- Age Diversity/ Students. A future decrease in the number of students could result from families with children continuing to move out of the City due to the cost of housing.
- Health Effects. Future increases in the incidence of obesity, diabetes, heart and respiratory illnesses could result due to a lack of exercise in people's daily lives and continued levels of air pollution.

2. Transportation Implications

- City Traffic Congestion. Additional future residential and commercial development in the City and South Coast would generate new daily and peak-hour vehicle trips. Depending on the location and type of additional development, this could cumulatively increase congestion at some City intersections and roadways, particularly near freeway ramps.
- + Downtown Grid Connectivity. The downtown grid network allows for numerous route alternatives and therefore has capacity to accommodate more vehicle trips compared to linear networks. Corridors within the grid retain some remaining capacity to accommodate additional auto, transit, bicycle, and pedestrian circulation.
- Regional Traffic Generation. The City's continuing position as a regional employment, commercial, educational, institutional, cultural, and recreational center for the South Coast could attract added trips from the surrounding region that would contribute to congestion on the City street network.
- Traffic Effects on Surrounding Communities. Future additional non-residential development and job creation in the City without sufficient affordable housing has the potential to create growth-inducing and traffic effects on surrounding jurisdictions that would house workers.
- /+ Non-Development External Factors. Factors apart from City development and outside of City control have the potential to result in increased City traffic congestion more than land development. Examples include increasing per capita vehicle ownership; land economics; personal decisions for locations of jobs and homes; regional freeway congestion levels; and availability of commuter alternatives in other jurisdictions. Other factors, such as gas price increases and climate change pricing would influence toward reduced congestion and more alternative mode use.

- + Traffic Management Measures. Some congestion increases on City streets could be reduced or managed through targeted measures such as revisions to signal phasing and timing or lane striping; improved transit; interchange improvements; transportation demand management (TDM) programs; parking management; and location/proximity of housing to jobs and shopping.
- + Trip Reductions. Further implementation of City Circulation Element land use policies to construct mixed-use housing downtown and along transportation corridors has potential over the long term to reduce cumulative vehicle trips and vehicle miles traveled, if implemented in combination with new housing pricing to match workforce demand; additional transit improvements; TDM, and parking management.
- + City College. Future establishment of more housing within the City could potentially allow more students to live closer to the college, reduce commute trips, and ease some traffic congestion.
- Highway Improvements. The construction process for planned improvements to Highway 101 south of Santa Barbara over the next decade will result in increased highway congestion.
- Commuter Increases. Additional cumulative South Coast job growth without sufficient affordable housing development would be expected to exacerbate congestion on Highway 101 associated with long-distance commuting.
- + Commuters/ Highway Congestion. Implementation of further commuter rail improvements, regional bus service, flexwork and other TDM measures has the potential to reduce Highway 101 congestion associated with commuting.
- Alternative Transportation Funding. Adequate funding is not presently available or programmed to fully implement measures that would help reduce congestion.
- Parking. Additional cumulative residential in-fill development could result in increased periods of parking scarcity downtown and in some residential neighborhoods.
- + Parking Management and Alternative Modes. Measures to better manage parking resources and transportation mode shifts could potentially address in part parking supply issues.

3. Infrastructure and Services Implications

Water Resources

- Water Demand. Additional future development would increase long-term, ongoing water demand. If water demand exceeds the level planned for in the City Long-Term Water Supply Program (3 million SF non-residential; 40,000 residential units), in the long-run, the existing 10% safety margin could be eroded unless additional measures are taken to increase water conservation and/or water supply capacity.
- + Existing Regulations. State regulations and City Charter/ordinance provisions are in place to require adequate long-term water supplies prior to approval of new subdivisions and development plans.
- + Reducing Demand/Increasing Supply. Future increased long-term water demand could potentially be addressed by some combination of further conservation measures (voluntary or regulatory), further reuse of wastewater under green building

codes, and/ or increases in water supply such as reactivation of the City's Desalinization Plant.

- + Type of Housing: Future multiple-family residences (condominiums, townhouses, apartments) would be expected to utilize lower amounts of water per capita than traditional single-family homes.
- Surface Water Supplies. Supplies from Lake Cachuma could be reduced in the near future due to environmental water releases to improve habitat for the endangered southern steelhead trout population, depending on a pending court ruling on water rights. Gibraltar Reservoir capacity could also be substantially reduced as a result of sedimentation, which is expected to increase due to the Zaca Fire.
- State Water Supplies. A reduction in State Water Project deliveries to southern California will be going into effect as a result of a 2007 Court decision to decrease water pumped out of the Delta to protect habitat of the Delta smelt.
- +/- Desalination. Increase in water supply could come from operation of the existing desalination plant. This would involve high initial costs to reactivate the plant, and higher operational costs than other water sources.
- +/- Drinking Water Standards/Technology/Costs. If State regulations for drinking water become more stringent in the future, could that potentially affect City groundwater and desalination supplies? Would technological improvements be adequate to provide measures to upgrade treatment at feasible cost?
- Climate Change. In the long-run, climate changes could potentially increase the duration of droughts or periods of heavy rain, although it is difficult to predict local impacts.
- New Costs. Providing new water supplies, or maintaining or increasing the 10% safety margin, may require outlays from City capital improvements funds and/ or possibly implementation of new development mitigation fees.
- o Supply Buffer. In light of potential future uncertainties about water supplies as cited above, should an increase in the 10% supply buffer be considered as a part of updating the City Long-Term Water Management Plan?

Wastewater

- + Collection System Maintenance. The City has an ongoing program in place for maintenance and periodic replacement of sewer and storm water systems.
- + Sewer Mains. Future redevelopment in many areas typically may not require expansion of existing sewer mains due to sufficiency of existing mains and/or lower wastewater production from new construction, with exceptions of some areas of the City that may need increased sizing to support development.
- + Wastewater System Capacity. Capacity is available to receive the wastewater from potential future new development and higher population (At the time of the CTI report (2005), average wastewater flow was at 77 percent of system design capacity.)
- + Treatment Technology. If development does increase wastewater production to the extent that expansion of treatment capacity is necessary, new treatment

technologies that have smaller footprints could potentially allow for plants to be expanded within their current sites.

- +/- Treatment Standards. The potential for more stringent treatment standards in the future as a result of State regulatory changes and/or City resident desires could require new treatment processes or equipment scaled to account for additional new development. Tertiary treatment would involve higher costs.
- Wet Weather Issues. Large or prolonged storms can result in periodic overextension of wastewater systems and localized overflows, an impact that could potentially be exacerbated with increased impermeable surfaces associated with cumulative future development, and in the long-term from potential climate changes.
- +/- Permeable Surfaces. Maximizing the amount of permeable surfaces during project design reviews could address overflow issues in part. Preventing such overflows entirely would involve high costs.

Solid Waste Management

- Landfill Capacity. Additional future development and population growth within the City and along the South Coast would generate additional cumulative solid waste for landfill disposal, accelerating use of remaining capacity of the Tajiguas Landfill, and the need to establish replacement disposal capacity for the South Coast at high cost.
- + Recycling. City and regional recycling programs have substantially reduced waste disposal quantities from existing residents, businesses, and construction projects, exceeding State recycling mandates and substantially extending the life of the Tajiguas landfill. Continuing City programs are in place to make further progress to reduce, reuse, and recycle waste.
- + Recycling Facility. Establishment of the new recycling facility within the City has facilitated existing and future recycling efforts in the City and South Coast.

Utilities

- o Power and Communications. Demand for electricity, natural gas, telephone, and cable telecommunications services would increase with additional future development and population growth. Utility companies have not identified any deficiencies in providing service in the future. If any additional infrastructure is needed, costs would likely be passed on to consumers.
- o Solar Access. The potential for future development to impede solar access for adjacent development is addressed by existing City solar ordinance, design guidelines, and review processes ensuring protection of adequate solar access.
- + Solar Energy. Recently-adopted City solar design guidelines and award program provide more incentive for installation of solar energy in future development.
- + Energy Conservation. Recently-adopted City energy ordinance requires future structures to be more energy-conserving.

Fire & Police

- Service Demand. Future development and population growth could increase the overall demand for fire and police services, which could potentially require expansion of facilities and personnel, with associated costs.

- Wildfire Exposure. Additional future development in the foothills could increase exposure to wildland fire danger, and require consideration for further disaster management efforts.
- + Fire Management Plan. The City's Fire Management Plan contains measures to reduce foothill fire hazards, including vegetation management and standards for new development.
- Jail Population. Increased future population growth could potentially result in an incremental increase in County jail population, which presently exceeds capacity. Expansion of jail capacity would be costly.

Parks, Trails & Recreation

- + Existing Park and Recreation Facilities. The City and private institutions have been successful in providing and maintaining extensive park, trail, and recreational facilities and programs, such as Chase Palm Park expansion, Old Mission Creek and Bohnett Park restoration and expansion, and Elings Park improvements.
- Recreational Demand. Additional future residential development and associated population growth could increase demand on City park and recreation facilities, in some cases where demand may already exceed supply (e.g., recreational playing fields; neighborhood parks in some areas).
- Open Space. Development of current open space would potentially reduce the amount of land available for additional future parks, trails, and recreational facilities.
- Trails. Increased development or population growth could result in incremental exacerbation of user conflicts on the exiting trails system, and increased demand for new trails. The regional trails task force is considering equitable means to ensure trails access for all user groups.

Schools

- Schools Services. Increased growth could potentially result in changed number of students to be served by the local school system. Presently some school sites are under-enrolled and others have potential for overcrowding.
- + Schools Funding Allocation. Potential future school facilities and service issues could possibly be addressed through reallocation of resources from underutilized schools to more crowded ones.
- Increased Funding. Addressing school facilities and services issues may potentially require increased schools spending.
- o City College. SB City College is currently experiencing growth and this is expected to continue with future area development and population growth.

Other Public Facilities & Services

- o Libraries. New residential construction may potentially increase demand for library services. These facilities are not currently overcrowded.
- o City Facilities. Additional future development and population growth potential would not be expected to require substantial increases in City facilities and staffing levels for most services (with the exception of potential for increases to police and fire facilities and services discussed above).

- County and State. Future development and population growth could be expected to result in some effect on County services (e.g., Courts, Health facilities, etc.).

4. Resources and Hazards Implications

Air Quality

- Air Emissions. Additional future development within the City and South Coast would generate new vehicle traffic and electrical use with associated cumulative air pollutant emissions to the regional air basin.
- + Existing Air Quality Plans and Regulations. Federal EPA, State ARB, SB County APCD, and City air quality policy plans, regulations, thresholds, and standard mitigation are in place which address air quality emissions and development.
- + Air Quality Standards. The EPA and State Air Resources Board are expected to issue more stringent air quality standards, including standards for cities and counties, planned regulations for staged reductions in diesel emissions, and measures to address climate change issues.
- + Mixed Use/ Transportation. Implementation of existing Circulation Element policies for mixed-use development along transportation corridors and in close proximity to downtown has potential in the long-term to reduce trip generation associated with new development, increase use of alternative modes of transportation, and reduce vehicle miles traveled, with potential benefits in reduced air emissions.
- Job/Housing Balance/ Commuting. Continued strong job growth in the City and region without sufficient regional production of affordable housing may exacerbate the existing jobs/ housing imbalance and increase long-distance commuting, with associated impacts to regional air quality.
- + Transit Use. City, County, UCSB, and SBCAG funding of improved regional bus service and potential improvements to regional commuter rail service have the potential to partially reduce commuter-associated air emissions.
- Energy Use. Additional development involves increased ongoing electrical generation and use that contribute to cumulative air pollutants in County air basin and at generation plants.
- Greenhouse Gases. Additional future development would involve increased fossil fuel use for vehicles and electrical power generation. Associated generation of greenhouse gas (GHGs) emissions would incrementally contribute to global climate change.
- + Energy Conservation. “Green” building standards and the City Energy Ordinance and would reduce, but not eliminate, direct emissions into the local air basin as well as the “carbon footprint” of new development and its contribution of GHGs to the earth’s atmosphere.
- Pollutant Concentrations. New residential or mixed use development near US Hwy 101 may potentially expose new residents to vehicular emissions and possible concentrations of pollutants associated with these transportation facilities. The California Air Resources Board has upcoming staged regulatory changes to require reduced diesel emissions to address this issue over the next five years.

- Construction. Cumulative future development would contribute temporary construction-generated nuisance dust, particulate pollution, and construction vehicle emissions. APCD and City thresholds and standard construction mitigation measures are applied to project permits.

Archaeological and Historical Resources

- Historic Structures. Additional residential and commercial redevelopment in the downtown and neighborhoods could potentially impact historic structures through demolition, replacement or alteration.
- Historic Character. Cumulative multiple-story mixed-use development downtown has the potential to incrementally alter the historic character of the downtown and El Pueblo Viejo Historic District.
- Archaeological Resources. Future development has the potential to disturb subsurface archaeological resources.
- + Existing Cultural Resource Regulations and Policies. Extensive existing City, State, and Federal policies, programs, and guidelines are in place to protect historic structures and archaeological resources, including Historic Landmarks Commission review, historic districts and design standards, designations for Historic Structures, Structures of Merit, and Potential Historic Resources, demolition ordinance; and Master Environmental Assessment mapped sensitivity areas and evaluation guidelines and criteria for historic and archaeological resources.

Biological Resources

- Creekside Development. Additional future development along Mission, Arroyo Burro and Sycamore Creeks and minor streams has potential to affect riparian vegetation and wildlife and water quality.
- Northside Community. Future development within the City's Northside sphere of influence could potentially affect riparian and oak woodlands in the upper reaches of Cieneguitas and Atascadero Creek watersheds.
- + Creek Restoration. Continued active implementation of Creek Division projects and programs would create opportunities for the gradual restoration of degraded creek and riparian areas.
- + Creeks Funding. Measure B revenue provides an ongoing funding source to protect and improve water quality of the City's creeks and beaches with resultant improvements to wildlife and sensitive species habitat.
- + Biological Resources Protection. City policies and development design review and environmental review processes are in place for protection of biological resources, including requirements that developments provide setbacks, creek restoration, appropriate landscaping, and protection measures for habitats, wildlife, and water quality.
- Las Positas Valley. Additional future residential and recreational development of open lands in the Las Positas Valley within the City's sphere of influence would potentially fragment existing open space and affect sensitive biological communities such as coastal sage scrub, grasslands and the riparian woodlands along Arroyo Burro Creek.

- Wildland/Urban Interface. Future cumulative development along the South Coast's wildland-urban interface, including City foothill areas, could potentially affect chaparral, oak woodland, and riparian habitats, due to clearing of vegetation required for fire protection.
- + Fire Management Plan. The City's Fire Management Plan and ordinance requirements balance fire management and hazard reduction along the urban-wildland interface with protection of sensitive habitats.
- Landscaping. Use of invasive non-native landscaping in future development could result in invasion into native habitats, particularly creeks. Long-term enforcement for development measures addressing this issue may be problematic.
- Beaches. Future growth in waterfront hotels and tourism, and increased visitation to less developed reaches of East Beach, could potentially affect the value of beach and estuarine habitats for sensitive species. Ongoing City efforts to improve water quality, restore creeks and estuaries, and protect sensitive species would help improve sensitive species habitat.
- Water Supply Facilities. Future maintenance or improvements to water supply facilities may affect sensitive habitats and species.
- + Water Conservation. Ongoing City water conservation programs reduce water demand from both existing residents and new development, which reduces pressure for increased water withdrawals from surface sources and the need for new water projects, partially alleviating impacts to sensitive aquatic habitats and species.

Geological and Seismic Conditions

- Unstable Slopes and Soils. Additional future development of currently open areas in the foothills, Las Positas Valley, and portions of the Riviera could involve hazards associated with slope failure, unstable soils, and erosion/sedimentation.
- Earthquake Hazards. Additional future development would be subject to groundshaking hazards; and, depending on location, potentially to other seismic hazards such as liquefaction, tsunami, etc.
- Coastal Bluffs. Redevelopment and expansion of bluff-top homes and waterfront facilities could expose such development to hazards associated with sea-cliff retreat, wave run-up and, over the long-term, and potentially long-term sea level rise issues associated with global climate change.
- + Regulations. State and City policies and standard requirements for geologic, seismic, and bluff-related hazards evaluation and mitigation are in place to address these issues.

Hazards and Hazardous Materials

- Contaminated Sites. Future development in some locations could potentially expose unremediated soil or groundwater contamination.
- Safety Risks. Future development in some locations could potentially involve existing sources of safety risk, such as pipelines, industrial processes, railroad, etc.
- Hazardous Materials Use and Disposal. Future development has the potential to involve risks from use, transport, storage, and disposal of hazardous materials associated with industrial, commercial, institutional, and residential uses.

- + Pesticide Program. Updated City guidelines are in place which reduce toxicity of products used in City landscape maintenance and habitat restoration projects.
- + Hazards and Hazardous Materials Regulations and Policies. Extensive Federal, State, and City regulations and project review processes are in place to require clean-up of contaminated materials prior to development and occupancy; address safety risks; and regulate use and disposal of hazardous materials to protect public safety and the environment.

Hydrology, Flooding, and Water Quality

- Flood Hazards. Future development within the 100 year floodplain of Arroyo Burro, Mission and Sycamore Creeks could involve flood hazards.
- Drainage and Increased Run-Off. Future development of open lands could alter drainage patterns and increase the amount of surface water runoff due to the creation of impermeable surfaces, particularly in the Arroyo Burro Creek and upper Sycamore Creek Watersheds.
- Urban Run-Off Pollution. Future development could increase impervious surfaces and associated polluted run-off into creeks and downstream estuaries and the ocean.
- + City Water Quality Program. The City's Creeks Division is actively implementing water quality improvement programs and projects, including creek improvement and restoration, public education and watershed management planning.
- + Flooding, Hydrology, and Water Quality Regulations. Existing Federal, State, and City regulations, and development and environmental review processes address potential flooding impacts (require flood protection improvements such as creek setbacks, raised floor elevations, etc); hydrology (green building standards, require detention of excess run-off, use of permeable surfaces to allow infiltration, etc.); and water quality (short-term construction measures such as silt fencing and sediment basins, and long-term measures such as bio-swales and pollutant filters).

Noise

- Traffic Noise. Future residential in-fill development near Highway 101 and along major transportation corridors could potentially expose future residents to noise levels which exceed long-term noise exposure guidelines.
- Mixed Use Noise Compatibility. Future residential development in heavy commercial (e.g. auto repair), light industrial, and entertainment district areas could result in residential units subject to the periodic noise levels higher than typically experienced in residential neighborhoods.
- Construction Noise. Future construction activities associated with development would produce temporary localized increases in noise.
- + Noise Regulations. Existing State and City building codes require residential interiors to meet noise standards; policies and standards and development/environmental review procedures are in place to apply site design and structural design measures to assure that outdoor living areas meet appropriate noise levels; City Noise Ordinance and project conditions are applied to address land use compatibility issues and reduce construction noise effects to surrounding areas.

Visual Aesthetics and Open Space

- Urban Openness, Character, and Views. Additional future in-fill development has the potential to result in localized or cumulative reduction in openness, light, and/or scenic views, and changes in the visual character of urban downtown or residential neighborhoods.
- Open Space and Visual Backdrop. Additional future development within the City foothills and sphere of influence areas, including Las Positas Valley, Mission Canyon, Northside, Montecito, Hope Ranch, and eastern Goleta Valley, could result in localized or cumulative loss or fragmentation of open space, and alteration of the City's backdrop.
- Historic District. Additional future multi-story development in the downtown El Pueblo Viejo Historic District could potentially result in cumulative alteration of the visual character of the area.
- + Visual, Open Space, and Community Character Policies. Existing land use and density designations, and City policies, ordinances, design guidelines, and review processes are in place to address visual, open space, and community character issues on an area-specific and project-by-project basis.