ATTACHMENT 3

Plan Santa Barbara Environmental Impact Report
EIR Table of Contents and Outline of Alternatives

EXECUTIVE SUMMARY

Introduction; *Plan Santa Barbara* Project Description; Summary of Environmental Setting, Impacts, Mitigation Measures, and Alternatives; Areas of Controversy and Issues to be Resolved; Public Participation, EIR Certification, and Project Approval Processes

INTRODUCTION, PROJECT DESCRIPTION, SETTING, METHODOLOGY

1.0 Introduction

EIR Purpose and Authority; Background ; EIR Scope and Content; Lead, Responsible, and Trustee Agencies; EIR Public Review and Certification Process

2.0 Project Description

Project Objectives; Location and Planning Areas; *Plan Santa Barbara* Project Components; *Plan Santa Barbara* Approval Process

3.0 Environmental Setting and Existing Environmental Policies

Regional Setting; Physical Setting/ Overview of Baseline Conditions; Demographics (population, housing, employment, economic bases); Regional Environmental Plans and Policies; City Environmental Plans and Policies

4.0 Impact Analysis Methodologies

Overview of assumptions and methodologies for citywide and regional impact analysis

5.0 Summary Description of Alternatives to the Project to be Analyzed

Growth scenarios and policy sets associated with 'No Project' Alternative, Alternative Policies 1, Alternative Policies 2, and Extended Range Alternative

ENVIRONMENTAL CONDITIONS, IMPACTS, MITIGATION

Impact analysis to examine impacts citywide or to areas within the City, and cumulative impacts associated with future development in the larger region. Mitigation measures may potentially include proposed changes to Plan Santa Barbara growth scenario, land use designations, densities, or growth management policies; proposed new environmental policies, programs, or control measures to be incorporated into Plan Santa Barbara; and proposed standard project mitigation measures that may be applied to individual future development projects.

6.0 Air Quality

Existing Air Quality Conditions; Air Quality Plans and Regulations; Air Quality Impact Evaluation Guidelines; City Air Quality Impacts (e.g., ozone precursors; particulates; odors); Regional Air Quality Impacts; Alternatives Air Quality Impacts; Air Quality Mitigation; Residual Air Quality Impacts

7.0 Biological Resources

Existing Biological Resources; Biological Policies and Regulations; Biological Resources Impact Evaluation Guidelines; City Biological Resource Impacts (e.g., loss or damage to protected wildlife and plant species, habitats, native specimen trees); Regional Biological Resource Impacts; Alternatives Biological Resources Impacts; Biological Resources Mitigation; Residual Biological Resources Impacts

8.0 Geology

Existing Geologic Conditions; Geological Policies and Regulations; Geological Impact Evaluation Guidelines; City Geological Impacts (e.g., topographic changes/hillside development; earthquake-related hazards – fault rupture, ground shaking, liquefaction, tsunami/seiche/dam inundation, geologic or soil instability – landslides, subsidence, expansive soils, erosion); Regional Geological Impacts; Alternatives Geological Impacts; Geological Mitigation; Residual Geological Impacts

9.0 Hazards (Fire Hazard, Public Safety, Hazardous Materials)

Existing Hazards; Hazards Policies and Regulations; Hazards Impact Evaluation Guidelines; City Hazards Impacts (e.g., fire hazards; public safety – pipelines, industrial facilities, aircraft, rail; contaminated soils and groundwater; hazardous materials use, storage, transport, disposal); Regional Hazards Impacts; Alternatives Hazards Impacts; Hazards Mitigation; Residual Hazards Impacts

10.0 Heritage Resources (Archaeology, History)

Existing Heritage Resources; Heritage Resources Policies and Regulations; Heritage Resources Impact Evaluation Guidelines; City Heritage Resource Impacts (e.g., loss or damage to archaeological resources or human remains, historical sites and structures, paleontological resources, ethnic or religious resources); Regional Heritage Resource Impacts; Alternatives Heritage Resources Impacts; Heritage Resources Mitigation; Residual Heritage Resources Impacts

11.0 Hydrology and Water Quality

Existing Hydrology and Water Quality Conditions; Hydrology and Water Quality Policies and Regulations; Hydrology and Water Quality Impact Evaluation Guidelines; City Hydrology and Water Quality Impacts (e.g., water resources, drainage, flooding, water quality); Regional Hydrology and Water Quality Impacts; Alternatives Hydrology and Water Quality Impacts; Hydrology and Water Quality Mitigation; Residual Hydrology and Water Quality Impacts

12.0 Noise

Existing Noise Conditions; Noise Policies and Regulations; Noise Impact Evaluation Guidelines; City Noise Impacts (e.g., noise effects on existing and sensitive land uses from transportation and point sources); Regional Noise Impacts; Alternatives Noise Impacts; Noise Mitigation; Residual Noise Impacts

13.0 Open Space and Visual Aesthetics

Existing Open Space and Visual Resources; Open Space and Visual Resources Plans and Policies; Open Space and Visual Resources Impact Evaluation Guidelines; City Open Space and Visual Resources Impacts (e.g., loss of open space, scenic public view blockage, lighting); Regional Open Space and Visual Resources Impacts; Alternatives Open Space and Visual Resources Impacts; Open Space and Visual Resources Mitigation; Residual Open Space and Visual Resources Impacts

14.0 Public Facilities (Water Supply, Wastewater, Solid Waste, Utilities)

Existing Public Facilities; Public Facilities Plans and Policies; Public Facilities Impact Evaluation Guidelines; City Public Facilities Impacts (e.g., water supply, wastewater, solid waste, utilities); Regional Public Facilities Impacts; Alternatives Public Facilities Impacts; Public Facilities Mitigation; Residual Public Facilities Impacts

15.0 Public Services (Police, Fire Protection, Parks, Schools, Other)

Existing Public Services; Public Services Plans and Policies; Public Services Impact Evaluation Guidelines; City Public Services Impacts (e.g., police protection, fire protection, parks, schools, other County services); Regional Public Services Impacts; Alternatives Public Services Impacts; Public Services Mitigation; Residual Public Services Impacts

16.0 Transportation (Circulation, Vehicle Traffic, Parking)

Existing Transportation Facilities and Conditions; Transportation Plans and Policies; Transportation Impact Evaluation Guidelines; City Transportation Impacts (e.g., vehicle traffic; highways; roadway and intersection facilities – vehicles, pedestrian, bicycle, disabled access; emergency access and egress; transit; aircraft; parking); Regional Transportation Impacts; Alternatives Transportation Impacts; Transportation Mitigation; Residual Transportation Impacts

ADDITONAL ENVIRONMENTAL ANALYSIS

17.0 Energy

Energy Use and Conservation

18.0 Global Climate Change

Temperature/Weather, Air Quality, Fire Hazard, Sea Level/Ocean Quality

19.0 Growth-Inducing Effects

Population, Housing, Employment, Land Use

20.0 Socio-Economic Issues

Demographics/ Community Diversity; Income/ Minority Populations/ Environmental Justice; Local and Regional Economy

21.0 Significant Irreversible Changes

22.0 Impacts Determined Not Significant

SUMMARY OF COMPARATIVE ALTERNATIVES ANALYSIS

23.0 Descriptions of Alternatives to the Project

24.0 Comparative Impact Analysis Chart

25.0 Environmentally Superior Alternative

MITIGATION MONITORING AND COMPLIANCE

26.0 Summary of Mitigation Measures and Monitoring Program

27.0 Sustainability/ Community Indicator Criteria

REFERENCES

28.0 Report Preparers

29.0 References

30.0 Acronyms Used

APPENDICES

Appendix A Notice of Preparation and Responses

Appendix B Public Comments and Responses

Appendix C Air Quality Etc.

LIST OF FIGURES (Include tables, maps, photos, etc)

ALTERNATIVES ANALYSIS: PRELIMINARY GROWTH AND POLICY ASSUMPTIONS

Alternatives / Summary of Policies	Non-Residential Growth Square Feet (SF) *Net Increase 2008-2030*	Residential Growth Dwelling Units (DU) *Net Increase 2008-2030*
"No Project" Alternative Existing policies continue e.g., GP land use/zoning designations; nonresidential growth cap, allocation categories, and findings; demolition and rebuild existing nonresidential SF; pyramid range of uses in commercial and R-3/R-4 zones; building heights of 30, 45, and 60 feet in commercial zones; mixed use incentives; variable density; current R-2 density standards; State and City bonus density and inclusionary affordable housing provisions; current 2nd unit policies; current annexation policies; design stds.)	City 2,291,700 SF Sphere 178,202 SF Total 2,469,900 SF **~2.5 million SF**	City 2,795 DU Sphere 403 DU Total 3,198 DU **~3,200 SF**
Project *Plan Santa Barbara* policies e.g., Limit nonresidential growth; focus development within transit-accessible areas; community benefit land uses; sustainable neighborhood plans; mixed use development standards and form-based codes to provide compatible building size, bulk and scale; setback, open space and landscaping standards; reduced unit size and amendments to variable density; 60-foot height limit with lower heights next to residential and historic structures; incentives for affordable and 'affordable by design' housing; 2nd unit incentives; rental housing incentives; reduced parking standards for transit accessible areas.	City 2,000,000 SF Sphere 178,202 SF Total 2,178,202 Sf **~2.2 million SF**	City 2,795 DU Sphere 403 DU Total 3,198 DU **~3,200 DU**
Alternative Policies 1 More growth limitation policies e.g., Lower building height limits to 40-45 feet; reduce nonresidential SF cap; added protection for historic districts and residential area density; increase setbacks, open space, landscaping requirements; retain 2nd unit restrictions; retain or increase parking standards.	City 1,000,000 SF Sphere 178,202 SF Total 1,178,202 SF **~1.2 million SF**	City 2,000 DU Sphere 403 DU Total 2,403 DU **~2,400 DU**
Alternative Policies 2 More affordable housing policies e.g., Promote compact growth along transit corridors; increased affordable housing incentives; reduce unit sizes; retain or increase building heights; allow 2nd units in more areas; reduce parking standards; streamline housing permit processes.	City 1,000,000 SF Sphere 178,202 SF Total 1,178,202 SF **~1.2 million SF**	City 4,400 DU Sphere 403 DU Total 4,803 DU **~4,800 DU**
Extended Range Alternative Longer-range build-out to the year 2050 under *Plan Santa Barbara* policies)	City 3,000,000 SF Sphere 208,100 SF Total 3,208,100 SF **~3.2 million SF**	City 8,000 DU Sphere 620 DU Total 8,620 DU **~8,600 DU**