



**ADDENDUM TO CERTIFIED FINAL ENVIRONMENTAL IMPACT REPORT  
for the 2011 General Plan Update [FEIR State Clearinghouse #2009011031]**

**For CANNABIS REGULATION ORDINANCES  
November 6, 2017 Revised November 29, 2017**

**1.0 INTRODUCTION**

This addendum to the certified programmatic Final Environmental Impact Report (FEIR) for the 2011 General Plan documents environmental analysis under applicable provisions of the California Environmental Quality Act (CEQA) for proposed ordinance amendments to the Santa Barbara Municipal Code to regulate cannabis activities for businesses, medical dispensaries, and personal adult use cultivation. Potential minor changes to physical impacts associated with the proposed ordinance changes are within the range of policy options, land use and growth scenarios, and impacts studied in the General Plan Program FEIR, and do not involve new significant environmental impacts.

In accordance with State CEQA Guidelines Section 15164, an addendum to a prior FEIR identifies minor changes to the FEIR that make the FEIR current and adequate for the current project decision. For this addendum, this includes changes to environmental conditions on the ground and current criteria used in environmental impact analysis, and minor changes to identified impacts. The addendum procedure is followed when changes do not involve new significant environmental impacts or a substantial increase in impacts previously identified in the FEIR and prior addenda, per criteria specified in CEQA Guidelines Section 15162.

The CEQA Guidelines provide that an FEIR addendum need not be circulated for a public review and comment period, but is attached to the FEIR, and a separate public hearing is not required. This FEIR addendum is provided to the public and decision-makers as part of project staff reports and receives concurrent public review prior to decision-maker hearings on the project and with public hearing comment. The decision-making bodies consider the addendum together with the certified FEIR when making decisions on the current project. The FEIR and addendum inform CEQA environmental impact findings supporting decision-maker actions on the project.

**1.1 Prior Environmental Document**

The programmatic Final Environmental Impact Report (FEIR) for the 2011 General Plan Update was certified by the City Council in December 2011.

The City of Santa Barbara is largely urbanized and built out, and most development activity involves redevelopment of already developed sites, with some net increases. The General Plan FEIR evaluated citywide effects on the environment from forecasted incremental growth to the year 2030 under General Plan policies and programs. General Plan policies contemplate growth

by the year 2030 of up to 1.35 million square feet of net additional commercial and other non-residential development and up to 2,800 additional housing units.

The FEIR identified potentially significant (Class 1) traffic and climate change impacts from citywide forecasted incremental growth to the year 2030. In adopting the General Plan, the City Council adopted findings of overriding consideration that the benefits of the plan outweighed these potential significant impacts, thereby deeming these impacts to be acceptable. An Addendum to the FEIR for the 2012 Climate Action Plan demonstrated that climate impacts would be mitigated to a less than significant level (Class 2). The FEIR identified other environmental impacts to be less than significant with mitigation (Class 2) or less than significant (Class 3).

Most of the mitigation measures identified in the FEIR to reduce potentially significant impacts were incorporated into the final General Plan policies and programs. These measures address traffic congestion; greenhouse gas generation; highway diesel exhaust; upland, creek/riparian, and coastal habitats and species; coastal bluff retreat; hazardous materials collection facility capacity; historic resources; sea level rise; highway noise; open space; solid waste management facility capacity, and jobs/housing balance. The General Plan includes the slate of measures identified in FEIR Mitigation Measure Trans-2 for Transportation Demand Management (TDM), alternative travel modes, and parking pricing, but does not direct an up-front robust expansion of these programs.

Exhibit A provides a further summary of the 2011 General Plan Program FEIR impact analysis.

## **1.2 Current Project Description: Cannabis Regulation Ordinances**

State law changes have established that adult use of cannabis in addition to specified medicinal use of cannabis is legal in California, and that local jurisdictions must allow access to cannabis for adult and medicinal use (*Medicinal and Adult Use Cannabis Regulation and Safety Act, or MAUCRSA, and Control, Tax & Regulate the Adult Use Cannabis Act, or AUMA*). The State is establishing a process for State regulatory licensing for cannabis businesses, as is also done with alcohol-related businesses. The State law also makes it lawful for personal cultivation of up to six plants and do not allow local agencies to prohibit indoor cultivation of six plants.

The proposed City ordinances would implement State law, recognize cannabis activities as an allowed land use, and establish local regulations for commercial adult use and medicinal cannabis activities and for personal adult use cannabis cultivation. The ordinances would establish permitting processes, operational requirements and limitations, and allowed locations for commercial cannabis activities, and revised provisions for medical cannabis dispensaries and personal adult-use cultivation.

***Commercial Cannabis Business Ordinance.*** Commercial activities include indoor cultivation, manufacturing, processing, testing, delivery, and sales of medicinal and adult-use cannabis and cannabis products. The proposed ordinance would establish regulations for business license and operational requirements for commercial cannabis activities. Business operations requirements would include measures to address public safety and security, avoid nuisance effects, and provide for environmental protection. Existing ordinance provisions addressing medical cannabis storefront dispensaries and collective and cooperative cultivation requirements would be amended to remove the collective operational requirement and subsequently repealed. All future retail sales

of cannabis would be subject to the City's new zoning and operations ordinance. *[Draft Ordinance dated 10/26/17 to add Chapter 9.44 "Commercial Cannabis Businesses" to Title 9 of the Santa Barbara Municipal Code, and amending Municipal Code Section 30.185.250 and subsequently repealing Municipal Code Chapter 28.80, Section 30.185.250, and Ordinances 5526 and 5551 pertaining to medical cannabis dispensaries]*

**Zoning Land Use Provisions for Personal Adult Use Cannabis Cultivation.** The ordinance amendments would establish limitations allowing cultivation of up to six live plants per private residence within secured space not visible from public areas outside the property, with cultivation and access limited to persons of 21 years of age or older, and the requirement that cultivation activity not produce odor or other nuisance effects to adjacent properties. Outdoor cultivation would be allowed at single-family detached residences only and prohibited at multiple-unit housing, and would be limited to one plant cultivated outdoors (as part of the maximum six plants per residence) and located within an enclosed and secured interior yard and at least ten feet from the property line. *[Draft Ordinances dated 10/26/17 to amend Section 30.185.110 of Title 30 (Inland Zoning) and 28.87.300 of Title 28 (Coastal Zoning) of the Santa Barbara Municipal Code]* See Map Attachment.

**Zoning Locational Provisions for Commercial and Adult Personal Use Activities.** The proposed zoning ordinance amendment would establish allowable locations within the City for various cannabis activities. Commercial cannabis indoor cultivation, manufacturing, processing, and testing activities would be established as land uses that may be permitted within the M-I Manufacturing Industrial and M-C Manufacturing Commercial Zones (pursuant to Commercial Cannabis Business provisions above). Storefront retail sales of cannabis would be established as a land use that may be permitted in the C-G Commercial General and C-R Commercial Restricted Zones and the M-I Zone (pursuant to Commercial Cannabis Business provisions above). (See Exhibit B map of M-I, M-C, C-G, and C-R Zones.) Personal adult use cannabis cultivation would be established as a land use allowed within zones that allow residential land use (pursuant to the Personal Adult Use Cannabis Cultivation provisions above). Existing permitted medical cannabis dispensaries would be established as nonconforming land uses. *[Draft Ordinance dated 10/26/17 to amend Sections 30.20.020, 30.25.020, and 30.30.020, 30.35.020, 30.175.040, 30.295.040, and 30.295.050 of Title 30 (Inland Zoning) of the Santa Barbara Municipal Code]*

Exhibit B provides a further summary of proposed ordinance provisions.

### 1.3 Changes in Environmental Circumstances

The following discusses environmental circumstances since the 2008 baseline conditions used for the 2011 General Plan Update and associated certified Program FEIR impact analysis. No substantial changes in environmental circumstances have occurred since the December 2011 General Plan adoption and Program FEIR certification.

**Citywide Developed Area:** The City developed area has not substantially changed since the 2011 General Plan Certified Program FEIR. Most development activity involves redevelopment of already developed sites, with a small amount of net growth, which has been consistent with the growth assumptions analyzed in the FEIR. Exhibit C provides further discussion and a diagram depicting the distribution of net growth citywide since 2008.

***Changes to Physical Environmental Conditions, Regulations, and Review Criteria.*** Individual development projects comprising the small net increase in development citywide since 2008 have been subject to environmental review, regulations, policies, ordinance provisions, design guidelines, and standard permitting requirements that address potential project-specific environmental impacts as part of individual project permits. Together, this also addresses impacts cumulatively in the City, as contemplated by 2011 General Plan policies and the Certified Program FEIR. A few environmental review criteria and regulations have changed since 2008, which involved strengthening environmental protections. Physical environmental conditions in the City have changed only incrementally and do not reflect a substantial change in baseline conditions identified in the Program EIR for purposes of assessing citywide impacts of General Plan build-out to 2030 and General Plan implementing actions. Exhibit C provides a summary of changes to environmental conditions, regulations, and review criteria by environmental topic.

## **2.0 PROJECT IMPACT ANALYSIS: CANNABIS ORDINANCES**

The following provides analysis of the cannabis ordinances for environmental effects in light of the Certified Program FEIR for the 2011 General Plan.

### **2.1 Analysis Summary**

The proposed ordinances would regulate cannabis activities including commercial cannabis cultivation, manufacturing, processing, delivery, and sales for adult use and medicinal use, as well as personal adult use cultivation. The ordinances would establish permitting requirements, operational requirements, and allowed locations for these uses.

The addition of specified cannabis activities as land uses that may be permitted within identified residential, commercial, and industrial zones under specified regulations would not result in significant impacts on the environment nor increased impacts compared to the 2011 General Plan Certified Program FEIR impact analysis of future citywide residential, commercial, and industrial uses and growth, for the following reasons:

- Existing City policies, zoning, and other Municipal Code provisions and regulations already allow commercial and residential land uses with similar activities to those to be allowed under the cannabis ordinances. Indoor commercial cultivation of other plants, industrial manufacturing, processing, testing, and sales of other commodities, and residential indoor cultivation of other plants and outdoor gardening are all land uses currently in practice throughout the City and activities permitted under City regulatory provisions.
- Future commercial cannabis activities and cultivation in residential areas under the ordinances would have similar effects as other commercial and residential activities, and would be located in areas already designated and zoned for such commercial and residential activities. No change to zoning area boundaries would occur as part of these ordinances, and the ordinances would not change land use or zoning designations or the amount or intensity of non-residential development allowed. Future cannabis activities under the Santa Barbara ordinances would be part of, not in addition to, the amount of future growth and the range of land uses and types of impacts already evaluated in the 2011 General Plan Certified Program FEIR.
- Because this is a new emerging industry and is being established throughout California, there are many unknown economic and regulatory factors that may affect the amount, pace, and



location of cannabis industry development. As such, the extent of future cannabis commercial activity that would occur within Santa Barbara under the City ordinances is unknown, and would be speculative to forecast. All surrounding local jurisdictions and local jurisdictions statewide would also be providing for commercial and residential cannabis activities under State regulations and/or local agency regulations, with several other local agencies currently in process toward establishing local regulations (e.g., County of Santa Barbara, and cities of Carpinteria, Port Hueneme, and Goleta). The City has relatively high land values and tax rate, and the City and South Coast of Santa Barbara County represents a small market area, which are economic factors that suggest limited cannabis commercial activity within the City is likely. There is nothing inherent in the proposed cannabis commercial activities on which to presume more extensive or more rapid activity than for general economic activity in the City.

- The commercial ordinance provisions would limit the location of cannabis commercial indoor cultivation, manufacturing, processing, and testing to the already urbanized and developed Manufacturing Industrial (M-I) and Manufacturing Commercial (M-C) zones only, which represents a limited potential area of the City and limited potential number of such business operations within the City. Under the proposed ordinance provisions, the City Council may also establish further limitations for a maximum number of businesses within each part of the commercial processes (i.e., indoor cultivation, manufacturing, processing, testing, sales), as was previously done in limiting medical cannabis dispensaries under existing ordinances.
- The commercial ordinance provisions would prohibit commercial outdoor cultivation of cannabis, so any nuisance or environmental effects associated with larger scale outdoor commercial agricultural operations would be avoided.
- Under State regulations and the proposed ordinances, commercial cannabis activities would be subject to extensive permitting provisions and operational requirements to ensure that activities address and avoid any potential public safety, security, land use, nuisance, and environmental effects, as also occurs with commercial alcohol activities.
- As with other commercial and manufacturing activities, commercial cannabis activities will be subject to a variety of existing environmental regulations in place at the federal, State, and local level that serve to preclude significant environmental effects. These include regulations addressing air quality/odor; water quality; hazardous materials use and disposal; fire code provisions; noise; and public safety.
- Reduction of existing impacts associated with illegal commercial cannabis activities would be expected with the establishment of local permitting and operational regulations in addition to State regulations for commercial cannabis activities that put in place safeguards for public safety, security, land use compatibility, and environmental protection.
- The ordinance provisions would restrict commercial cannabis storefront sales to limited existing areas zoned for commercial sales (C-G and C-R, as well as M-I zones). Cannabis sales activities would be similar in most respects to commercial storefront sales operations for other commodities which are already allowed in these zones. The ordinances would address specialized issues such as security and odor, which represent potential land use and nuisance matters, not significant environmental effects.

- Personal cultivation of cannabis plants in residential zones would not have substantially different or increased impacts from existing similar residential indoor cultivation of plants and outdoor gardening, which are existing allowed activities occurring throughout the City and involving no significant environmental effects. The amendment to the existing personal adult use cultivation ordinance would reduce the allowable activity from the current provision of a cultivation site of up to 100 square feet to a limit of no more than six plants per residence, such that any potential for impacts from this incremental and decentralized activity would also clearly be limited. The ordinance limits on outdoor personal cultivation for adult use to one plant at single family residences only with specified on-site secure location and distance from adjacent properties similarly limits the potential for nuisance or environmental impacts.
- The action to approve the ordinances would establish locational, operational, and permitting regulations for commercial cannabis activities but would not approve specific individual commercial development or businesses. Individual commercial cannabis operations with associated redevelopment or new development would be subject to project-specific CEQA environmental review and City policy application at the time of discretionary permit applications.

(Source References: 1, 2, 3, 4, 6, 8, 11, 12, 13, 14, 15, 16, 17, 21)

## **2.2 Analysis by Environmental Topic**

### **2.2.1 Transportation Impacts**

Traffic. The cannabis ordinances would add the specific cannabis activities as allowed land uses in specified zones, but would not change the designated types of land uses or densities provided by the General Plan and Zoning code. Commercial cannabis activities that could be permitted under the ordinances would have traffic generation rates identified in the Santa Barbara Traffic Model for industrial, agricultural, commercial, and retail land uses. Future cannabis activity would be limited by the Nonresidential Growth Management Program and cannabis regulation ordinance provisions, and would be part of the forecasted citywide land use and growth and the range of traffic generation characteristics and impacts analyzed in the Certified Program FEIR for the 2011 General Plan. Commercial cannabis activities associated with development or redevelopment would be subject to applicable City Municipal Code Traffic Management Strategy provisions and other City traffic policies, and individual project CEQA environmental review and permitting. Ordinance provisions for limited personal adult use cultivation in residential zones would not result in traffic impacts.

Traffic generated by cannabis activity permitted under the ordinances would not result in new significant traffic impacts or a substantial increase in the severity of impacts previously identified in the Certified Program FEIR for the 2011 General Plan. City Council findings of overriding considerations for identified future citywide traffic effects apply to this project. Future cannabis land uses are also within the scope of the Sustainable Communities Strategy of the Santa Barbara County Regional Transportation Plan (2013) and associated EIR analysis, and the regional Congestion Management Plan for Santa Barbara County (2016), which are based on local jurisdiction land use designations and build-out assumptions.

(Source References: 1, 2, 6, 8, 11, 12, 14, 15, 16, 17, 18, 19, 20, 21)

### **2.2.2 Energy Impacts**

Stationary and Mobile Sources. Commercial cannabis manufacturing, processing, testing, transport, and sales activities that could be permitted under the ordinances would involve similar types of stationary processing equipment, building conditioning, and vehicle miles traveled within the range of other industrial, manufacturing, and commercial endeavors allowed under existing M-I, M-C, C-G, and C-R zoning provisions. Commercial cannabis activities associated with development or redevelopment would be subject to applicable State and City Green Building Code requirements for energy conservation and efficiency.

Indoor commercial cannabis cultivation has higher electrical use for growing lights and climate control, similar to other indoor plant cultivation operations allowed under existing zoning. Commercial cannabis cultivation businesses would require an extensive State and City business licensing process including submittal and City approval of an operations plan that would address energy use in accordance with State and local energy efficiency and conservation code provisions. State licensing regulations (MCRSA) provide that cultivation businesses must provide electricity from a combination of the following sources (1) On-grid power from a mix of sources with at least 42% renewables; (2) On-site renewable energy sources that generate at least 42% of the site's energy use; and/or (3) the purchase of carbon offsets for any portion of power above 58% that is not provided by renewables.

Energy impacts of future cannabis activity permitted under the ordinances would not result in new significant energy impacts or a substantial increase in the impacts previously identified in the Certified Program FEIR for the 2011 General Plan and 2012 FEIR Addendum for the City Climate Action Plan.

*(Source References: 1, 2, 4, 6, 7, 8, 11, 12, 14, 15, 16, 20)*

### **2.2.3 Air Quality Impacts**

Criteria Air Pollutants. Transportation Sources. Generation of vehicle travel by commercial cannabis activities would be similar to that of other commercial and manufacturing activities allowed in the M-I, M-C, C-G, and C-R zones, and would not involve increased vehicle-related criteria air pollutants overseen by State and Federal standards (i.e., ozone precursors such as reactive organic gases and nitrogen oxides, and particulate matter) beyond that identified in the FEIR for the 2011 General Plan. The adult personal use cultivation ordinances would not involve potential for increased transportation impacts or associated air pollution.

Stationary Sources. Commercial cannabis activities permitted under the ordinances would involve similar types of stationary processing equipment and building conditioning within the range used in other industrial, manufacturing, and commercial endeavors allowed in the M-I, C-G, and C-R Zones and occurring in Santa Barbara, and would not involve increased emissions of criteria air pollutants. These activities would also be subject to applicable existing regulations, permitting provisions, and offset requirements of the Santa Barbara County Air Pollution Control District for any equipment that generates specified types and quantities of air emissions, which would avoid criteria pollutants from stationary sources exceeding air quality or health risk standards.

Individual future development projects for commercial cannabis activities would be subject to CEQA environmental review and permitting for individual projects.

Future commercial cannabis activities permitted under the project ordinance provisions would be part of the future land use and buildout assumed for the citywide cumulative air quality analysis in the Certified Program FEIR for the 2011 General Plan, and would not result in increased criteria air pollutants. The FEIR analysis concluded that cumulative effects associated with criteria air pollutants from incremental future land uses and development would be less than significant. Future cannabis land uses would also be within the range of analysis for the regional Santa Barbara County Clean Air Plan (2013) and EIR which are based on local jurisdiction General Plan land use and buildout assumptions.

*Odor.* Commercial Activity. The M-I and M-C Zones already allow indoor commercial cultivation of other plants. Localized odor can result from cannabis cultivation and processing, as also occurs with cultivation of some other plants. Cannabis plants have a growth cycle of 8-10 weeks, with a detectable odor occurring during the approximate two-week budding/ flowering periods, which may occur up to 3-4 times per year. This type of odor effect represents a potential nuisance issue for adjacent land uses and not a significant environmental impact involving a public health risk.

The proposed commercial cannabis ordinance provisions address this issue to avoid potential nuisance odor impacts to surrounding properties through limitations to commercial cultivation activities, and specifications for business locations, operations requirements, and permitting criteria:

- Commercial cannabis cultivation would be prohibited outdoor.
- Commercial indoor cannabis cultivation and manufacturing processes would be restricted to areas zoned M-I (Manufacturing Industrial Zone) and M-C (Manufacturing Commercial Zone), a limited portion of the City.
- Commercial cannabis businesses would be subject to City Council limitations on the maximum number of each type of business.
- All commercial cannabis businesses would be located a minimum of 600 feet from K-12 grade schools, day care centers, and youth centers, and storefront cannabis retail businesses would be located at least 1,000 feet from another cannabis retail business, such that no concentration of the activity would occur.
- All cannabis businesses would be required to employ odor control devices and techniques to ensure that odors from cannabis are not detectable off-site. This includes an exhaust air filtration system and system creating negative air pressure between the interior and exterior.
- Approval of a commercial cultivation and operations plan and odor control plan would be part the City business permitting process for a commercial cannabis cultivation facility.

All businesses would also be subject to existing air quality, odor, and public health regulations of the Santa Barbara County Air Pollution Control District. No significant odor impacts would result from future commercial cannabis activities permitted under the ordinances.

Personal Cultivation. Personal adult use cultivation would be limited to no more than six plants per residence. All personal use cultivation would be indoor, with the exception that one plant per residence could be cultivated outdoor, at single family homes only, in locations enclosed and secured within an interior yard, and at least ten feet from the property line, a distance that would avoid potential nuisance odor of one plant to adjacent properties. No potential for substantial



nuisance odor effects would result from future residential cultivation activity permitted pursuant to the ordinances due to the limited extent and decentralized nature of activity, limited periodic odor periods, and required locations inside or in interior yards and set back from adjacent property.

Greenhouse Gases. Limited personal adult use cannabis cultivation under the ordinance would be similar to other gardening currently allowed and occurring at residences and would not have the potential to increase greenhouse gas generation or conflict with climate change policies.

Commercial cannabis activities, including indoor cultivation, manufacturing, processing, transport, and sales, would be similar to other commercial and manufacturing activities currently allowed and occurring in industrial and commercial zones with respect to greenhouse gas generation due to vehicle use, power use for buildings, manufacturing processes, and indoor cultivation, and would not result in increased greenhouse gas generation beyond the level of prior evaluation. State licensing regulations and City ordinance permit process would provide for energy efficiency and conservation requirements that would limit associated greenhouse gas generation.

Individual future development projects for commercial cannabis activities permitted pursuant to Santa Barbara Municipal Code provisions would be subject to environmental review, permitting, and Building Code energy efficiency requirements for individual projects.

Future cannabis activities would be within the scope of the future industrial, commercial, and residential land use and growth evaluated for cumulative greenhouse gas emission impacts in the Certified Program FEIR for the 2011 General Plan and the subsequent update in the FEIR Addendum for the 2012 Climate Action Plan. Along with various State and industry sector programs to reduce greenhouse gas generation, City programs and policies are in place pertaining to energy efficiency, green building, renewable energy, vehicle travel, land use, vegetation, waste reduction, and water conservation toward reducing citywide greenhouse gas generation. The 2012 FEIR Addendum concluded that the small increment of growth would not result in a significant impact associated with greenhouse gas generation. The 2017 Climate Action Plan monitoring report and updated citywide greenhouse gas inventory confirmed that citywide greenhouse gas generation is declining consistent with targeted reductions. Future cannabis activities permitted pursuant to the ordinance would not result in significant greenhouse gas generation effects or impacts greater than identified in the FEIR for the 2011 General Plan and FEIR Addendum for the Climate Action Plan.

*(Source References: 1, 2, 4, 6, 7, 8, 11, 12, 14, 15, 16, 17, 18, 19, 21)*

#### **2.2.4 Hazard Impacts**

Hazardous Materials and Fire Hazard. Similar to other commercial and industrial activities allowed under existing zoning provisions and occurring in industrial and commercial zones of the City, some commercial cannabis activities involve the use of hazardous and flammable materials. This includes fertilizers and pesticides for cultivation, various solvents and gases for manufacturing, processing, and testing (see proposed Cannabis Business Ordinance for listing of materials to be allowed), and hazardous waste byproducts.

The use, storage, transport and disposal of hazardous materials is highly regulated by existing Federal, State, and local statutes and regulations<sup>1</sup>. Existing City policies, programs, and regulations for implementing Federal and State hazardous materials provisions include General Plan Safety

Element, Fire Code, Fire Department Business Plans, Multi-Agency Hazards Plan, hazardous waste collection programs, and cooperative interagency emergency response plans.

State cannabis business licensing regulations include requirements for hazardous materials use and disposal. The proposed City Cannabis Business Ordinance specifies types of hazardous materials that may be used by permitted businesses; specifies operational and security standards for cultivation, manufacturing, processing, testing, and transport activities consistent with hazardous materials regulations; and requires that processing using volatile gases be conducted only by trained and qualified individuals. The Ordinance permitting process requires submittal of operational and hazardous materials information and Fire Marshall approval.

Future commercial cannabis activities would be part of, and within the range of, future commercial and industrial land use and growth evaluated in the the Certified Program FEIR for the 2011 General Plan, which concluded that hazardous materials fire hazard impacts would not be significant due to extensive regulatory provisions. Commercial cannabis activities that could be permitted under the proposed City ordinances would not result in significant impacts pertaining to hazardous materials or fire hazard, nor impacts greater than identified in the FEIR.

*(Source References: 1, 2, 6, 8, 11, 12, 13, 16, 17, 18, 21)*

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<sup>1</sup> Hazardous materials statutes/regulations include Federal Toxic Substances Control Act, Resource Conservation and Recovery Act, Hazardous and Solid Waste Act, Superfund Act, Clean Water Act, and Occupational Safety and Health Administration; California Division of Oil, Gas, and Geothermal Resources regulations, Hazardous Materials Release Response Plans and Inventory Act (Business Plan Act), Hazardous Materials Transportation regulations; Hazardous Waste Control Act; Hazardous Waste and Materials Management Regulatory Program, and additional State statutes and regulations of the California Environmental Protection Agency, Department of Toxic Substance Control, State Water Resources Control Board, Air Resources Board, Office of Emergency Services, California Occupational Safety and Health Administration, and California Highway Patrol. Locally, regulations and policies are implemented by the County Health Department/Hazardous Materials Division, Air Pollution Control District, and Hazardous Materials Collection programs, and Fire and Police Departments of local jurisdictions together with City of Santa Barbara Fire, Police, Public Works, Environmental Services, and other departments. The City has a variety of Safety Element and Municipal Code provisions addressing management of hazardous materials and public safety.

Public Safety/ Security. Because cannabis is a drug, commercial cannabis activities under the ordinances would be required to provide for locked and secured spaces for storage, cultivation, manufacturing, processing, transport, and sales of cannabis and cannabis products, similar to commercial activities for some other commodities such as alcohol. The Ordinances for personal adult use cultivation also include requirements for locked and secured locations, with access and cultivation activity only by adults. State regulations and the City ordinances provide for an extensive track and trace system from seed to sale for commercial cannabis activities. Per State regulations and the City ordinances, cannabis businesses would be located at least 600 feet from schools, day care centers and youth centers. City parks are subject to existing provisions banning smoking. With these measures in place, potential security impacts from cannabis activities would be less than significant.

*(Source References: 1, 2, 6, 11, 12, 13, 14, 16, 17, 21)*

### **2.2.5 Hydrology and Water Quality Impacts**

Water Quality. Similar to other commercial and industrial land uses allowed under existing commercial and industrial zones, future cannabis activities pursuant to the proposed ordinances would be subject to existing Federal, State, and City regulations to ensure that no significant drainage or water quality effects result from onsite drainage. Individual development projects associated with cannabis businesses would be subject to project-specific environmental review and permitting. The Cannabis Business Ordinance permit process for cultivation businesses requires submittal and City approval of operations plan information demonstrating compliance with applicable drainage and water quality regulations. Future cannabis activities permitted under the ordinances would not result in significant effects to drainage or water quality, nor greater impacts than identified in the certified Program FEIR for citywide land use and growth under the the 2011 General Plan.

(Source References: 1, 2, 4, 6, 8, 11, 17, 21)

### **2.2.6 Noise Impacts**

Cannabis Manufacturing and Cultivation Equipment. Equipment that may be used in indoor cultivation (i.e., fans or blowers), manufacturing and testing (i.e., rosin presses and extraction machinery) do not involve high noise levels (e.g., low hums or hisses), would be located within industrial areas, and would be located indoors such that noise would not be perceptible outside the building or property. Other commercial activities such as sorting, labeling, and sales would involve small appliances with no substantial noise, and personal cultivation in residential areas would not involve substantial noise. The commercial cannabis business ordinance provisions and residential cultivation ordinances include operational standards for no nuisance effects to surrounding properties, and the commercial permitting process requires operations plans to demonstrate no nuisance noise would result. Commercial cannabis activities would also be subject to City noise ordinance standards and limitations. Cannabis activities involving development would be subject to individual project environmental review, General Plan Noise Element policies, and permitting that would address any potential noise effects. Future cannabis activities permitted under the ordinances would not result in significant noise impacts, nor greater impacts than identified in the certified Program FEIR for citywide land use and growth under the 2011 General Plan.

Vehicle Traffic Noise. As discussed above, future commercial cannabis activities would not result in increased traffic generation beyond other commercial and manufacturing land uses and growth already evaluated in the certified Program FEIR for the 2011 General Plan. No significant traffic-related noise would result from future commercial cannabis activities under the ordinances, nor an increase beyond noise effects of future citywide growth identified in the FEIR.

(Source References: 1, 2, 4, 6, 8, 11, 12, 16, 17, 21)

### **2.2.7 Public Services and Utilities Impacts**

Water Supply. Commercial cannabis activities would have similar water demand characteristics within the range of other commercial, manufacturing, and cultivation activities allowed by existing commercial and industrial zoning and occurring in the City.

The City water supply is diversified and relies variously year to year on a combination of reservoir supplies, groundwater, State Water Project transfers, water purchases, recycled water, and

desalination, along with efficiency improvements and conservation efforts. Drought conditions are cyclical in California, and the current severe multi-year drought has affected surface water supplies, and resulted in adjustments to water supply sources toward greater use of groundwater, water purchases, conservation, and reactivation of the City desalination plant.

State licensing regulations and the City ordinances would require cannabis cultivation businesses to meet requirements for water use and conservation, and to submit an operations plan for City approval specifying water use and conservation. Cannabis businesses would also be subject to any other applicable City provisions in place that address water supply and conservation. Cannabis businesses with associated development would be subject to environmental review and permitting for individual projects.

Future cannabis activities would be within the scope of citywide land use and growth evaluated for water supply in the certified Program FEIR for the 2011 General Plan and the City Long Term Water Supply Plan, and would not result in significant impacts associated with water supply, or impacts greater than identified in the FEIR.

*(Source References: 1, 2, 6, 10, 11, 12, 17, 21)*

### **2.2.8 Other Environmental Impacts**

Environmental impacts of future activities that could be permitted under the cannabis regulation ordinances would not be significant for other effects associated with other air quality issues (Highway 101 exhaust, construction dust) biological resources (habitat, wildlife, and trees), geophysical conditions (seismic, geological, soils), prior soil contamination, flooding, heritage resources (historic, archaeological, tribal), open space and visual resources, and public services and utilities (wasterwater, solid waste, police and fire protection services, schools and parks).

Future cannabis activities would have similar effects as other commercial, manufacturing, and residential land uses currently allowed and existing in the City, and would represent part of the projected future citywide commercial, manufacturing, and residential land use and growth evaluated for environmental effects with the Certified Program FEIR for the 2011 General Plan. The FEIR analysis concluded that the cumulative effects of incremental future citywide growth would not be significant for these issues because policies, programs, and regulations are in place to address and avoid significant environmental effects, and because measures to lessen impacts were incorporated as General Plan policies and programs.

Future development projects for commercial cannabis activities would also be subject to CEQA environmental review and permitting requirements and Building Code and other regulations that would serve to avoid significant environmental effects.

*(Source References: 1, 2, 4, 6, 8, 11, 12, 16, 17, 21)*



## CEQA FINDING

The proposed cannabis regulation ordinances and future cannabis activities occurring under the ordinances are within the scope of analysis for the Certified Program FEIR for the 2011 General Plan.

Based on this Addendum review of the 2017 cannabis ordinances project, in accordance with State CEQA Guidelines Section 15612, no Subsequent Negative Declaration or Environmental Impact Report is required for the project because minor changes to existing environmental circumstances and allowing cannabis land use activities under existing General Plan land use designations and specified zoning categories do not involve new significant impacts or a substantial increase in the severity of impacts previously identified in the Certified Program EIR for the 2011 General Plan, and do not raise the the need for additional mitigation.

The Certified Program FEIR (SCH#2009011031) together with this addendum constitutes adequate environmental documentation in compliance with CEQA for the 2017 Cannabis Ordinance Regulations project.



**Date:** November 29, 2017

Barbara R. Shelton, Environmental Analyst

### Addendum Exhibits

Exhibit A. Summary of 2011 Certified Program Final Environmental Impact Report

Exhibit B. Summary of Proposed Cannabis Ordinances

Exhibit C. Summary of Changes to Environmental Conditions

### References:

1. California Department of Consumer Affairs/Bureau of Cannabis Control, Negative Declaration: Commercial Cannabis Business Licensing Program, September 2017 Draft.
2. California Department of Food and Agriculture, Program Environmental Impact Report, CalCannabis Cultivation Licensing, June 2017 Draft.
3. California Environmental Quality Act (CEQA) and CEQA Guidelines, 2017.
4. City of Santa Barbara, California Building Code as adopted by City, 2017.
5. City of Santa Barbara CEQA Guidelines, City Council Resolution 94-064, 1994.
6. City of Santa Barbara, Certified Final Program Environmental Impact Report for General Plan Update and City Council Resolution 11-079, 2011.
7. City of Santa Barbara Climate Action Plan, and Addendum to Program Environmental Impact Report for the 2011 General Plan, 2012.
8. City of Santa Barbara General Plan and General Plan Map, 2017.
9. City of Santa Barbara Local Coastal Plan, 2004.

10. City of Santa Barbara Long-Term Water Supply Plan, 2011.
11. City of Santa Barbara, Master Environmental Assessment and MEA Maps, 1981, 2002, 2009.
12. City of Santa Barbara Municipal Code, 2017.
13. City of Santa Barbara Fire Department, Joe Poire, Fire Marshall, personal consultation October 26, 2016
14. City of Santa Barbara, Police Department, Anthony Wagner, Public Engagement Manager, personal consultation October 26, 2017.
15. City of Santa Barbara Public Works/Transportation Division, D. Gullett, Supervising Transportation Planner, personal consultation, October 26, 2017.
16. City of Santa Barbara Zoning Ordinance and Zoning Maps, 2017.
17. County of Santa Barbara, Environmental Impact Report: Cannabis Land Use Ordinance and Licensing Program, October 2017 Draft.
18. Santa Barbara County Air Pollution Control District, Clean Air Plan (2013) and EIR, environmental review guidelines (2017), and regulations.
19. Santa Barbara County Association of Governments (SBCAG), Regional Transportation Plan and Sustainable Communities Strategy (2013) and EIR.
20. Santa Barbara County Association of Governments, Congestion Management Plan (2016).
21. State of California cannabis statutes and regulations.

## **EXHIBIT A**

### **SUMMARY OF 2011 GENERAL PLAN CERTIFIED PROGRAM FEIR**

The programmatic Final Environmental Impact Report (FEIR) for the 2011 General Plan Update was certified by the City Council in December 2011.

The General Plan FEIR evaluated citywide effects on the environment from estimated incremental growth to the year 2030 under General Plan policies and programs. General Plan policies contemplate growth by the year 2030 of up to 1.35 million square feet of net additional commercial and other non-residential development and up to 2,800 additional housing units.

#### **Class 1 Impacts (Significant)**

The EIR analysis identified potential significant traffic and climate change impacts that could not be fully mitigated (Class 1 impacts) from citywide projected incremental growth to the year 2030 under General Plan policies. An increase from 13 to up to 20-26 roadway intersections at 77% or greater volume-to-capacity ratio was identified. Citywide greenhouse gas emissions were projected as increasing and potentially not meeting State emission reduction targets for 2020 and regional vehicle emission reduction targets for 2020 and 2035.

The EIR also identified that these traffic and climate change impacts could potentially be substantially reduced with implementation of a robust expansion of transportation demand management measures including parking pricing. These mitigation measures were included in the General Plan for potential implementation in the period to 2030. City Council found that providing an upfront commitment as to the extent and method and timing of implementation was not feasible. As such, full mitigation credit was not given for the purpose of CEQA EIR impact significance conclusions. In adopting the General Plan, the City Council adopted findings of overriding consideration that the benefits of the plan outweighed these potential significant impacts, thereby finding these impacts to be acceptable.

An Addendum to the FEIR (06-18-12) for the 2012 City Climate Action Plan documented further analysis of climate change demonstrating that with Climate Plan implementation, citywide greenhouse gas reductions would meet State targets and impacts would be less than significant (Class 2).

#### **Class 2 Impacts (Less than Significant with Mitigation)**

The EIR analysis identified the following potentially significant impacts that could be mitigated to less than significant levels (Class 2 impacts): air quality (*diesel emissions*); biological resources (*upland and creek/riparian habitats and species*); geological conditions (*sea cliff retreat*); heritage resources (*effects of development on historic resources*); hydrology (*extended range sea level rise*); noise (*transportation noise*); open space (*loss or fragmentation of open space*); public utilities (*solid waste management*); and transportation (*intersections with roadway improvement mitigation; roadway corridor congestion*).

Identified mitigation measures associated with these impacts were incorporated into the General Plan as policies and programs.

### **Class 3 Impacts (Less than Significant)**

The EIR analysis concluded that with policies, programs, and regulations already in place, the following other environmental impacts would be less than significant (Class 3 impacts): air quality (*consistency with Clean Air Plan for air quality standards; construction emissions*); biological resources (*grasslands; coastal resources; individual specimen trees*); geological conditions (*seismic, geologic, soil hazards*); hazards (*accident risks, wildfire; hazardous materials*); heritage resources (*archeological and paleontological resources*); hydrology and water quality (*development in floodplains and near creeks; storm water runoff; water quality of creeks, groundwater, coastal and marine water*); noise (*noise guidelines; mixed use nuisance noise; construction noise*); open space and visual resources (*scenic views; community character; lighting*); public services (*police; fire protection; parks and recreation; schools*); public utilities (*water supply, wastewater treatment*); transportation (*reduction in per capita vehicle commute trips – Class 4 beneficial*).

### **Additional Environmental Analysis**

The EIR also included detailed analysis of impacts associated with energy, climate change (greenhouse gas emissions contributing to climate change, and the effects of climate change on the City), population and jobs/housing balance, and socioeconomic issues.



## **EXHIBIT B**

### **SUMMARY OF PROPOSED CANNABIS REGULATIONS ORDINANCES**

#### **Commercial Cannabis Business Ordinance (SBMC Title 9, Chapter 9.44)**

The proposed ordinance would establish regulations for business license permitting process and operational requirements for commercial cannabis businesses in compliance with new State statutes.

- Ordinance provisions would apply to businesses with commercial cannabis activities including indoor cannabis cultivation, manufacture, processing, testing, delivery, and sales of adult use and medical cannabis.
- Maximum number of businesses for each category of business activity may be established by City Council.
- Business operations requirements for compliance with State/local regulations, including:
  - Business location within allowable zone; with any required land use permits; and outside of 600-foot radius of K-12 grade schools, day care center, or youth center. Retail storefronts located outside of 1000-foot radius of another retail storefront, and limited to five (5) additional retail cannabis businesses citywide.
  - Specified hours of operation, signage, and noticing.
  - Employees, access, and sales for persons of twenty-one years or older, except for specified medical cannabis exceptions for patients.
  - No cannabis visible from exterior of property; security measures to deter unauthorized access or theft; electronic inventory tracking system.
  - Odor control ventilation and exhaust system to avoid odor outside of the facility from adjacent properties and public and common areas.
  - Outdoor commercial cultivation prohibited. Indoor cultivation business operations in accordance with regulations pertaining to electricity, water use, water quality, discharges, fertilizer/pesticide use, protection of environment including waterways, fish, and wildlife.
  - Manufacturing and testing business operations in accordance with State standards and laws. Specified solvents and gases, equipment, and processes to be used, with certification by a licensed engineer and approval by Fire Marshall.
- Business permitting process would include:
  - Applications for commercial cannabis business permits would include information demonstrating how operating requirements and code requirements would be met.
  - Applications for cultivation businesses would include operations plan addressing water source, irrigation system, water use and conservation; electrical power source and energy use, efficiency, and conservation; drainage, watershed, and habitat protection; fertilizer and pesticide use; odor and nuisance avoidance.

- Initial business permit applications reviewed and selected for consideration by City Administrator, including applicant background check. Permit approval by City Administrator following noticed public hearing.
- Existing ordinance provisions for medical cannabis storefront dispensaries and collective and cooperative cultivation would be removed and superseded by the new ordinance.

**Personal Adult Use Cannabis Cultivation Ordinances** (SBMC Title 30 Inland Zoning, Section 30.185; and Title 28 Coastal Zoning, Section 28.87.300)

Existing zoning provisions allowing up to 100 square feet indoor or outdoor cultivation areas of medical cannabis at a legal dwelling unit by a qualified patient would be amended in entirety to comply with new State statutes for personal adult use cannabis cultivation.

The proposed ordinances would establish the following land use provisions for personal adult use cannabis cultivation:

- Up to six (6) cannabis plants at a time could be cultivated at legal private residences or accessory structures, except if the residence is operating a family day care.
- At single family dwellings, one (1) cannabis plant could be grown outdoors (as part of six total plants per residence), with the location within an enclosed and secured interior yard and at least 10 feet from the property line. At multiple-family dwellings, outdoor cultivation would be prohibited and only indoor cultivation allowed.
- Cultivation sites must be enclosed and secured within a locked space, with cultivation and access to cannabis limited to persons of age 21 years or older, and qualified patients under 21 years.
- Cultivation sites cannot be visible from anywhere outside the private residence or structure from a public place, public right-of-way, K-12 school, day care center, or youth center, and outdoor plants cannot exceed eight (8) feet in height.
- The cultivation site cannot produce odors, sounds, or other emissions that are noticeable from adjacent properties.

**Locations for Commercial Cannabis Activities and Adult Person Use Cannabis Cultivation** (Amendments to SBMC Title 30 Inland Zoning, Sections 30.20.020, 30.25.020, 30.30.020, 30.35.020, 30.175.040, 30.295.040, 30.295.050)

Existing zoning provisions providing for medical cannabis dispensary locations, permitting and operational requirements would be amended to establish allowed locations for commercial cannabis activities, medical cannabis dispensaries, and personal adult use cannabis cultivation, in compliance with new State statutes.

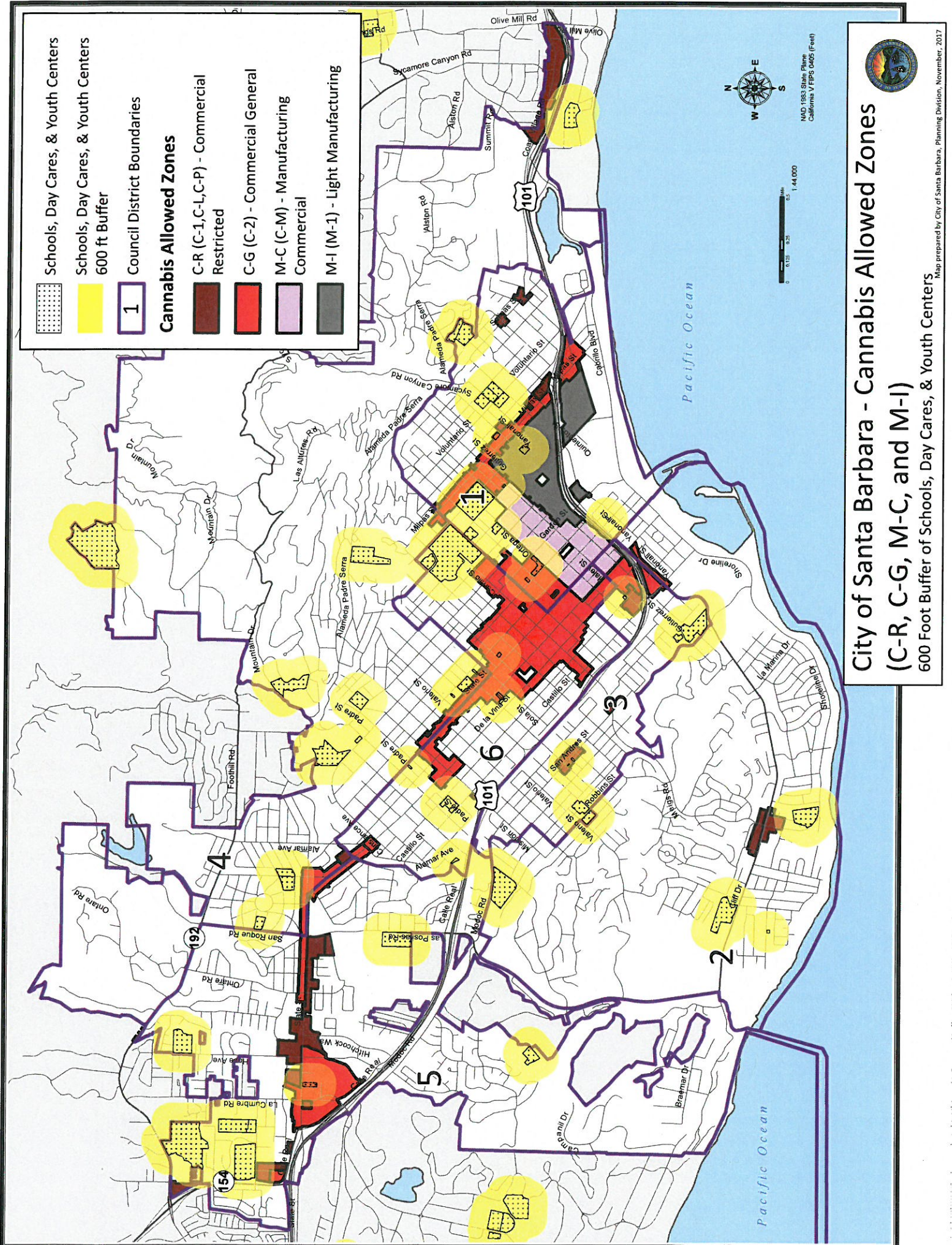
The proposed ordinance amendments would establish the following land use and location provisions within specified Zones.

- Commercial cannabis indoor cultivation, manufacturing, processing, delivery, and testing activities would be established as land uses that may be permitted within the M-I Manufacturing Industrial and M-C Manufacturing Commercial Zones (pursuant to Commercial Cannabis Business provisions above).

- Storefront retail sales of cannabis would be established as a land use that may be permitted in the C-G Commercial General, C-R Commercial Restricted, and M-I Manufacturing Industrial Zones (pursuant to Commercial Cannabis Business provisions above).
- Personal adult use cannabis cultivation would be established as a land use allowed within zones that allow residential land use (pursuant to the Personal Adult Use Cannabis Cultivation provisions above).
- Existing permitted medical cannabis dispensaries would be established as nonconforming land uses. New medical dispensaries would be allowed under the new commercial storefront activities provisions above.

The attached map shows the locations of M-I, M-C, C-G, and C-R Zones, with buffer areas around schools, day care, and youth center locations.





**Schools, Day Cares, & Youth Centers**

Schools, Day Cares, & Youth Centers  
600 ft Buffer

**1** Council District Boundaries

**Cannabis Allowed Zones**

C-R (C-1, C-L, C-P) - Commercial Restricted

C-G (C-2) - Commercial General

M-C (C-M) - Manufacturing Commercial

M-I (M-1) - Light Manufacturing



NAD 1983 State Plane  
California VPIS GDB (feet)

# City of Santa Barbara - Cannabis Allowed Zones (C-R, C-G, M-C, and M-I) 600 Foot Buffer of Schools, Day Cares, & Youth Centers





## **EXHIBIT C**

### **SUMMARY OF CHANGES TO ENVIRONMENTAL CONDITIONS**

The following summarizes changes to citywide environmental conditions from 2008 baseline conditions identified in the 2011 Certified Program Final Environmental Impact Report (FEIR) for the General Plan update and addendum for the Climate Action Plan (2012). These include changes to physical conditions on the ground, and changes to review criteria and regulations that may affect the evaluation of environmental impacts of development projects. No substantial changes to environmental conditions were identified that affect the program FEIR analysis of environmental effects resulting from forecasted City development growth to the year 2030 under the policies of the 2011 General Plan or the identified impact significance levels.

#### ***Citywide Developed Area***

The City of Santa Barbara is largely built out, and citywide development activity mostly involves redevelopment of already developed sites, with a small amount of net growth. The 2011 General Plan growth management policies and assumptions for the Program FEIR analysis identified a small increment of net growth to the year 2030, and the FEIR provided a representative distribution of growth citywide for purposes of impact analysis. The 2008 citywide baseline conditions used for the 2011 General Plan and Program FEIR analysis identified 36,094 residential units and 16.4 million square feet of non-residential area in the City.

The City developed area has not substantially changed since the 2011 General Plan Certified Program FEIR. In the period from 2008 - 2016, the net increase in development citywide has been 814 residential units and 121,709 square feet of non-residential area, most of it infill development within urbanized areas. This averages about 90 residential units and 13,523 square feet non-residential area per year over the nine years since 2008, which is consistent with City General Plan and Zoning land use and density designations and growth management policies. This is also within the forecasted rate and amount of growth and within the representative distribution citywide used as assumptions for the Program FEIR impact analysis. The attached diagram depicts the distribution of net growth citywide since 2008.

#### ***Changes to Physical Environmental Conditions, Regulations, and Review Criteria.***

- ***Air Quality and Climate Change.*** Due to strengthened State air quality regulations such as for vehicle pollutant emissions, air quality has improved statewide since 2008 (CARB). 2011 General Plan Program EIR mitigation for sensitive land uses sited near Highway 101 exhaust emissions was incorporated as City ordinance provisions (2014) and is applied as part of development permitting. Standard construction-related measures for reducing dust generation and equipment emissions as recommended by the Santa Barbara County Air Pollution Control District (APCD) are required under City Ordinance and applied to projects. APCD standards and permitting continues for controlling air emissions from specified land uses. No changes to criteria air pollutant significance thresholds have occurred. Global greenhouse gas levels have continued to accelerate and now exceed 400 ppm (Mauna Loa Observatory). A City Climate

Action Plan adopted in 2012 identifies City programs to reduce greenhouse gas levels locally. State climate change planning legislation (2016) has codified additional greenhouse gas reduction targets established in earlier executive orders that were considered as part of the 2011 General Plan and Program EIR and Climate Action Plan. No change to regulations or City climate change review criteria have occurred. Individual development continues to be subject to regulations and standard conditions addressing air quality and climate change, consistent with the 2011 General Plan Program EIR analysis.

- *Biological Resources.* Drought conditions have resulted in stress and some loss of trees. Incremental changes to urban habitat resources have occurred in association with individual developments, with application of City policies for biological resource mitigation, tree preservation/replacement, and landscaping requirements, consistent with the General Plan Program EIR analysis. No substantial change has occurred since 2008 to citywide physical conditions of biological resources, protected resources designations, or biological resource regulations or review criteria.
- *Geology and Hazards.* No substantial changes have occurred since 2008 to on-the-ground geologic, seismic, and soil conditions, areas subject to wildfire hazards, or hazardous materials exposures, or to programs and in-place regulatory and review provisions addressing these issues as part of development permitting, consistent with City policies and the General Plan Program EIR analysis. City Fire Code provisions were updated in 2016. No change to review criteria have occurred. Drought and climate change are considered to be contributing to exacerbation of potential future wildfire hazards and coastal conditions. The 2011 General Plan, Program FEIR, and City Climate Action Plan identify measures to address adaptation to future climate change conditions.
- *Heritage Resources.* Individual developments have resulted in some incremental effects to subsurface archaeological resources and aboveground historic resources, addressed with extensive Federal, State, and City policies and regulations for avoiding and mitigating any substantial effects, consistent with the General Plan and ordinance policies and the Program FEIR analysis. State legislation and the State CEQA Guidelines have expanded provisions for conducting consultation with native tribes on native cultural resources as part of development review and permitting. No substantial changes to heritage resources or to regulatory or review criteria have occurred that affect the Program EIR impact analysis or ongoing application of City protective policies or individual project impact mitigation.
- *Hydrology and Water Quality.* No substantial changes to drainage patterns or areas subject to flooding have occurred. Review criteria and Federal, State, and local regulations addressing these issues as part of development have not substantially changed and continue to be applied as part of development permitting, consistent with the Program EIR analysis. City Creeks Division programs continue to improve water quality in surface water bodies. City storm water management ordinance provisions have been adopted and are applied to individual projects to address quantity and quality of runoff. Standard building permit provisions are applied to address water runoff and water quality during construction. No substantial changes have occurred to hydrology or water quality conditions that would change the Program EIR analysis.
- *Noise.* The primary source of ambient noise in the City is vehicle traffic noise. Average traffic levels have not substantially changed since 2008. The incremental amount of in-fill development in the City since 2008 does not have the potential to substantially change ambient

noise levels in the City. The 2011 General Plan changed the City ambient noise standard for residential development in multi-unit and mixed-use zones from 60 to 65 dBA CNEL or Ldn, consistent with most jurisdictions in the State. Noise ordinance provisions have continued to govern operational noise associated with property uses, and development permitting has continued to apply standard measures to address construction noise, consistent with the 2011 General Plan Program FEIR. No substantial changes to noise levels or noise criteria have occurred that would change the Program FEIR impact analysis.

- *Open Space and Visual Resources.* Development since 2008 has been subject to environmental review, design review approvals, and policy, ordinance, development standards, and design guidelines that address open space and visual resources, consistent with 2011 General Plan Program FEIR analysis. This includes factors such as building heights, development setbacks from property lines, outdoor living space, landscaping, tree protection, and view corridors. The small amount of development citywide since 2008 has largely involved redevelopment and infill within already urbanized areas. The City has continued to maintain and expand City-owned parks and open space resources. Citywide open space and visual resource conditions have not substantially changed since 2008, nor have review criteria or regulatory provisions.
- *Public Services (Police, Fire, Parks, Schools).* Public services and facilities, including for police and fire protection, governmental and public facilities, and schools, have all been adequate to accommodate development since 2008 consistent with the General Plan Program FEIR impact analysis. City Fire Code ordinance provisions were updated in 2016. No school districts have been designated as overcrowded per State law, and development continues to be subject to school fees. No substantial changes to review criteria or regulations have occurred that would change circumstances affecting the Program EIR impact analysis for citywide growth to the year 2030.
- *Public Utilities (Water, Wastewater, Solid Waste, Power/Communications).* The small amount of development since 2008 has been accommodated for long term water supply, wastewater collection and treatment, solid waste and recycling collection and disposal, and provision of electrical, natural gas and communications utilities.

The City water supply is diversified and per the 2012 City Long Term Water Supply Plan, it relies variously year to year on a combination of reservoir supplies, groundwater, State Water Project transfers, water purchases, recycled water, and desalination, along with efficiency improvements and conservation efforts. Drought conditions are cyclical in California, and the State is currently experiencing a severe multi-year drought, which has affected surface water supplies, and resulted in adjustments to water supply sources toward greater use of groundwater, water purchases, conservation, and reactivation of the City desalination plant.

In 2016 and 2017, the County of Santa Barbara in cooperation with cities approved the development of a Resource Recovery Facility for increasing recycling and diversion of waste disposal at the Tajiguas Landfill, which is expected to substantially extend the life of the landfill.

No changes to review criteria have occurred since 2008. There have not been changes in environmental circumstances that change the 2011 General Plan Program FEIR impact analysis for citywide growth to the year 2030.

- *Transportation.* Vehicle traffic levels vary over time and are influenced by a variety of factors, including land use and development, the economy and gas prices, regional growth and transportation corridors, technology changes, and individual driver decisions. Traffic within the City has decreased and increased at various points of time and areas of the City through the period since 2008, and is currently overall at about the same level as 2008 (*City Transportation Division*).

The net increase in development citywide since 2008 has contributed toward cumulative traffic impacts identified in the 2011 General Plan Program FEIR for forecasted growth under General Plan policies to the year 2030. In 2014, the City traffic impact thresholds were updated to reflect intersections identified in the Program FEIR as either already impacted by peak-hour traffic or anticipated to become impacted by 2030.

Continuing General Plan *land use policies* include measures that limit non-residential growth; encourage workforce housing to improve the jobs/housing balance; direct development to mixed-use Downtown areas with lower vehicle trip generation rates and diverse travel destinations; and provide for adequate commercial customer and residential parking. *Transportation policies* support mobility improvements for roadway, pedestrian, bikeway, and transit facilities; and support transportation demand management (TDM) measures that can reduce individual vehicle trips (e.g., car sharing for work trips; adjusting employment hours out of peak hours; telecommuting, etc.). All these policies and programs help to manage vehicle traffic levels.

In 2013, State legislation was passed to transition CEQA transportation impact analysis away from traffic level of service criteria toward the use of vehicle miles travelled to correlate with State goals of encouraging in-fill development to promote greenhouse gas reductions, with implementation of this CEQA analysis change anticipated within the next two years. The 2013 regional Sustainable Communities Strategy (SCS) adopted for Santa Barbara County by the Santa Barbara County Association of Governments was based on the general plans of the cities and concluded that the region could meet State vehicle miles travelled/greenhouse gas targets of the State as confirmed by the California Air Resources Board. An update of the SCS is currently underway.

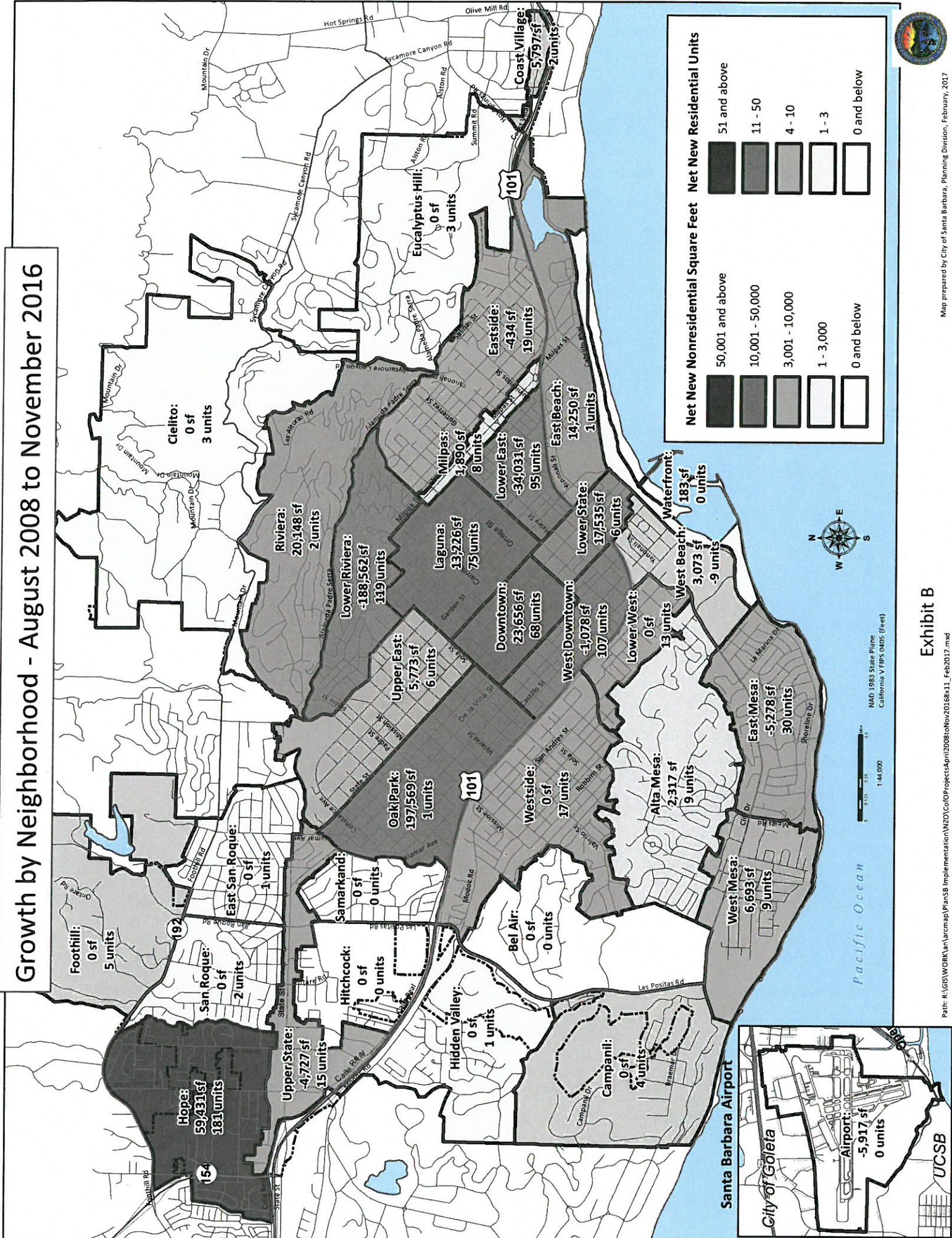
The City adopted an updated Bicycle Master Plan in 2016.

There have been forecasts for potential new highway and surface street/intersection impacts related to the Highway 101 High Occupancy Vehicle (HOV) Lanes Project under consideration in the region for the area of Highway 101 south of Bailard Avenue in Carpinteria to Sycamore Creek in the Santa Barbara. However, the FEIR for the project is not yet certified, and the project and identified mitigation measures projects are not fully vetted, approved, funded, or scheduled.

No substantial changes to transportation environmental circumstances have occurred since 2008 that change the 2011 Program FEIR impact analysis for citywide growth to the year 2030.



# Growth by Neighborhood - August 2008 to November 2016



Map prepared by City of Santa Barbara, Planning Division, February, 2017



NAD 1983 State Plane  
California V FIPS 0405 (Feet)

## Exhibit B

Path: R:\GIS\WORK\an\acmap\PlanSB Implementation\NO\CoOP\Projects\April2008\toNov2016\8k11\_Feb2017.mxd

