

**FACULTY AND FAMILY STUDENT HOUSING,
OPEN SPACE PLAN, AND LRDP AMENDMENT EIR**

**SECTION 4.0
ENVIRONMENTAL ANALYSIS**

*Section 4.1
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4.1 INTRODUCTION TO THE ANALYSIS

Sections 4.2 through 4.16 of this Environmental Impact Report (EIR) contain a discussion of the potential environmental effects that could result from implementation of the LRDP Amendment for the University North and West Campuses and development of the North Campus Faculty Housing, the Sierra Madre Family Student Housing, and the Open Space Plan improvements. Each section includes an overview of existing conditions, an analysis of the type and magnitude of individual and cumulative environmental impacts, and feasible mitigation measures that could reduce or avoid environmental impacts.

4.1.1 Scope of the Environmental Analysis

The development of faculty and family student housing and the preservation and restoration of open space would require amendment of the campus' Long Range Development Plan (LRDP). To pursue individual projects, the campus would seek approval (from The Regents, the UC President, or the University Chancellor, as appropriate) for development of the North Campus Faculty Housing, the Sierra Madre Family Student Housing project, and that portion of the Open Space Plan within the University's jurisdiction. In addition, the University would seek approval of the LRDP Amendment from the California Coastal Commission and submit a Notice of Impending Development to them for the housing and open space projects. Thus, this EIR serves as a program EIR related to the amendment of the LRDP, and as a project-specific EIR for the individual housing and open space projects.

The potential environmental effects of the proposed project are analyzed for the following environmental issue areas:

- Geology and Geologic Hazards
- Hydrology and Water Quality
- Biological Resources
- Hazards and Hazardous Materials
- Land Use
- Agricultural Resources
- Mineral Resources
- Visual Resources
- Recreation
- Cultural Resources

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- Noise
- Air Quality
- Public Services and Utilities
- Population and Housing

4.1.2 Format of the Environmental Analysis

Existing Conditions

According to Section 15125 of the California Environmental Quality Act (CEQA) Guidelines, an EIR must include a description of the existing physical environmental conditions in the vicinity of the project to provide the “baseline condition” against which project-related impacts are compared. Normally, the baseline condition is the physical condition that exists when the Notice of Preparation (NOP) is published. The NOP for the proposed project was published in August 2003. However, the CEQA Guidelines recognize that the date for establishing an environmental baseline cannot be rigid. Because physical environmental conditions may vary over a range of time periods, the use of environmental baselines that differ from the date of the NOP is reasonable and appropriate when doing so results in a more accurate or conservative environmental analysis.

For analytical purposes, impacts associated with implementation of the proposed project are primarily derived from information related to conditions at the site at such time as the NOP was filed.

Regulatory Framework

The Regulatory Framework provides a summary of regulations, plans, policies, and laws that are relevant to each issue area.

Project Impacts and Mitigation

This section is further divided into the following subsections, as described below.

Methodology. This subsection identifies the methodology used to analyze potential environmental impacts.

LRDP Policies. The Coastal Act Element of the LRDP included a range of policies and standards (herein termed LRDP Policies) to demonstrate consistency of the LRDP, and projects implemented under the LRDP, with the statutory requirements of Chapter 3 of the Coastal Act (commencing with Section 30200). This subsection identifies the relevant LRDP policies that would be incorporated into the project.

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As some LRDP policies reference figures in the LRDP (or the North and West Campus LRDP Amendment), to assist the reader in understanding the intent of these policies, the relevant LRDP figures are reproduced in this section as Figure 4.1-1 (Main Campus Plan), Figure 4.1-2 (Building Height Limits), Figure 4.1-3 (Storke Campus Plan), Figure 4.1-4 (West Campus Plan), and Figure 4.1-5 (Coastal Access Improvements). As the currently proposed LRDP amendment would supercede the North and West Campus LRDP Amendment (previously approved by The Regents), those figures are not included herein, but are available for review at UCSB Campus Planning and Design, 1325 Cheadle Hall on the UCBS campus during normal business hours.

Thresholds of Significance. Thresholds of significance are criteria used to determine whether potential environmental effects are significant. The thresholds of significance used in this analysis were primarily based on Appendix G of the CEQA Guidelines; however, in some cases, standards were developed specifically for this analysis or reflect those used by the University in other environmental analyses. This subsection defines the type, amount, and/or extent of impact that would be considered a significant adverse change in the environment. Some thresholds (such as air quality, traffic, and noise) are quantitative, while others, such as visual quality, are qualitative. The thresholds are intended to assist the reader in understanding how and why the EIR reaches a conclusion that an impact is significant, less than significant, or beneficial.

The thresholds of significance are provided both in the “Thresholds of Significance” section and immediately before the individual impact statement for ease of correlation.

Effects Not Found to Be Significant. Certain environmental impacts were determined to be “effects not found to be significant” based upon the analysis provided in the Initial Study for the proposed project. These impacts are summarized in this subsection based on the analysis provided in the Initial Study for the proposed project, which is included as Appendix A to this EIR.

Impacts and Mitigation Measures

Impacts. This subsection describes the potential environmental impacts that would result from implementation of the entire project (including residential development and open space and habitat management improvements). Each impact is summarized in an impact statement. This impact statement is followed by a more detailed discussion of the potential impact and the nature of the impact before mitigation or inclusion of any LRDP Policies or existing Programs or Practices. If no impact would result, the discussion concludes with a statement to that effect.

The analysis of environmental impacts considers both the construction and operational phases associated with implementation of the proposed project, as appropriate for individual impacts. As required by Section 15126.2(a) of the CEQA Guidelines, direct, indirect, short-term, long-term, on-campus, and/or off-campus impacts are addressed, as appropriate, for the environmental issue area being analyzed.

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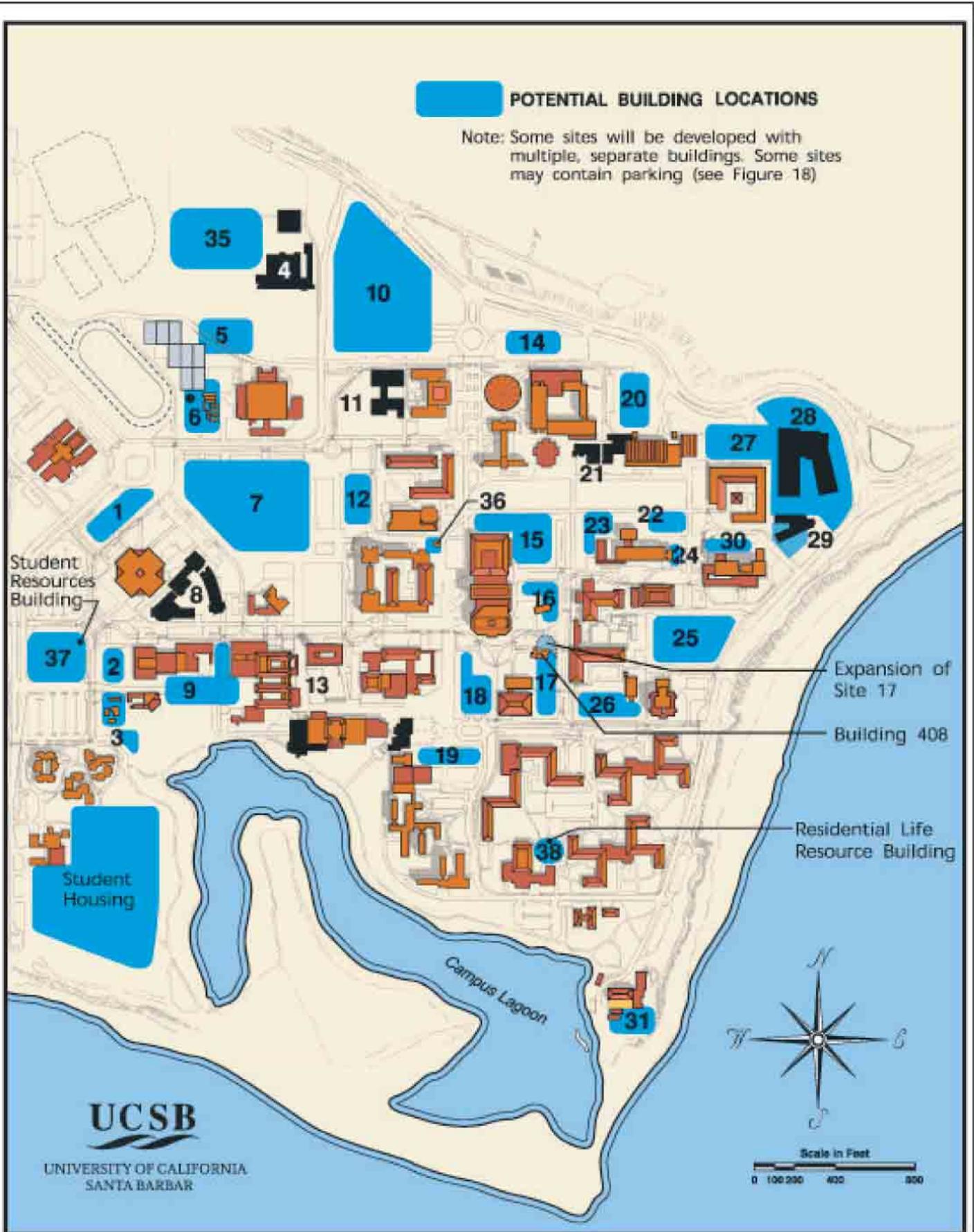
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Characterization of Project Impact. The Draft EIR uses the following impact statements to describe the level of significance of impacts identified during the course of the environmental analysis:

- **No impact would result** – Impact is negligible or nonexistent.
- **This impact would be less than significant** – Impact does not exceed the defined threshold(s) of significance and does not require the inclusion of any mitigation measure(s).
- **With implementation of the identified mitigation measure(s), this impact would be reduced to a less-than-significant level** – Impact exceeds the defined threshold(s) of significance prior to mitigation. However, the impacts can be eliminated or reduced to a less-than-significant level through the implementation of feasible mitigation measures.
- **This impact would be significant and unavoidable** – Impact exceeds the defined threshold(s) of significance and cannot be eliminated or reduced to a less-than-significant level even with the implementation of feasible mitigation measures.
- **This impact would be beneficial** – The proposed project would result in a positive contribution or improvement to the physical conditions that exist in the area affected by the project.

A “significant effect” is defined by Section 15382 of the CEQA Guidelines as “a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance. An economic or social change by itself shall not be considered a significant effect on the environment...[but] may be considered in determining whether the physical change is significant.”

Each impact discussion is separately numbered and includes a brief impact statement that summarizes the subject of the analysis. This format is designed to assist the reader in quickly identifying the subject of the impact analyses and for use in Table 1-1 (Summary of Environmental Effects and Mitigation Measures), which forms the basis of the Mitigation Monitoring and Reporting Program (MMRP). Impact numbers and statements are not provided for “effects not found to be significant,” as they are less-than-significant impacts and do not require mitigation or additional analysis in this EIR. Accordingly, they are not monitored as part of the MMRP, and no impact numbers or statements are necessary.



UPDATED MAY 2003 (STUDENT RESOURCE BUILDING)

304-056



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University of California, Santa Barbara

Figure 4.1-1. Potential Building Locations

April
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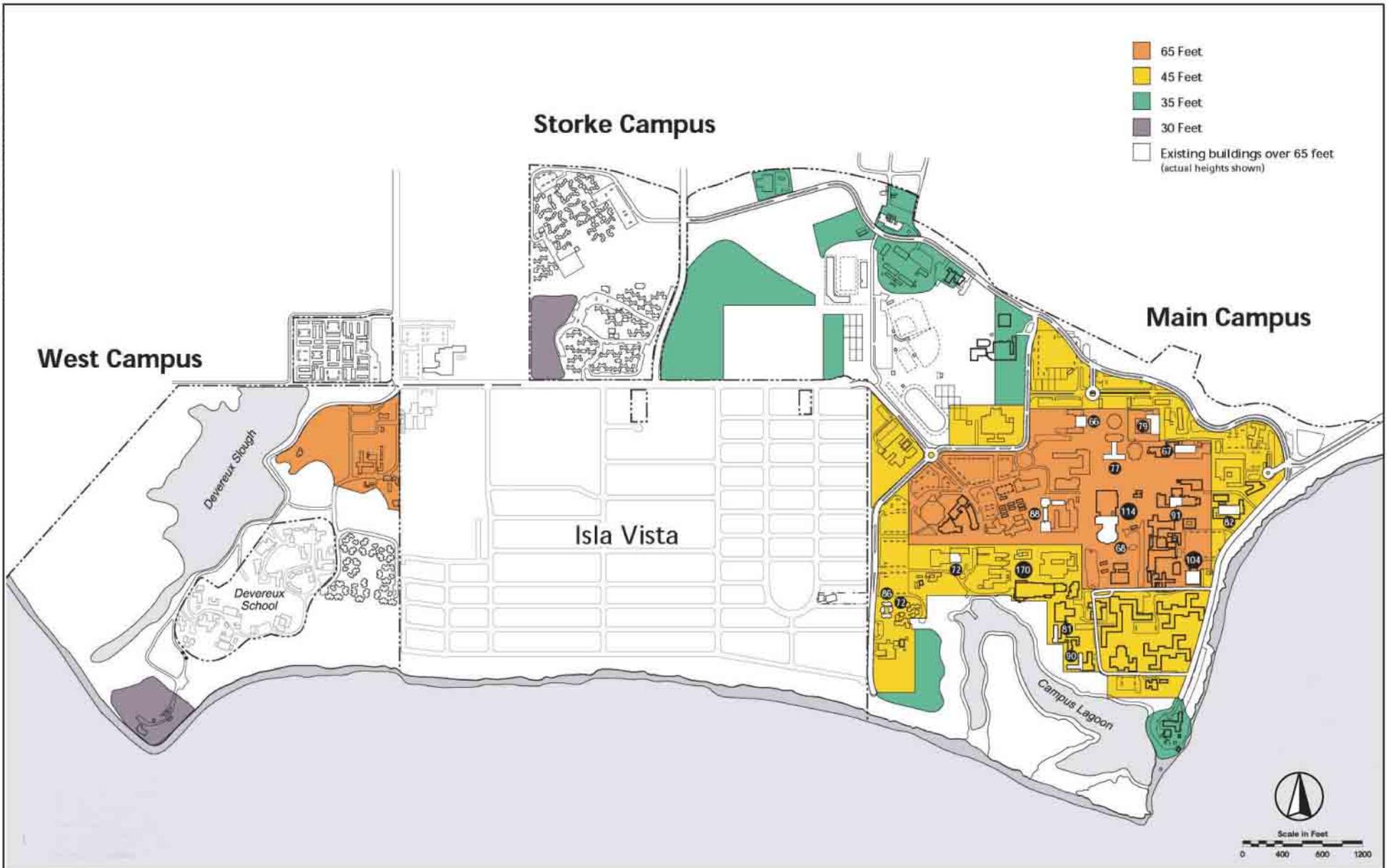
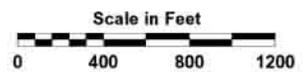
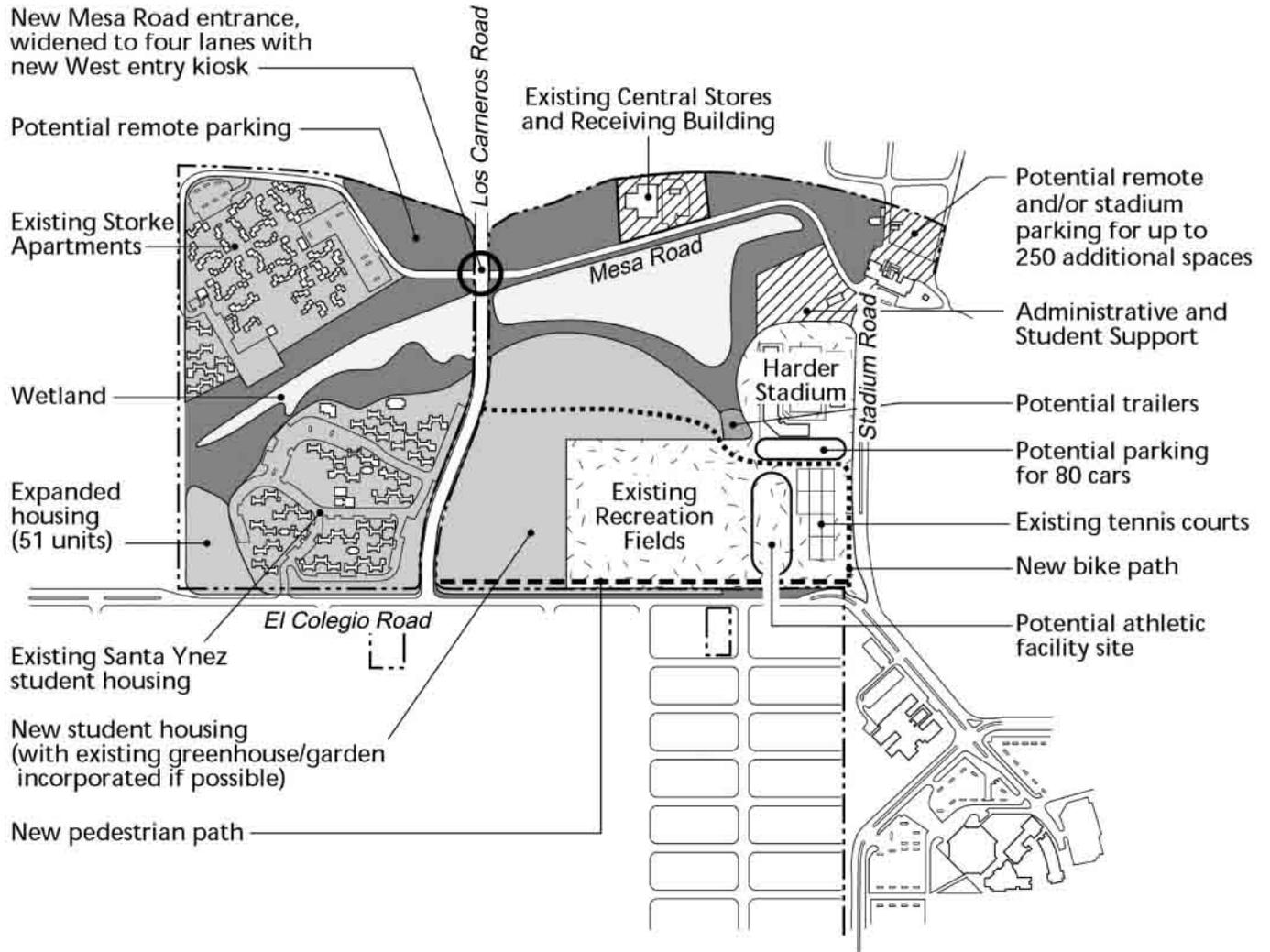
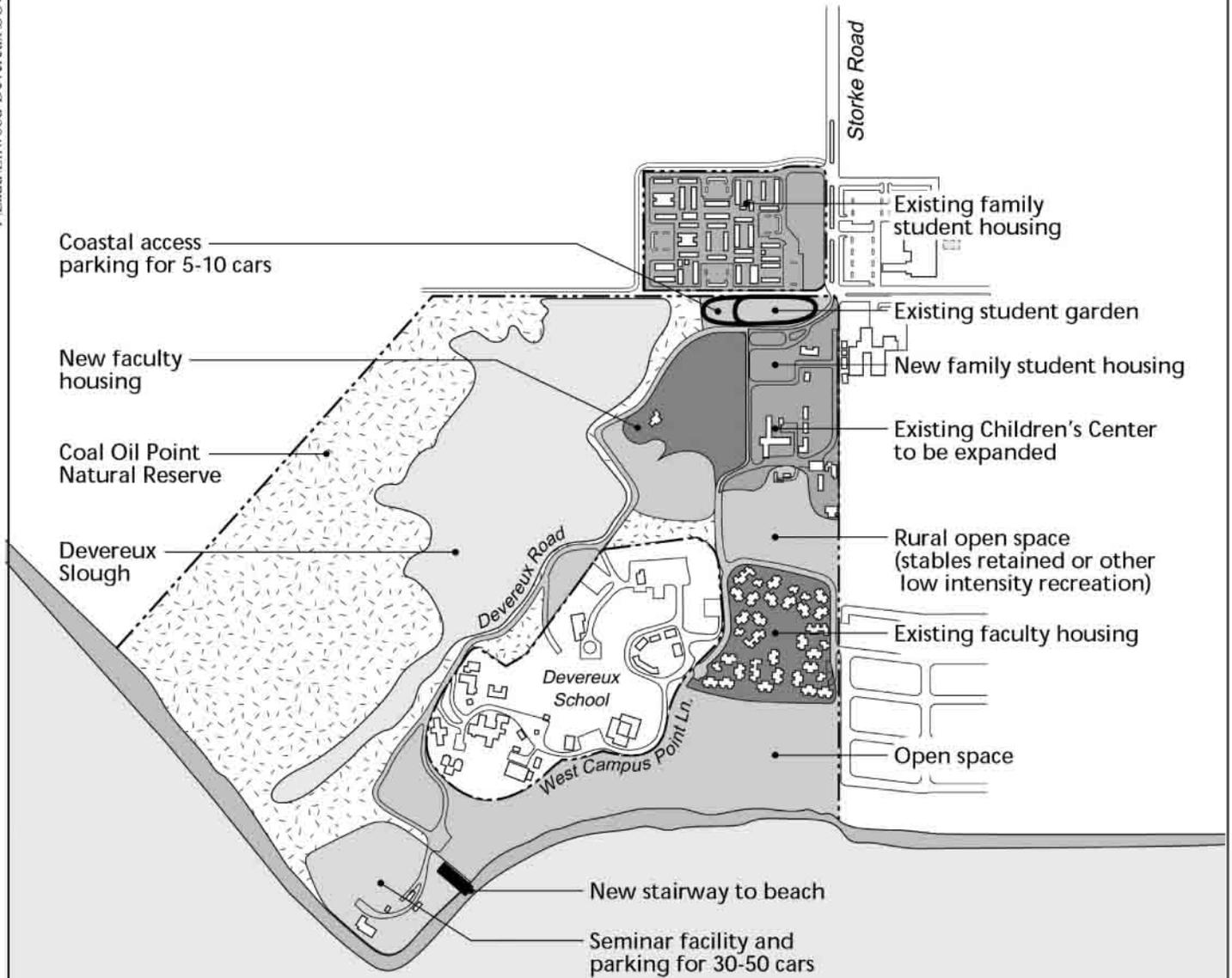


Figure 4.1-2. Building Height Limits



LRDP Figure 24



Scale in Feet

0 400 800 1200



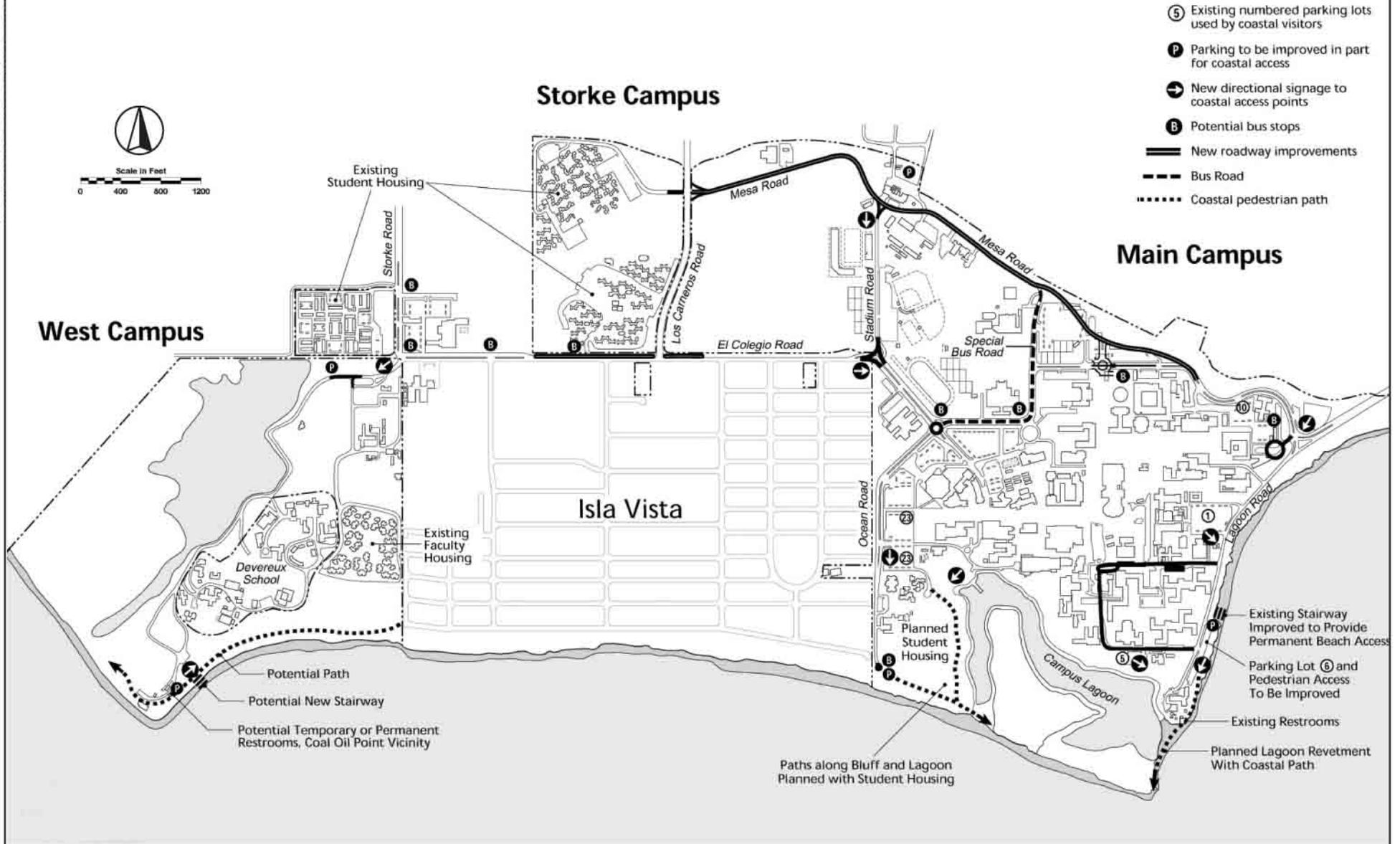
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Figure 4.1-4. West Campus Plan

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LRDP Figure 27



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Cumulative Impacts. CEQA requires that EIRs discuss cumulative impacts, in addition to project-specific impacts. In accordance with CEQA, the discussion of cumulative impacts must reflect the severity of the impacts and the likelihood of their occurrence; however, the discussion need not be as detailed as the discussion of environmental impacts attributable to the project alone. Further, the discussion is guided by the standards of practicality and reasonableness. According to Section 15355 of the CEQA Guidelines:

“Cumulative impacts” refer to two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts.

(a) The individual effects may be changes resulting from a single project or a number of separate projects.

(b) The cumulative impact from several projects is the change in the environment, which results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time.

Section 15130(a)(1) of the CEQA Guidelines further states that a “cumulative impact consists of an impact which is created as a result of the combination of the project evaluated in the EIR together with other projects causing related impacts.”

Section 15130(a) of the CEQA Guidelines also requires that EIRs discuss the cumulative impacts of a project when the project’s incremental effect is cumulatively considerable. Where a lead agency is examining a project with an incremental effect that is not cumulatively considerable, it need not consider the effect significant but shall briefly describe the basis for its conclusion. As further clarified by Section 15065 of the CEQA Guidelines, “cumulatively considerable” means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects. If the combined cumulative impact associated with the project’s incremental effect and the effects of other projects is not significant, 15130(a)(2) of the CEQA Guidelines requires a brief discussion in the EIR of why the cumulative impact is not significant and is not discussed in further detail. Section 15130(a)(3) of the CEQA Guidelines requires supporting analysis in the EIR if a determination is made that a project’s contribution to a significant cumulative impact is rendered less than cumulatively considerable and, therefore, is not significant. CEQA recognizes that the analysis of cumulative impacts need not be as detailed as the analysis of project-related impacts, but instead should “be guided by the standards of practicality and reasonableness” (CEQA Guidelines Section 15130(b)). The discussion of cumulative impacts in the EIR focuses on whether the impacts of the 1997 LRDP are cumulatively considerable.

The fact that a cumulative impact is significant on the whole does not necessarily mean that the project-related contribution to that impact is also significant. Instead, under CEQA, a project-

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Section 4.1 related contribution to a significant cumulative impact is only significant if the contribution is
Introduction cumulatively considerable. To support each significance conclusion, the 1997 LRDP provides a
to the detailed cumulative impact analysis, and where project-specific impacts (that together with the
Analysis effects of other pending projects could result in cumulatively significant impacts) have been
identified, these potential impacts are documented.

The geographic scope of the cumulative impact analysis varies depending upon the specific environmental issue area being analyzed. For example, the scope of the cumulative impact analysis for aesthetics includes the area that comprises the viewshed that includes the University West Campus and North Campus and the on-campus viewshed, whereas the scope of the cumulative impact analysis for hydrology and water quality includes the Devereux Creek Watershed. In addition to describing the geographic scope of analysis, where appropriate, each section also designates the cumulative context within the designated geographic area, which relates to the amount and type of growth that is anticipated to occur within the geographic area. For most sections, this growth is based upon a list of reasonable foreseeable development, as described below. Where appropriate to the analysis in question, such as traffic, cumulative impacts are also assessed with reference to a list of off-campus “related projects,” as listed in Table 4.1-1 and shown on Figure 4.1-6, as described by CEQA Guidelines Section 15130(b).

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**Table 4.1-1.
Cumulative City of Goleta,
University, and County Development Projects^{1,2}
March 2004**

Project	Description/Location³	Jurisdiction	Status/ Approximate ASF³
City of Goleta Projects			
01 Fairview Commercial Center 01-SB-DP; CUP APN 073-080-019	16,885 SF mixed-use building (10,115 sf retail space, 5,460 sf office space) 2 one-bedroom development units (1,310 sf) 151 S. Fairview	City	Pending
02 Dwight Gregory 02-057-LUP APN 071-170-063	2,346 SF commercial addition 879 S. Kellogg	City	Pending
03 Price Restaurant 02-075-CUP APN 073-100-008	900 SF addition to an existing fast food restaurant	City	Pending
04 Zodo's Enclosure 02-076-MNM APN 069-110-051	1,100 SF patio enclosure 5925 Calle Real	City	Pending
05 Bermant: Technology Drive Industrial (KS 7A) 02-081-PD et al APN 071-170-079, 071-170-080	TM of 8 lots; 68,000 SF among 8 commercial/industrial buildings and 92,070 SF outside storage area or 265,695 SF outside storage area West side of Technology Drive	City	Pending
06 Stokes Industrial Building 02-084-PD APN 071-170-085	5,000 SF industrial building East side of Technology Drive	City	Pending
07 University Properties 25-SB-PM; 26-SB-PD APN 071-170-085	TPM of 4 parcels and 5,427 SF industrial building SEC Technology and Thornwood	City	Pending
08 Porter Plaza 42-SB-PD APN 069-110-018	5200 SF new commercial building 5955 Calle Real	City	Pending
09 Cox Communications 03-016-MNM APN 071-170-084	Parking Lot Only 750 Technology Drive	City	Pending

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Project		Description/Location³	Jurisdiction	Status/ Approximate ASF³
10	Islamic Society of Santa Barbara 03-051-PD; CUP	7,185 SF building for Islamic Center and attached apartment (1 DU) NEC Los Carneros and Calle Real	City	Pending
APN	077-160-035			
11	Pacific Technology Center/GRC Lot split 03-062-PM; PD et al	TPM for 2 parcels 12,040 SF (net new) professional institutional 5383 Hollister 5385 Hollister	City	Pending
APN	071-130-047			
12	Winikoff	New 2,232 SF office building 260 Storke Road	City	Pending
APN	073-100-032			
13	Info Genesis 03-073-MJM	Parking Lot Only 6860 Cortona	City	Pending
APN	073-140-015			
14	Hawkes Commercial Building 20-SB-PD	3,067 SF commercial building 7433 Hollister	City	Pending
APN	079-554-042			
15	Happy Harry's Produce	2,984 SF neighborhood produce market 7020 Calle Real	City	Pending
APN	077-155-003			
16	BDC/Joslyn	TPM of 3 parcels 171,526 SF commercial industrial buildings and a chiller 6830 Cortona Drive	City	Pending
APN	073-140-016			
17	Los Carneros Pointe	31,051 SF commercial development including a day-care facility, restaurant, shops, and office Los Carneros Road/ Los Carneros Way	City	Pending
APN	073-330-030 and others			
18	Schipper TPM (Albertson's) (48-SB-TM)	TPM of 3 parcels (property already fully developed) 5801 Calle Real	City	Pending
APN	069-110-096			
19	McClellan's Auto Body	Development Plan for 1963 SF auto body shop 5989 Daley	City	Pending
APN	071-152-019			

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Project		Description/Location ³	Jurisdiction	Status/ Approximate ASF ³
20	Town and Country 24-SB-PD	2,700 SF commercial building addition 5669 Calle Real	City	Pending
APN	069-160-055			
21	Schwann Brothers TPM 27-SB-PM	Lot split. 67 Depot	City	Pending
APN	071-041-032			
22	Nuovo Edificio 28-SB-PD	3,385 SF industrial building 747 S. Kellogg	City	Pending
APN	071-170-068			
23	Old Town Inn and Village	TPM for 2 lots and 1-lot TM for condominiums 58,189 SF 104-room hotel 57,688 SF for 38 condominiums and garages 1,140 SF retail/commercial space 5665 Hollister Avenue	City	Pending
APN	071-130-047			
24	Meyer-Thrifty	< 2000 SF car rental agency office (retail) 5971 Placencia	City	Pending
APN	071-182-007			
25	Gordan mixed use 49-SB-CUP/LUP	Mixed use: 3,400 SF total including commercial use and 2 units (apartments) 345 Pine Avenue	City	Pending
APN	071-115-007			
26	Page Hotel 35-SB-PD et al	247-Room hotel 11,000 SF Spa and 6,000 SF Restaurant No assigned address; W. side of Kellogg at Ekwill alignment	City	Pending
APN	071-130-023			
27	Hendry Telephone 36-SB-MJM	2,800 SF storage space (built, zoning violation) 6767 Hollister	City	Pending
APN	073-450-005			
28	Cabrillo Business Park 37-SB-PD et al	Business Park with new structures totaling 704,600 SF (R&D, self storage, on-site service related uses) 6767 Hollister Avenue	City	Pending
APN	073-450-005			

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Project	Description/Location³	Jurisdiction	Status/ Approximate ASF³
29 Costco Gas Station 40-SB-PD APN 073-330-024, 073-330-027	10,800 SF 4-island gas station 7095 Marketplace Dr.	City	Pending
30 Ellwood – Devereux Joint Proposal APN 079-210-067, 079-210-024, and others	City park and open space area including 75- space parking lot, restrooms 7800 block of Hollister Ave.	City	Pending
31 Comstock Homes APN 079-210-067	78 single-family unit subdivision, 2,934 to 4,500 SF each 7800 block of Hollister Ave.	City	Pending
32 Villages at Los Carneros APN 073-330-024, 073-330-027	264 condos S. Los Carneros Cortona/Castilian	City	Pending
33 Taylor Parcel Map APN 069-100-003	3 new parcels 590 N. Kellogg	City	Pending
34 Hollipat Apartments APN 065-090-028	35 units (apartments) SE Hollister/ Patterson	City	Pending DP (Time Ext)
35 Pekarek Duplex 03-038-LUP APN 071-032-035	2 unit duplex home 2,841 SF 5790 Armitos	City	Pending (& unlikely)
36 RR Ranch APN 077-530-019	1 1,400 sq. ft. ag worker dwelling (mobile home) 7400 Cathedral Oaks	City	Pending
37 Schwann DP 03-116-DP APN 071-090-022	115 linear ft. retaining wall; “as-built” permit for existing structures 20 S. Kellogg	City	Pending
38 Certified Farmer’s Market 03-123-CUP APN 073-440-015	Farmer’s Market 7004 Marketplace	City	Pending

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Project		Description/Location ³	Jurisdiction	Status/ Approximate ASF ³
39	Hira Mixed-Use Project	22,099 SF among 22 residential units 1,827 SF retail space 5718 Hollister Avenue	City	Pre-Application
APN	071-081-035			
40	Sandpiper Golf Course Renovations (32-SB-DP, et al)	Renovation and redevelopment of existing golf course: reconfiguration of course layout, demolish existing 8,924 SF clubhouse & build new 2,765 SF clubhouse, and lot split 7925 Hollister Ave	City	Inactive, but no withdrawal letter received
APN	079-210-059			
41	Cortona Courts (03-058-PRE)	87 unit multi-family housing; 800-1,000 SF each 0 Cortona Drive	City	Pre-Application
APN	073-140-004			
42	Campus Pointe 34-SB-PD, 38-SB-PM et al (Lots 2 and 5)	2 manufacturing/office buildings totaling 204,000 SF S. Los Carneros Road Cortona/Castilian	City	Approved (on hold during processing of Villages at Los Carneros project)
APN	073-330-024, 073-330-027			
43	Fairview Corporate Center	65,600 SF M-RP building Non-retail commercial 420 S. Fairview Ave.	City	Approved
APN	071-130-026			
44	Yardi	Mixed Use: 6 units (apartments) and 51,850 SF office/retail (44,000 SF for office and 7,850 SF for retail) 5901, 5949, 5959, and 5979 Hollister Avenue	City	Approved
APN	071-111-002, 071-111-005, 071-111-006, 071-111-007, 071-111-008, 071-111-040, 071-111-045			
45	Sumida Storage Building 03-005-DP	3,720 SF warehouse 5410 Hollister	City	Approved
APN	071-330-011			
46	Robinson LLA-related lots	Adjust 19 lot lines in the creation of 18 total lots Potential for 6-8 additional homes to be built. Awaiting permit applications. Robinson to build a total of 13 homes on Baker, Violet and Daffodil Lanes	City	Approved
APN	077-141-053, 077-141-070 & others			
47	Artman/Schott 03-075-PD	3,882 SF office buildings and warehouse (conversion of existing GWD facilities) 6770 Cortona	City	Approved
APN	073-150-028			

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48	Fairview Shopping Center 99-DP-055	8,000 SF (office) 125 N. Fairview	City	Approved
APN	077-170-036			
49	Sumida Gardens	200 units (apartments) 5501 Overpass Road	City	Approved
APN	071-330-001			
50	El Encanto Apts	16 units (apartments) 7388 Calle Real	City	Approved
APN	077-490-039			
51	Ellwood Apts	8 units (apartments) 360 Ellwood Beach Dr.	City	Approved
APN	079-551-011			
52	Quixote Fund	2 units (apartments) 275 Mathilda Dr.	City	Approved
APN	079-554-009			
53	Fairview Corporate Center (Bldg 2)	62,400 SF M-RP building 430 N. Fairview Ave	City	Under Construction
APN	071-130-052			
54	Fairview Shopping Center (99-DP-055)	16,441 SF additions to existing retail center (net new retail space) 125 N. Fairview	City	Under Construction
APN	077-170-036			
55	Willow Springs	235 units (apartments) East of Calle Koral/Camino Vista	City	Partially Occupied
APN	073-060-050, 073-070-070			
56	Maravilla	Senior housing development: 271 units total (116 for assisted living and (155 for independent living)	City	Partially Occupied
APN	069-160-036	5486 Calle Real		
University Projects				
57	Marine Sciences Research Building**	Project is under construction on Lagoon Rd. Building to house research laboratories and laboratory support (16,022 SF), academic and administrative offices (16,840 SF) and education and outreach facilities (5,156 SF).	University	Under Construction/ 38,000 (61,405 GSF)

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Project	Description/Location ³	Jurisdiction	Status/ Approximate ASF ³
58	Life Sciences Building**	University	Under Construction/ 47,500 (78,600 GSF)
59	Harder Stadium Offices**	University	Under Construction/ 10,165 (12,565 GSF)
60	Intercollegiate Athletics Building**	University	Under Construction/ 28,600 (40,000 GSF)
61	Recreation and Aquatics Center Expansion**	University	Under Construction/ 37,600 (56,100 GSF)
62	CNSI Building and Campus Parking Structure 2**	University	Under Construction/ 70,000
63	Kohn Hall Expansion **	University	Under Construction/ 5,000
64	Arbor Food Service **	University	Under Construction/ 3,300 GSF
65	Psychology Building Addition **	University	Approved/ 12,000 (21,268 GSF)
66	Snidecor Hall Office Wing Replacement **	University	Approved/ 7,000 (new ASF)

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67	Student Resource Building	University	Approved/ 43,100
68	Materials Research Lab Addition	University	Approved/ 8,100 GSF
69	Residential Life Resource Center	University	Approved/ 5,700 (9,200 GSF)
70	Campus Parking Structure 3	University	Pending/ N/A
71	Extended Learning Services Building	University	Pending/ 10,000
72	Alumni House	University	Pending/ 9,250
73	San Clemente Graduate Student Housing	University	Pending/ N/A
74	Education and Social Sciences Building and Film, TV and Media Center	University	Pending/ 125,000
75	North Campus Housing	University	

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Project	Description/Location³	Jurisdiction	Status/ Approximate ASF³
76 Davidson Library Addition	Expansion to main library including study space, office, storage, etc.	University	Planning Stages 72,000
77 Engineering II Addition	Addition to 4 th floor of existing Engineering II building; to include dry research labs and offices for faculty, graduate students, and staff.	University	Planning Stages 7,700
78 Faculty Club Expansion	Site located between Parking Lot 23 and the Campus Lagoon; addition may include dining room and kitchen expansion as well as the addition of 50 rooms (lodging).	University	Planning Stages 24,027
79 Public Safety Building Addition	Addition to existing Public Safety Building on Mesa Road. Will house dispatch/communications, patrol and investigations, EMT/paramedics quarters and administration.	University	Planning Stages 11,520
80 Physics II	Location unknown; to house research laboratories, classrooms, laboratory support, and academic and administrative offices.	University	Planning Stages 70,000
81 Webb Hall Expansion	Expansion of existing building to the west; to house research laboratories, classrooms, laboratory support, and academic and administrative offices for the Geological Sciences department.	University	Planning Stages 10,000
82 Mesa Road Widening	Widen to four lanes between Ocean Road and Los Carneros.	University	Planning Stages N/A
County Projects			
83 Cervantes Lot APN 075-042-001	Isla Vista Master Plan potential housing site (1 acre, 25 units) Multi-Family Residential 6519 Cervantes	County	Future
84 Charvete/Bus Storage Lot APN 075-032-008	Future housing opportunity site. Rezone to design residential at 30 units per acre (1 acre, 12 units) Multi-Family Residential 6587 Cervantes	County	Future
85 Embarcadero Del Mar/El Colegio APN 075-034-012	Isla Vista Mater Plan potential housing site (0 acres, 12 units) Multi-Family Residential Corner of Embarcadero Del Mar and El Colegio	County	Future

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**Table 4.1-1.
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Project		Description/Location³	Jurisdiction	Status/ Approximate ASF³
86	Friendship Manor	Future housing opportunity site. Rezone to design residential at 30 units per acre (1 acre, 42 units) Multi-Family Residential Corner of el Colegio and Camino Pescadero	County	Future
APN	075-020-035			
87	Gerrity	Isla Vista Master Plan potential housing site (0 acres, 9 units) Multi-Family Residential 6555 Segovia	County	Future
APN	075-064-001			
88	Isla Vista Community Center	New community center Non-Retail Commercial 889 Camino Del Sur	County	Future
APN	075-010-013, 075-091-041			
89	McLennan	Isla Vista Master Plan potential housing site (0 acres, 29 units) Multi-Family Residential Inner Block of Picasso and Camino Pescadero	County	Future
APN	075-020-007			
90	Isla Vista Downtown Mixed Use	Isla Vista Downtown Mixed Use Residential/Commercial (11 acres, 375 units) Multi-Family Residential Downtown Isla Vista	County	Future
APN	073-113-019			
91	MTD	Future housing opportunity site (17 acres, 343 units) Multi-Family Residential 4678 Calle Real	County	Future
APN	059-140-006, 059-140-005, 059-140-004			
92	Pardall Gardens	Isla Vista Master Plan potential housing site (0 acres, 27 units) Multi-Family Residential Middle of 6500 block of Pardall	County	Future
APN	075-121-008			
93	San Marcos Growers	Future housing opportunity site (74 acres, 1295 units) Multi-Family Residential 4750 Hollister Avenue	County	Future
APN	065-030-012, 065-040-026, 065-040-041, 065-080-009, 065-080-010, 065-080-024			

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Project	Description/Location ³	Jurisdiction	Status/ Approximate ASF ³
94 Tropicana Parking Lot APN 075-041-012	Isla Vista Master Plan potential housing site (1 acres, 42 units) Multi-Family Residential 6510 Cervantes	County	Future
95 University Methodist Church APN 075-101-022	Future housing opportunity site. Rezone to design residential at 30 units per acre (2 acres, 35 units) Multi-Family Residential 870 Camino Del Sur	County	Future
96 Firefox Masonry 02CUP 00000 00038 APN 071-140-071	5,400 SF In Three New Buildings In The AG-I- 10 Zone District For Stone Carving Business Industrial 5381 Ekwill Street	County	Proposed
97 Goleta Water/Modular Office APN 061-051-032	Modular office (14,405 SF) Non-retail commercial	County	Proposed
98 Laguna Blanca School Master Plan 03CUP 00000 00035 APN 063-141-029	41,407 SF educational facility Non-retail commercial 4125 Paloma Drive	County	Proposed
99 Por La Mar/Caird Greenhouses 00-DP-021 APN 071-190-036	Development plan for a total of 1,498,961 SF of new greenhouse space, coolers and loading dock, accessory structures, and a six employee units on 61.26 acres, zoned AG-I-10 within both the Coastal Zone and Inland Area Non-retail commercial 905 South Patterson	County	Proposed
100 Raintree Ranch Equestrian Center 03CUP 00000 00041 APN 077-130-002	Commercial animal boarding and riding stables Non-retail commercial 6040 La Goleta Road	County	Proposed
101 St. Athanasius Church 01CUP 00000 00152 APN 071-140-072	New Church Facility, Temple, Chapel, Fellowship Hall Non-retail commercial Hollister/Ekwill Street	County	Proposed

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102	Turnpike Shopping Center	Mixed Use Commercial Residential Demo existing 7,818 commercial buildings and add 18,000 SF to Vons, build new 2,500 SF building, and build 15 units above Vons and 16 in NE corner of retail commercial lot	County	Proposed
APN	065-040-042	149-189 South Turnpike Road		
103	Unocal Mixed Use*** 03PRE 00000 00003	2,650 SF of retail space Retail commercial	County	Proposed
APN	075-111-014	881 Embarcadero Del Mar		
104	Abrego Road Investments 01DVP-00000-00032	Demo 2 SFDs and construct 3 new triplex units. One existing duplex to remain. Multi-Family Residential	County	Proposed
APN	075-052-007	6639 Abrego Road		
105	Camino Campana	Subdivide existing single family lot into 11 new parcels Single Family Residential	County	Proposed
APN	069-262-009	600 Camino Campana		
106	Anderson Lot Split TPM 14,437	Reconfigure 2 lots (2 net new, 3 total) Single Family Residential	County	Proposed
APN	069-010-001	1550 Fairview Avenue		
107	Cavaletto/Noel Housing 01GPA-00000-00009	General Plan Amendment from agriculture to residential Multi-Family Residential	County	Proposed
APN	069-100-006	560 Merida Drive		
108	Hacienda Vieja 02TRM-00000-00002	Five new lots (4 net new) Single Family Residential	County	Proposed
APN	065-240-020	4865 Vieja Drive		
109	Hourigan Tract Map 02TRM-00000-00005	Nine new lots (8 net new) Single Family Residential	County	Proposed
APN	069-060-040	1118 North Patterson Avenue		
110	La Franella Cove TPM 14,612	Lot split resulting in 4 net new lots Single Family Residential	County	Proposed
APN	067-110-027	780 North Patterson Avenue		

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Project		Description/Location ³	Jurisdiction	Status/ Approximate ASF ³
111	Ocean Meadows Tract Map TPM 14,628	Sub-division of 70 acre single lot into 32 individual lots and 22 apartments Single Family Residential	County	Proposed
APN	073-090-062	6925 Whittier Drive		
112	Park Hills Estates TM 14,484	14 single acre lots Single Family Residential	County	Proposed
APN	059-290-041	4700 Via Los Santos		
113	Pebble Hill Place Lot Split 02TPM-00000-00012	4-Way lot split (3 net new) Single Family Residential	County	Proposed
APN	067-210-031	342 Pebble Hill Place		
114	Preserve at San Marcos 01DVP-00000-00071	The residential lots would be clustered into 5 lots at the end of Via Gaitero on the westside and 11 lots clustered at the ends of Cieneguitas and Cocopah Single Family Residential	County	Proposed
APN	055-010-006 and others			
115	Rainbolt TPM 14,444, 97-DP-020	3 Lot net increase Single Family Residential	County	Proposed
APN	065-240-025	4835 Vieja Drive		
116	Rancho Danza Del Sol TPM 14,447	3-Way lot split (2 new) Single Family Residential	County	Proposed
APN	059-010-079	1140 Via Regina		
117	Rennick Lot Split 03TPM-00000-00009	4-Way lot split Single Family Residential	County	Proposed
APN	067-120-01			
118	Sueno Student Housing 02NEW-00000-00195	New apartment building consisting of four one bedroom units and two 450 sq. ft. attached garages Multi-Family Residential	County	Proposed
APN	075-091-035	6736 Sueno Road		
119	The Villas Housing Development TM 14,615/ 02TRM-00000-00009/02D	16 Units (15 net increase), 10 market rate, 6 affordable Multi-Family Residential	County	Proposed
APN	067-210-039	4986 Calle Real		

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Project		Description/Location³	Jurisdiction	Status/ Approximate ASF³
120	Tremigo Condos 01-GP-001, 02TRM-00000-00006 APN 061-092-021	Condominium development 50% affordable Multi-Family Residential 385 Hollister Avenue	County	Proposed
121	University San Clemente GSH APN 073-120-014	University San Clemente Graduate Student Housing Project (120 acres, 371 units) Multi-Family Residential South side of Storke field along El Colegio	County	Proposed
122	Unocal Mixed Use*** 03PRE-00000-00003 APN 075-111-014	29 Single Occupancy Apartments Multi-Family Residential 881 Embarcadero Del Mar	County	Proposed
123	Absolute MiniStorage 99-DP-028, 99-CP-061, 99-RZ- 007 APN 061-120-003	70,000 SF 3-story mini storage building Non-Retail Commercial 4001 State Street	County	Approved
124	Aegis Medical Clinic 02CUP-00000-00073 APN 061-110-029	Medical Clinic to move into existing 4,815 SF building Non-Retail Commercial 4129 State Street	County	Approved
125	Andrach*** 00-LUS-704 GO, 00-CP-126, 00-V-01 APN 061-83-005	2,214 SF Commercial Building with 3 Units Non-Retail Commercial 4422 Hollister Avenue	County	Approved
126	Girls Inc. 99-DP-050 APN 065-180-035	17,440 SF building for classrooms and admin offices, an attached 9,523 SF gymnasium, a soccer field, and other playfields, picnic areas, etc. Non-Retail Commercial 4973 Hollister Avenue	County	Approved
127	Patterson Packing Mini-Storage 01-DP-006 APN 069-160-054, 069-160-052	Development Plan for 1,897 SF of market space, 1,810 SF of office space, and 58,449 SF of mini-storage space for a total of 62,156 SF in the C-1 zone district. Non-Retail Commercial 4973 Hollister Avenue	County	Approved

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Project		Description/Location ³	Jurisdiction	Status/ Approximate ASF ³
128	Andrach*** 00-LUS-704 GO, 00-CP-126, 00-V-01	Commercial building with 2 units (Mixed Use) Multi-Family Residential 4422 Hollister Avenue	County	Approved
APN	061-083-005			
129	Devereux School Master Plan 91-DPF-025 AM01	33 Acres and 20 residential units Multi-Family Residential 701 Storke Road	County	Approved
APN	073-090-029			
130	Frouzandeh 96-DP-007, TPM 14,473	3 Residential units Single Family Residential 4314 Cuna Drive	County	Approved
APN	061-091-004			
131	Forte Ranch Phase II TM 14,340 94-DPF-008	57 Residential units plus three 7-acre RR-5 lots (52 built, 5 remaining) 30 acres Single Family Residential 273 San Antonio Road	County	Approved
APN	059-480-CA1 and others			
132	Funke Lot Split TPM 14,493	4 Residential lots (3 net new) 5 acres Single Family Residential 1240San Antonio Creek Road	County	Approved
APN	059-440-017			
133	Las Brisas at More Mesa 98-DP-041	8 Residential lots, 4 acres Single Family Residential Calle las Brisas @ Mockingbird Lane	County	Approved
APN	065-680-039			
134	Pozzato/La Riata TM 14,281 93-DP-016 AP01	24 Residential lots, 28 acres Single Family Residential 1300 La Riata Lane	County	Approved
APN	059-460-025			
135	Vintage Ranch TM 14,357 MC 97-LUS-440 GO	11 Residential lots, 10 occupied, 1 barn, 1 commercial horse boarding facility (1.36 acres) on 7 acres Single Family Residential 745 Puente Drive	County	Approved
APN	061-271-023, 061-271-025			
136	Warkentin Lot Split TPM 14,464	4 Residential lots (3 new lots) 4 acres Single Family Residential 1100 San Antonio Creek Road	County	Approved
APN	059-440-020			

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Project		Description/Location³	Jurisdiction	Status/ Approximate ASF³
137	Bezek/New SFD 02BDP 00000 01312	9089 SF new SFD, 1,334 SF garage, and 500 SF porch Single Family Residential	County	Building Permit Issued
APN	063-110-010			
138	Bezek/New SFD 01BDP 00000 00323	New 1,604 SF mobile home Single Family Residential	County	Building Permit Issued
APN	059-221-011			
139	Biegen/Mobile Home 01-BDP-00000-00323	New 1,604 SF mobile home	County	Building Permit Issued
APN	059-221-011			
140	Brown New SFD/ Attached Car/Storage 01BDP 00000 00716	New SFD with attached garage and storage Single Family Residential	County	Building Permit Issued
APN	077-030-013			
141	Castaneda/New Mobil Home 02BDP 00000 00332	Install new mobile home Single Family Residential	County	Building Permit Issued
APN	559-243-099			
142	Clark/New SFD 01BDP 00000 01172	New SFD and attached garage below Single Family Residential	County	Building Permit Issued
APN	067-270-002			
143	Douglas Keep/New Single Family Dwelling 01BDP 00000 00102	New SFD Single Family Residential	County	Building Permit Issued
APN	065-310-010			
144	ENG/New SFD 02BDP 00000 00972	New 2,774 SF SFD with attached garage Single Family Residential	County	Building Permit Issued
APN	065-310-022			
145	Erburu/New SFD 01BDP 00000 01278	New 9,833 SF SFD, 1057 SF garage, and 1495 SF porch Single Family Residential	County	Building Permit Issued
APN	063-132-001			
146	Fingal/M.H. Install 01CNP 00000 01384	Mobil home install Single Family Residential	County	Building Permit Issued
APN	559-180-073			

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Project		Description/Location ³	Jurisdiction	Status/ Approximate ASF ³
147	Forouzandeh/New SFD 02BDP 00000 01718	New 1,410 SF SFD, 410 SF garage, and 155 SF porch Single Family Residential	County	Building Permit Issued
APN	061-091-004			
148	Forouzandeh 3 Condo Unit 01BDP 00000 00012	3 condo unit (detached) Multi-Family Residential	County	Building Permit Issued
APN	061-092-018			
149	Gabler/SFD 01BDP 00000 01366	New SFD 12,492 SF Single Family Residential	County	Building Permit Issued
APN	061-122-001			
150	Godkin/New SFR 01BDP 00000 01590	New SFD Single Family Residential	County	Building Permit Issued
APN	061-271-025			
151	Hermitage #23 /New Mobile Home With Awning 02BDP 00000 00904	Install new mobile home with awning Single Family Residential	County	Building Permit Issued
APN	559-240-023			
152	Hermitage /New Mobile Home 02BDP 00000 00514	Install new mobile home with 5' x 16' awning Single Family Residential	County	Building Permit Issued
APN	559-243-001			
153	Hermitage /Mobile Home Install 03CNP 00000 00904	Install new mobile home (52' x 24') with 572 SF carport, 198 SF awning Single Family Residential	County	Building Permit Issued
APN	559-183-023			
154	Johnson/(02IVP-011) New Duplex West 02BDP 00000 00182	Addition of appx. 2,008 SF 2 nd story duplex to existing 2,363 SFD Single Family Residential	County	Building Permit Issued
APN	075-091-043			
155	Jones/New Mobile Home 02BDP 00000 00189	Install new mobile home Single Family Residential	County	Building Permit Issued
APN	559-243-049			
156	Knaus/New SFD 02BDP 00000 01471	New 900 SF SFD Single Family Residential	County	Building Permit Issued
APN	077-080-033			

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Project		Description/Location³	Jurisdiction	Status/ Approximate ASF³
157	Lopez/Mobile Home Install 02CNP 00000 00787	Mobile home install Single Family Residential	County	Building Permit Issued
APN	559-243-009			
158	Magid/Detached Residential Unit 600 SF 01BDP 00000 00571	Detached second residential unit Single Family Residential	County	Building Permit Issued
APN	065-202-003			
159	Mobile Home 01CNP 00000 00101	New mobile home installation Single Family Residential	County	Building Permit Issued
APN	559-243-074			
160	Nelson/New SFD 01BDP 00000 00035	New single-family residence and 2 nd unit Single Family Residential	County	Building Permit Issued
APN	067-171-021			
161	Nelson/New SFD 01BDP 00000 01620	New SFD one story lot #10 Single Family Residential	County	Building Permit Issued
APN	061-271-023			
162	Nunez SFD 98BP5 01253 01804	New single family dwelling permit #266093 Single Family Residential	County	Building Permit Issued
APN	059-010-084			
163	Pratt New SFD and Garage 02BDP 00000 02101	New SFD and garage Single Family Residential	County	Building Permit Issued
APN	063-045-009			
164	Ralps New Grocery Store 02BDP 00000 01417	Ralps new grocery store Retail Commercial	County	Building Permit Issued
APN	065-080-027			
165	Rimer Mobile Home 02CNP 00000 00398	New mobile home installation. No porches, awnings, or decks Single Family Residential	County	Building Permit Issued
APN	059-240-008			
166	Salster New Mobile Home 03CNP 00000 00356	Install New Mobile Home Single Family Residential	County	Building Permit Issued
APN	059-160-007			

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Project		Description/Location³	Jurisdiction	Status/ Approximate ASF³
167	Sanchez/New SFD 01BDP 00000 00947	New 1,450 SF with attach 516 SF garage Single Family Residential	County	Building Permit Issued
APN	059-222-016			
168	St. George/ 4 Unit Conversion 02BDP 00000 01081	Conversion of SFD to new 4 unit multi-family dwelling Single Family Residential	County	Building Permit Issued
APN	075-201-014			
169	UYESAKA/New Mobile Home 03CNP 00000 00006	New mobile home (52' x 24') with carport awning and 2 entry porches Single Family Residential	County	Building Permit Issued
APN	559-182-024			
170	Waters New SFD 01BDP 00000 01203	3,821 SF new SFD, 720 SF garage, and 423 SF porch Single Family Residential	County	Building Permit Issued
APN	067-100-003			
171	County Parks/South Coast RR Museum/Visitor Center 01BDP 00000 01432	New 768 SF visitors center Non-retail commercial	County	Building Permit Issued
APN	077-160-057			
172	Minke/New Mobile Home 02BDP 00000 00377	Install new manufactured home Single Family Residential	County	Building Permit Issued
APN	579-120-035			
173	SB Humane Society/Spay and Neuter Clinic 01BDP 00000 02158	Spay and neuter clinic of 1,875 SF Non-Retail Commercial	County	Building Permit Issued
APN	071-220-036			
174	Traphagen/New Mobile Home 02BDP 00000 01093	New Mobile Home Unit Single Family Residential	County	Building Permit Issued
APN	579-210-015			

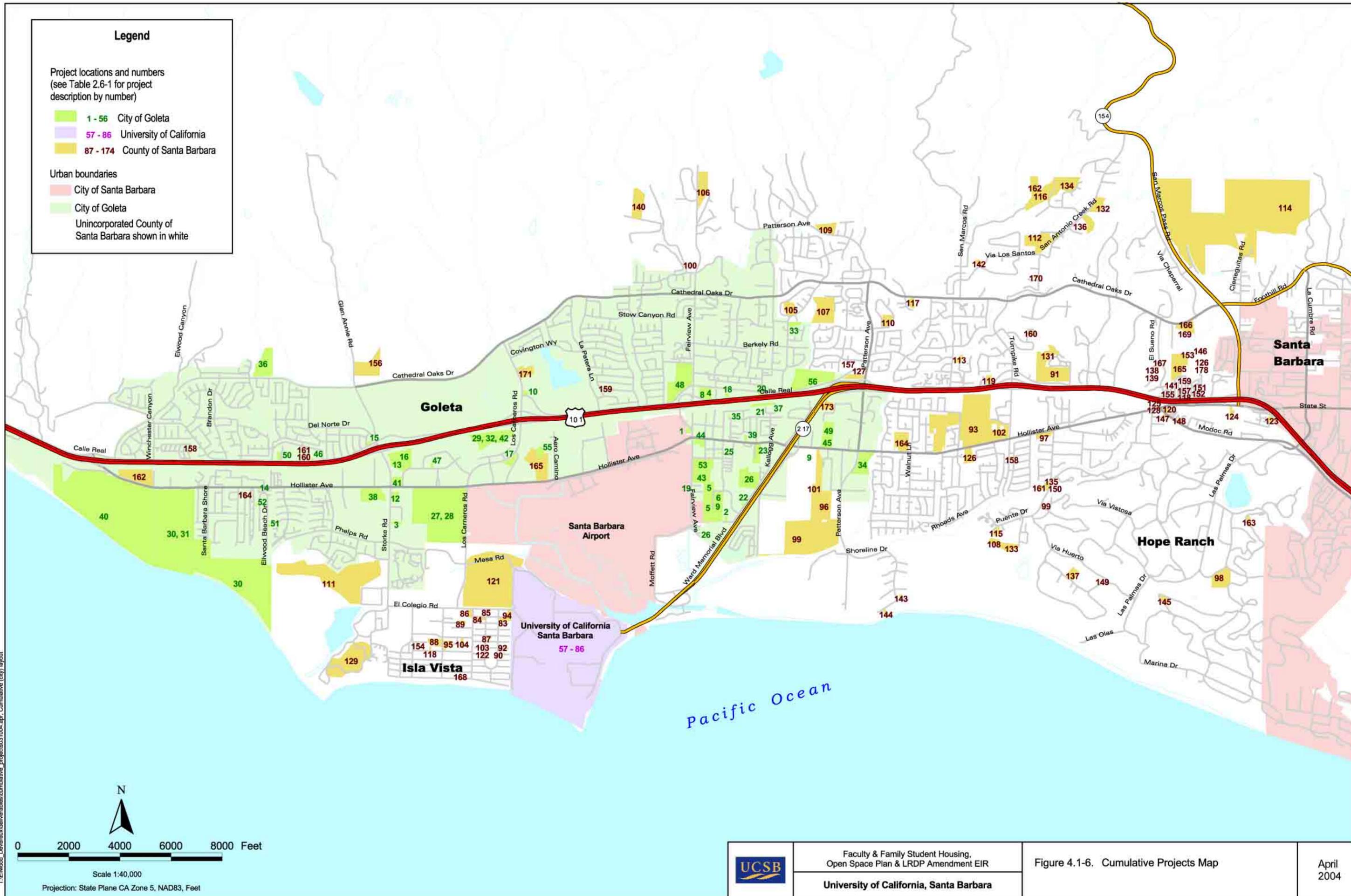
Legend

Project locations and numbers
(see Table 2.6-1 for project description by number)

- 1 - 56 City of Goleta
- 57 - 86 University of California
- 87 - 174 County of Santa Barbara

Urban boundaries

- City of Santa Barbara
- City of Goleta
- Unincorporated County of Santa Barbara shown in white



T:\Elwood_Development\deliverables\cumulative_projects\031004.apr_Cumulative (city) layout



0 2000 4000 6000 8000 Feet

Scale 1:40,000

Projection: State Plane CA Zone 5, NAD83, Feet

	Faculty & Family Student Housing, Open Space Plan & LRDP Amendment EIR	Figure 4.1-6. Cumulative Projects Map	April 2004
	University of California, Santa Barbara		