



ADDENDUM TO NEGATIVE DECLARATION ENV98-0360

FOR THE REDEVELOPMENT AGENCY OF THE CITY OF SANTA BARBARA, PROPOSED REDEVELOPMENT PLAN AMENDMENT, MST2007-00273

JUNE 4, 2007

This Addendum is prepared in accordance with State CEQA Guidelines Section 15164, which provides that an Addendum to a previous negative declaration may be prepared if only minor changes or additions are necessary to make the prior document adequate for the current project.

PRIOR ENVIRONMENTAL DOCUMENT

The prior Negative Declaration (ND) ENV98-0360 was prepared August 20, 1998 for the Central City Redevelopment Plan (CCRP) Amendment, reviewed by the Planning Commission on September 17, 1998, and forwarded to the Redevelopment Agency of the City of Santa Barbara with a recommendation for adoption. On November 17, 1998, the Redevelopment Agency of the City of Santa Barbara adopted the ND, recorded by Resolution No. 919. The Initial Study concluded that no significant effects on the environment would result from the project. The project was approved by City Council adopting both Resolution No. 98-156 and Ordinance No. 5085 on November 24, 1998.

CHANGES IN ENVIRONMENTAL CIRCUMSTANCES

As stated in the Initial Study, the proposed project only extends the Redevelopment Agency's existing power of eminent domain; there are no current plans to acquire additional property through the use of eminent domain power. The time extension of eminent domain authority will not result in any direct physical changes to the environment, therefore, the proposed project will not result in any significant environmental impacts. Indirect physical changes resulting in significant impacts to areas identified in the Initial Study as a result of the Redevelopment Agency's future acquisition of property through its power of eminent domain and subsequent development are unknown. Any redevelopment projects which might occur in the future as a result of the extension of eminent domain authority would, at the time of proposal, be subject to environmental review and: all applicable portions of the [Amended Central City Redevelopment Plan], the City's General Plan, Local Coastal Program, and Zoning Ordinance; all other applicable codes, ordinances, guidelines, and permitting processes

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and procedures of the City of Santa Barbara; all Federal, State, and local laws, and; with any approval necessary from any public agency.

Changes in the environmental circumstances since the preparation of the Initial Study/Negative Declaration would not be significantly affected by the continuation of the Redevelopment Agency of the City of Santa Barbara's eminent domain authority.

CURRENT PROJECT DESCRIPTION

The applicant is proposing a time extension of eminent domain authority of the Redevelopment Agency of the City of Santa Barbara from August 30, 2007, to August 30, 2019, or the end of the CCRP, whichever is sooner. California Redevelopment Law Article 4, Section 33333.4.(a).(3) provides for eminent domain authority extension of up to 12 years by amendment of the redevelopment plan after the agency finds, based on substantial evidence that significant blight remains within the project area; and that this blight cannot be eliminated without the use of eminent domain.

PROJECT IMPACTS AND MITIGATIONS

The project proposes to maintain existing eminent domain authority within the Central City Redevelopment Plan Area. No expansion of area in which eminent domain authority could be exercised proposed. Therefore, the project will not substantially change the prior ND analysis for any of these elements: aesthetics, air quality, biological resources, cultural resources, geophysical conditions, hazards, noise, population and housing, public services, recreation, transportation/circulation or water environment.

CEQA FINDING

Based on the above review of the project, in accordance with State CEQA Guidelines Section 15162, no Subsequent Negative Declaration or Environmental Impact Report is required for the current project, because new information and changes in circumstances, project description, impacts and mitigations are not substantial and do not involve new significant impacts or a substantial increase in the severity of previously identified impacts.

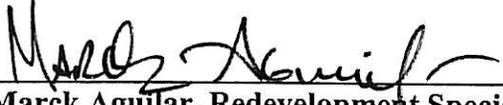
This Addendum identifies the current project changes (time extension of existing Redevelopment Agency eminent domain authority) and all project impacts will be less than significant. This addendum, together with Negative Declaration ENV98-0360, constitute adequate environmental documentation in compliance with CEQA for the current project.

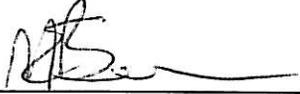
Negative Declaration Addendum

**THE REDEVELOPMENT AGENCY OF THE CITY OF SANTA BARBARA,
PROPOSED REDEVELOPMENT PLAN AMENDMENT (MST2007-00273)**

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Prepared by  Date: 6-4-07
Marck Aguilar, Redevelopment Specialist

Reviewed by  Date: 6/4/2007
Michael Berman, Environmental Analyst

Attachments:

Central City Redevelopment Plan - Map

Resolution No. 919

Resolution No. 98-156

Ordinance No. 5085



**CITY OF SANTA BARBARA
COMMUNITY DEVELOPMENT DEPARTMENT
DRAFT NEGATIVE DECLARATION - ENV98-0360
CENTRAL CITY REDEVELOPMENT PLAN AMENDMENT**

Pursuant to the State of California Public Resources Code and the "Guidelines for Implementation of the California Environmental Quality Act of 1970," as amended to date, this Draft Negative Declaration has been prepared for the following project:

PROJECT LOCATION: The Amended Central City Redevelopment Plan (ACCRP) Project Area applies to that portion of the City of Santa Barbara which is bounded by Victoria Street on the northwest, the US 101 Freeway right-of-way, Castillo Street, and the Harbor on the southwest, the Pacific Ocean on the southeast, and Milpas Street, US 101 and Santa Barbara Street on the northeast.

PROJECT APPLICANT:

Mitzi Clayton, Redevelopment Specialist
City of Santa Barbara
Community Development Department
Housing and Redevelopment Division
630 Garden Street
P.O. Box 1990
Santa Barbara, CA 93102-1990

PROJECT DESCRIPTION: The project involves an amendment to the existing Amended Redevelopment Plan for the City of Santa Barbara Central City Redevelopment Project Area, dated December 6, 1994. While the Redevelopment Plan itself does not expire until the year 2007, the power of eminent domain which the Redevelopment Agency of the City of Santa Barbara may exercise (under the provisions of the California Community Redevelopment Law) is set to expire on December 31, 1998, unless otherwise amended. The Redevelopment Agency of the City of Santa Barbara, with the approval of the City Council, proposes to amend that Plan by extending the provision of eminent domain out until December 31, 2007, as allowed by California Community Redevelopment Law. Although there are no current plans to acquire additional property through the use of eminent domain, the Agency has suggested that should either a commercial or residential project be undertaken in the future, that the extension of the time limit to exercise its eminent domain powers could be crucial to the success and completion of those projects, and hence, to its overall success as an agency.

Draft Negative Declaration
Central City Redevelopment Plan Amendment
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NEGATIVE DECLARATION FINDING:

Based on the attached Initial Study prepared for the proposed project, it has been determined that the proposed project will not have a significant effect on the environment.

Delva A Andalero
Environmental Analyst

8-20-98
Date

Form Revised 3/1/96

[J:\...ENVREV\NDARDA EMINENT DOMAIN EXT DND]

**CITY OF SANTA BARBARA
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION**

INITIAL STUDY/ENVIRONMENTAL CHECKLIST ENV98-0360

PROJECT TITLE: Central City Redevelopment Plan Amendment

This Initial Study has been completed for the project described below because the project is subject to review under the California Environmental Quality Act (CEQA) and was determined not to be exempt from the requirement for the preparation of an environmental document. The information, analysis and conclusions contained in this Initial Study are the basis for deciding whether a Negative Declaration (ND) is to be prepared or if preparation of an Environmental Impact Report (EIR) is required to further analyze impacts. Additionally, if preparation of an EIR is required, the Initial Study is used to focus the EIR on the effects determined to be potentially significant.

PROJECT DESCRIPTION (See Site Plan, Exhibit 1)

The project involves an amendment to the existing Amended Redevelopment Plan for the City of Santa Barbara Central City Redevelopment Project Area, dated December 6, 1994. While the Redevelopment Plan itself does not expire until the year 2007, the power of eminent domain which the Redevelopment Agency of the City of Santa Barbara may exercise (under the provisions of the California Community Redevelopment Law) is set to expire on December 31, 1998, unless otherwise amended. The Redevelopment Agency of the City of Santa Barbara, with the approval of the City Council, proposes to amend that Plan by extending the provision of eminent domain out until December 31, 2007, as allowed by California Community Redevelopment Law. Although there are no current plans to acquire additional property through the use of eminent domain, the Agency has suggested that should either a commercial or residential project be undertaken in the future, that the extension of the time limit to exercise its eminent domain powers could be crucial to the success and completion of those projects, and hence, to its overall success as an agency.

BACKGROUND

California Community Redevelopment Law provides for a redevelopment agency to exercise the power of eminent domain in pursuit of redevelopment activities. Eminent domain gives a government agency the authority to acquire property within the project area for redevelopment purposes. When the acquisition of property is critical to the accomplishment of a redevelopment project and the property owner is unwilling to sell in spite of good faith offers to purchase at fair market value, eminent domain can be used to acquire the property. Eminent domain should only be used if alternatives are not available to the Agency and where the acquisition is crucial to the completion of an approved redevelopment project.

Eminent domain authority is also available to property acquisitions where both the Agency and the property seller can be benefited by a "friendly condemnation." The property seller could receive favorable tax treatment and the agency a more favorable purchase price. Whenever feasible, property owners in the project area can be given the opportunity to participate in redevelopment by retaining all or a portion of their property, or by acquiring adjacent or other property from the Agency or others through purchase or exchange. The Agency also provides moving and other relocation assistance and benefits to qualified tenants or businesses affected by acquisitions in the project area necessary for the implementation of the project.

APPLICANT/PROPERTY OWNER NAME AND ADDRESS

Mitzi Clayton, Redevelopment Specialist
City of Santa Barbara
Community Development Department
Housing and Redevelopment Division
630 Garden Street
P.O. Box 1990
Santa Barbara, CA 93102-1990

PROJECT ADDRESS/LOCATION (See Vicinity Map, Exhibit 2)

The Amended Central City Redevelopment Plan (ACCRP) Project Area applies to that portion of the City of Santa Barbara which is bounded by Victoria Street on the northwest, the US 101 Freeway right-of-way, Castillo Street, and the Harbor on the southwest, the Pacific Ocean on the southeast, and Milpas Street, US 101 and Santa Barbara Street on the northeast.

ENVIRONMENTAL SETTING

The City of Santa Barbara is approximately in the center of a narrow, east-west coastal shelf, about 25 miles in length and located about 100 miles northwest of Los Angeles. On the north, the foothills of the Santa Ynez Mountains divide the South Coast from the Santa Ynez Valley. The City is bounded on the east and west by the unincorporated communities of Montecito, Hope Ranch, and Goleta.

Santa Barbara is a mature City with very little undeveloped, vacant land remaining. The most recent population and housing estimates for the City have been compiled by the State Department of Finance and reflect estimates as of January 1, 1997. The population of Santa Barbara is estimated to be 89,926 persons. The City's General Plan and Zoning Ordinance designations allow for a maximum residential buildout of approximately 40,000 units.

The Amended Central City Redevelopment Plan (ACCRP) Project Area is considered as urban in nature.

PROPERTY CHARACTERISTICS

The Amended Central City Redevelopment Plan (ACCRP) Project Area comprises approximately 850 acres of mostly urban development, including the downtown area of the City, the Harbor, Stearns Wharf and related tourist-oriented uses, residential uses, light industrial uses, and public facilities and open space. Redevelopment activities may include any activity permitted by the City of Santa Barbara's General Plan and as stated in the ACCRP Land Use Plan. Any future activity by the Redevelopment Agency shall be carried out in compliance with applicable portions of the City's General Plan, Zoning and Subdivision Ordinances, and all other applicable codes, ordinances, guidelines, and permitting procedures of the City of Santa Barbara. In addition, future activities shall be in compliance with all Federal State and local laws and with any approval necessary from any public agency.

PLANS AND POLICY DISCUSSION

The proposed project only involves a minor revision to the Amended Central City Redevelopment Plan (ACCRP) to extend the provision of eminent domain out until December 31, 2007, and as such would further implementation of the ACCRP. The Redevelopment Agency (applicant) has no current plans to acquire additional property through the use of eminent domain. However, should a project be undertaken in the future,

a complete evaluation of applicable plans and policies would occur during environmental and project review processes.

ENVIRONMENTAL CHECKLIST

The following checklist contains questions concerning potential changes to the environment that may result if this project is implemented. If no impact would occur, **NO** should be checked. If the project might result in an impact, check **YES** indicating the potential level of significance as follows:

Known Significant: Known significant environmental impacts. Further review needed to determine if there are feasible mitigation measures and/or alternatives to reduce the impact.

Potentially Significant: Unknown, potentially significant impacts which need further review to determine significance level.

Significant, avoidable: Potentially significant impacts which can be mitigated to less than significant levels.

Less Than Significant: Impacts which are not considered significant.

1. AESTHETICS. Could the project:	NO	YES
		Level of Significance
a) Affect a public scenic vista or designated scenic highway or highway/roadway eligible for designation as a scenic highway?	✓	
b) Have a demonstrable negative aesthetic effect in that it is inconsistent with Architectural Board of Review or Historic Landmarks Guidelines or guidelines/criteria adopted as part of the Local Coastal Program?	✓	
c) Create light or glare?	✓	

Discussion:

1a. Public Scenic Vistas/Scenic Highways: Within the Amended Central City Redevelopment Plan (ACCRP) Project Area there are numerous public scenic vistas. Such scenic resources include, but are not limited to, the Pacific Ocean, waterfront area, and Santa Ynez Mountains. The ACCRP does not include any State Scenic Highways. However, Cabrillo Boulevard was previously included in the Scenic Highways Element as a potential State Scenic Highway; however, Cabrillo Boulevard was recently transferred from State to City control. The City's Scenic Highways Element identifies Shoreline Drive as a Potential City Scenic Route and contains goals for landscaping and speeds.

The proposed project only extends the Redevelopment Agency's existing power of eminent domain; there are no current plans to acquire additional property through the use of eminent domain power. The extension of eminent domain power will not result in any direct physical changes to the environment, therefore, the proposed project will not result in any significant environmental impacts to public scenic vistas or potential scenic highways. Indirect physical changes resulting in significant impacts to public scenic vistas or potential

scenic highways as a result of the Redevelopment Agency's future acquisition of property through its power of eminent domain and subsequent development are too speculative to analyze at this time. Any redevelopment projects which might occur in the future as a result of the extension of eminent domain power would, at the time of proposal, be subject to environmental review and: all applicable portions of the ACCRP, the City's General Plan, Local Coastal Program, and Zoning Ordinance; all other applicable codes, ordinances, guidelines, and permitting processes and procedures of the City of Santa Barbara; all Federal, State, and local laws, and; with any approval necessary from any public agency.

1b & c. Aesthetic Effects: Physical alterations proposed within the Central City Redevelopment Project Area are subject to review by the Historic Landmarks Commission (HLC) or the Architectural Board of Review (ABR), depending on the location. Alterations are reviewed for consistency with the El Pueblo Viejo Design Guidelines, the Brinkerhoff Avenue Landmark District Design Guidelines (Draft), the General Plan Scenic Highways Element, the Haley-Milpas Design Manual, the Harbor Master Plan Design Guidelines, the Highway 101 Santa Barbara Coastal Parkway Guidelines, and the Waterfront Area Design Guidelines, as applicable based on project location. These documents, together with other applicable City plans and policy documents provide guidance as to how to make physical alterations aesthetically pleasing and reduce impacts associated with excessive light and glare.

The proposed project only extends the Redevelopment Agency's existing power of eminent domain; there are no current plans to acquire additional property through the use of eminent domain power. The extension of eminent domain power will not result in any direct physical changes to the environment, therefore, the proposed project will not result in any significant environmental impacts associated with aesthetics and light and glare. Indirect physical changes resulting in significant impacts associated with aesthetics and light and glare as a result of the Redevelopment Agency's future acquisition of property through its power of eminent domain and subsequent development are too speculative to analyze at this time. Any redevelopment projects which might occur in the future as a result of the extension of eminent domain power would, at the time of proposal, be subject to environmental review and: all applicable portions of the ACCRP, the City's General Plan, Local Coastal Program, and Zoning Ordinance; all other applicable codes, ordinances, guidelines, and permitting processes and procedures of the City of Santa Barbara; all Federal, State, and local laws, and; with any approval necessary from any public agency.

2. AIR QUALITY.	NO	YES
Could the project:		Level of Significance
a) Violate any air quality standard or contribute to an existing or projected air quality violation?	✓	
b) Expose sensitive receptors to pollutants?	✓	
c) Create objectionable odors?	✓	
Is the project consistent with the County of Santa Barbara Clean Air Plan? Yes		

Discussion:

2a-c. Air Quality Standards, Exposure to Pollutants, and Objectionable Odors: The Project Area, by virtue of its location in the County of Santa Barbara, is in non-attainment the California Ambient Air Quality Standards for ozone and particulate matter and in non-attainment with the National Ambient Air Quality

Standards for ozone. A significant adverse impact may occur when a project either individually or cumulatively interferes with the progress towards the attainment of these standards.

The proposed project only extends the Redevelopment Agency's existing power of eminent domain; there are no current plans to acquire additional property through the use of eminent domain power. The extension of eminent domain power will not result in any direct physical changes to the environment, therefore, the proposed project will not result in any significant environmental impacts associated with air quality standards, exposure to pollutants, or objectionable odors. Indirect physical changes resulting in significant impacts associated with air quality standards, exposure to pollutants, or objectionable odors as a result of the Redevelopment Agency's future acquisition of property through its power of eminent domain and subsequent development are too speculative to analyze at this time. Any redevelopment projects which might occur in the future as a result of the extension of eminent domain power would, at the time of proposal, be subject to environmental review and: all applicable portions of the ACCRP, the City's General Plan, Local Coastal Program, and Zoning Ordinance; all other applicable codes, ordinances, guidelines, and permitting processes and procedures of the City of Santa Barbara; all Federal, State, and local laws, and; with any approval necessary from any public agency.

3. BIOLOGICAL RESOURCES.	NO	YES
		Level of Significance
a) Endangered, threatened or rare species or their habitats (including but not limited to plants, fish, insects, animals, and birds)?	✓	
b) Locally designated historic, Landmark or specimen trees?	✓	
c) Natural communities (e.g. oak woodland, coastal habitat, etc.).	✓	
d) Wetland habitat (e.g. marsh, riparian, and vernal pool)?	✓	
e) Wildlife dispersal or migration corridors?	✓	

Discussion:

3a-e. Endangered, threatened, or rare species, historic, Landmark, or specimen trees, natural communities, wetland habitats, wildlife dispersal or migration corridors: According to the City's Master Environmental Assessment, the Central City Redevelopment Project Area contains three principal communities: urban; coastal strand/beach, and; riparian/creekside. Within these communities rare, threatened, or endangered species and/or their habitats, historic trees, wetland and riparian habitats, and wildlife dispersal or migration corridors are known to exist or have the potential to exist.

The proposed project only extends the Redevelopment Agency's existing power of eminent domain; there are no current plans to acquire additional property through the use of eminent domain power. The extension of eminent domain power will not result in any direct physical changes to the environment, therefore, the proposed project will not result in any significant environmental impacts to biological resources. Indirect physical changes resulting in significant impacts to biological resources as a result of the Redevelopment Agency's

future acquisition of property through its power of eminent domain and subsequent development are too speculative to analyze at this time. Any redevelopment projects which might occur in the future as a result of the extension of eminent domain power would, at the time of proposal, be subject to environmental review and: all applicable portions of the ACCRP, the City's General Plan, Local Coastal Program, and Zoning Ordinance; all other applicable codes, ordinances, guidelines, and permitting processes and procedures of the City of Santa Barbara; all Federal, State, and local laws, and; with any approval necessary from any public agency.

4. CULTURAL RESOURCES.	NO	YES
Could the project:		Level of Significance
a) Disturb archaeological resources?	✓	
b) Affect a historic structure or site designated or eligible for designation as a National, State or City landmark?	✓	
c) Have the potential to cause a physical change which would affect ethnic cultural values or restrict religious uses in the project area?	✓	

Discussion:

4a-c. Archaeological resources, landmarks, ethnic cultural values and religious uses: According to the City's Master Environmental Assessment, the Central City Redevelopment Project Area contains areas with known sensitivity for cultural resources, and both archaeological resource sites and historical structures and sites.

The proposed project only extends the Redevelopment Agency's existing power of eminent domain; there are no current plans to acquire additional property through the use of eminent domain power. The extension of eminent domain power will not result in any direct physical changes to the environment, therefore, the proposed project will not result in any significant environmental impacts to cultural resources. Indirect physical changes resulting in significant impacts to cultural resources as a result of the Redevelopment Agency's future acquisition of property through its power of eminent domain and subsequent development are too speculative to analyze at this time. Any redevelopment projects which might occur in the future as a result of the extension of eminent domain power would, at the time of proposal, be subject to environmental review and: all applicable portions of the ACCRP, the City's General Plan, Local Coastal Program, and Zoning Ordinance; all other applicable codes, ordinances, guidelines, and permitting processes and procedures of the City of Santa Barbara; all Federal, State, and local laws, and; with any approval necessary from any public agency.

5. GEOPHYSICAL. Could the project result in or expose people to:	NO	YES
		Level of Significance
a) Seismicity: fault rupture?	✓	
b) Seismicity: ground shaking or liquefaction?	✓	
c) Seismicity: seiche or tsunami?	✓	
d) Landslides or mudslides?	✓	
e) Subsidence of the land?	✓	
f) Expansive soils?	✓	
g) Excessive grading or permanent changes in the topography?	✓	

Discussion:

5a-g. Seismicity, land movement, soils, and grading: According to the City's Master Environmental Assessment, the Central City Redevelopment Project Area could be subject to seismic activity from the Mesa, Mission Ridge, Montecito and Summerland faults. The southwesterly portion of the Project Area is crossed by the trace of the Mesa Fault. In addition, the MEA indicates that portions of the Project Area contain soils subject to high and conditional or questionable liquefaction potential and erosion potential. The MEA further indicates that the Project Area does not contain expansive soils or areas subject to landslides.

The proposed project only extends the Redevelopment Agency's existing power of eminent domain; there are no current plans to acquire additional property through the use of eminent domain power. The extension of eminent domain power will not result in any direct physical changes to the environment, therefore, the proposed project will not result in any significant geophysical impacts. Indirect physical changes resulting in significant geophysical impacts as a result of the Redevelopment Agency's future acquisition of property through its power of eminent domain and subsequent development are too speculative to analyze at this time. Any redevelopment projects which might occur in the future as a result of the extension of eminent domain power would, at the time of proposal, be subject to environmental review and: all applicable portions of the ACCRP, the City's General Plan, Local Coastal Program, and Zoning Ordinance; all other applicable codes, ordinances, guidelines, and permitting processes and procedures of the City of Santa Barbara; all Federal, State, and local laws, and; with any approval necessary from any public agency.

6. HAZARDS.	NO	YES
Could the project involve:		Level of Significance
a) A risk of accidental explosion or release of hazardous substances (including, but not limited to: oil, pesticides, chemicals or radiation)?	✓	
b) The creation of any health hazard or potential health hazards?	✓	
c) Exposure of people to existing sources of potential health hazards?	✓	
d) Increased fire hazard in areas with flammable brush, grass, or trees?	✓	

Discussion:

6a-6c: Risk of explosion, creation of health hazards, and exposure to health hazards: The Central City Redevelopment Project Area is, in large part, a developed urban environment. As with most urban environments, the Project Area contains health hazards including but not limited to the use, storage and disposal of hazardous substances, stationary and mobile sources of hazardous emissions, and the operation of machinery and vehicles which could result in accidents.

The proposed project only extends the Redevelopment Agency's existing power of eminent domain; there are no current plans to acquire additional property through the use of eminent domain power. The extension of eminent domain power will not result in any direct physical changes to the environment, therefore, the proposed project will not result in any significant environmental impacts associated with hazards. Indirect physical changes resulting in significant impacts associated with hazards as a result of the Redevelopment Agency's future acquisition of property through its power of eminent domain and subsequent development are too speculative to analyze at this time. Any redevelopment projects which might occur in the future as a result of the extension of eminent domain power would, at the time of proposal, be subject to environmental review and: all applicable portions of the ACCRP, the City's General Plan, Local Coastal Program, and Zoning Ordinance; all other applicable codes, ordinances, guidelines, and permitting processes and procedures of the City of Santa Barbara; all Federal, State, and local laws, and; with any approval necessary from any public agency.

6d: Increased fire hazards: According to the City's Master Environmental Assessment, the Central City Redevelopment Project Area is not in a high fire hazard area.

7. NOISE.	NO	YES
Could the project result in:		Level of Significance
a) Increases in existing noise levels?	✓	
b) Exposure of people to severe noise levels?	✓	

Discussion:

7a-b. Increase in existing noise levels and exposure to severe noise levels: According to the City's Master Environmental Assessment, existing noise levels in the Project Area range from below 60 dBA Ldn to levels above 75 dBA Ldn. Noise guidelines are established in the City's Noise Element and in Chapter 9.16 of the Santa Barbara Municipal Code. The Noise Element of the General Plan contains policies with which future development must comply.

The proposed project only extends the Redevelopment Agency's existing power of eminent domain; there are no current plans to acquire additional property through the use of eminent domain power. The extension of eminent domain power will not result in any direct physical changes to the environment, therefore, the proposed project will not result in any significant noise impacts. Indirect physical changes resulting in significant noise impacts as a result of the Redevelopment Agency's future acquisition of property through its power of eminent domain and subsequent development are too speculative to analyze at this time. Any redevelopment projects which might occur in the future as a result of the extension of eminent domain power would, at the time of proposal, be subject to environmental review and: all applicable portions of the ACCRP, the City's General Plan, Local Coastal Program, and Zoning Ordinance; all other applicable codes, ordinances, guidelines, and permitting processes and procedures of the City of Santa Barbara; all Federal, State, and local laws, and; with any approval necessary from any public agency.

8. POPULATION AND HOUSING.	NO	YES
Could the project:		Level of Significance
a) Induce substantial growth in an area either directly or indirectly (e.g. through projects in an undeveloped area or extension of major infrastructure)?	✓	
b) Displace existing housing, especially affordable housing?	✓	

Discussion:

8a. Induce substantial growth: The ACCRP contains several redevelopment provisions which would have the effect of encouraging growth in the Project Area through redevelopment of underutilized properties, development of vacant properties, and improvements to infrastructure which would make areas more desirable and/or feasible for development.

The proposed project only extends the Redevelopment Agency's existing power of eminent domain; there are no current plans to acquire additional property through the use of eminent domain power. The extension of eminent domain power will not result in any direct physical changes to the environment, therefore, the proposed project will not result in any significant environmental impacts associated with substantial growth. Indirect physical changes resulting in significant impacts associated with substantial growth as a result of the Redevelopment Agency's future acquisition of property through its power of eminent domain and subsequent development are too speculative to analyze at this time. Any redevelopment projects which might occur in the future as a result of the extension of eminent domain power would, at the time of proposal, be subject to environmental review and: all applicable portions of the ACCRP, the City's General Plan, Local Coastal Program, and Zoning Ordinance; all other applicable codes, ordinances, guidelines, and permitting processes and procedures of the City of Santa Barbara; all Federal, State, and local laws, and; with any approval necessary from any public agency.

8b. Displace existing housing: The ACCRP contains provisions for relocation of potential displacees. In addition, the ACCRP prohibits persons or families of low or moderate income to be displaced from their dwellings by the Redevelopment Agency until there is a suitable housing unit available and ready for occupancy by the displaced person or family.

The proposed project only extends the Redevelopment Agency's existing power of eminent domain; there are no current plans to acquire additional property through the use of eminent domain power. The extension of eminent domain power will not result in any direct physical changes to the environment, therefore, the proposed project will not result in any significant environmental impacts associated with the displacement of housing. Indirect physical changes resulting in significant impacts associated with the displacement of housing as a result of the Redevelopment Agency's future acquisition of property through its power of eminent domain and subsequent development are too speculative to analyze at this time. Any redevelopment projects which might occur in the future as a result of the extension of eminent domain power would, at the time of proposal, be subject to environmental review and: all applicable portions of the ACCRP, the City's General Plan, Local Coastal Program, and Zoning Ordinance; all other applicable codes, ordinances, guidelines, and permitting processes and procedures of the City of Santa Barbara; all Federal, State, and local laws, and; with any approval necessary from any public agency.

9. PUBLIC SERVICES. Could the project have an effect upon, or result in a need for new or altered services in any of the following areas:	NO	YES
		Level of Significance
a) Fire protection?	✓	
b) Police protection?	✓	
c) Schools?	✓	
d) Maintenance of public facilities, including roads?	✓	
e) Other governmental services?	✓	
f) Electrical power or natural gas?	✓	
g) Water treatment or distribution facilities?	✓	
h) Sewer or septic tanks?	✓	
i) Water distribution/demand?	✓	
j) Solid waste disposal?	✓	

Discussion:

9a-j. Public services: The public services listed above are currently available to the Project Area.

The proposed project only extends the Redevelopment Agency's existing power of eminent domain; there are no current plans to acquire additional property through the use of eminent domain power. The extension of eminent domain power will not result in any direct physical changes to the environment, therefore, the proposed project will not result in any significant environmental impacts to public services. Indirect physical changes resulting in significant impacts to public services as a result of the Redevelopment Agency's future acquisition of property through its power of eminent domain and subsequent development are too speculative to analyze at this time. Any redevelopment projects which might occur in the future as a result of the extension of eminent domain power would, at the time of proposal, be subject to environmental review and: all applicable portions of the ACCRP, the City's General Plan, Local Coastal Program, and Zoning Ordinance; all other applicable codes, ordinances, guidelines, and permitting processes and procedures of the City of Santa Barbara; all Federal, State, and local laws, and; with any approval necessary from any public agency.

10. RECREATION. Could the project:	NO	YES
		Level of Significance
a) Increase the demand for neighborhood or regional parks or other recreational facilities?	✓	
b) Affect existing parks or other public recreational facilities?	✓	

Discussion:

10a-b. Increases in demand for parks and recreational facilities and affects on existing parks:

The Project Area contains public parks, recreation facilities, open spaces and other public oriented uses.

The proposed project only extends the Redevelopment Agency's existing power of eminent domain; there are no current plans to acquire additional property through the use of eminent domain power. The extension of eminent domain power will not result in any direct physical changes to the environment, therefore, the proposed project will not result in any significant environmental impacts to parks or recreation facilities. Indirect physical changes resulting in significant impacts to parks or recreation facilities as a result of the Redevelopment Agency's future acquisition of property through its power of eminent domain and subsequent development are too speculative to analyze at this time. Any redevelopment projects which might occur in the future as a result of the extension of eminent domain power would, at the time of proposal, be subject to environmental review and: all applicable portions of the ACCRP, the City's General Plan, Local Coastal Program, and Zoning Ordinance; all other applicable codes, ordinances, guidelines, and permitting processes and procedures of the City of Santa Barbara; all Federal, State, and local laws, and; with any approval necessary from any public agency.

11. TRANSPORTATION/CIRCULATION. Could the project result in:	NO	YES
	Level of Significance	
a) Increased vehicle trips?	✓	
b) Hazards to safety from design features (e.g. sharp curves, inadequate sight distance or dangerous intersections)?	✓	
c) Inadequate emergency access or access to nearby uses?	✓	
d) Insufficient parking capacity on-site or off-site?	✓	
e) Hazards or barriers for pedestrians or bicyclists?	✓	

Discussion:

11a-e: Increased vehicle trips, hazards from design features, inadequate emergency access/access to nearby uses, parking, and hazards or barriers :

The proposed project only extends the Redevelopment Agency's existing power of eminent domain; there are no current plans to acquire additional property through the use of eminent domain power. The extension of eminent domain power will not result in any direct physical changes to the environment, therefore, the proposed project will not result in any significant environmental impacts to transportation and circulation. Indirect physical changes resulting in significant impacts to transportation and circulation as a result of the Redevelopment Agency's future acquisition of property through its power of eminent domain and subsequent development are too speculative to analyze at this time. Any redevelopment projects which might occur in the future as a result of the extension of eminent domain power would, at the time of proposal, be subject to environmental review and: all applicable portions of the ACCRP, the City's General Plan, Local Coastal Program, and Zoning Ordinance; all other applicable codes, ordinances, guidelines, and permitting processes and procedures of the City of Santa Barbara; all Federal, State, and local laws, and; with any approval necessary from any public agency.

12. WATER ENVIRONMENT. Could the project result in:	NO	YES
		Level of Significance
a) Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?	✓	
b) Exposure of people or property to water related hazards such as flooding?	✓	
c) Discharge into surface waters?	✓	
d) Change in the quantity, quality, direction or rate of flow of ground waters?	✓	
e) Increased storm water drainage?	✓	

Discussion:

12a-e. Water environment: According to the City's Master Environmental Assessment, the Project Area contains areas within the 100-year flood boundary, as well as several drainages.

The proposed project only extends the Redevelopment Agency's existing power of eminent domain; there are no current plans to acquire additional property through the use of eminent domain power. The extension of eminent domain power will not result in any direct physical changes to the environment, therefore, the proposed project will not result in any significant environmental impacts to the water environment. Indirect physical changes resulting in significant impacts to the water environment as a result of the Redevelopment Agency's future acquisition of property through its power of eminent domain and subsequent development are too speculative to analyze at this time. Any redevelopment projects which might occur in the future as a result of the extension of eminent domain power would, at the time of proposal, be subject to environmental review and: all applicable portions of the ACCRP, the City's General Plan, Local Coastal Program, and Zoning Ordinance; all other applicable codes, ordinances, guidelines, and permitting processes and procedures of the City of Santa Barbara; all Federal, State, and local laws, and; with any approval necessary from any public agency.

MANDATORY FINDINGS OF SIGNIFICANCE.		YES	NO
a)	Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	✓	
b)	Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals?	✓	
c)	Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a 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)?	✓	
d)	Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	✓	

INITIAL STUDY CONCLUSION

On the basis of this initial evaluation it has been determined that:

The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

Case Planner/Initial Study Preparer: Debra A Andaloro

Environmental Analyst: Debra A Andaloro

Date: August 20, 1998

Exhibits

1. Site Plan
2. Vicinity Map

LIST OF SOURCES USED IN PREPARATION OF THIS INITIAL STUDY

The following sources used in the preparation of this Initial Study are located at the Community Development Department, Planning Division, 630 Garden Street, Santa Barbara and are available for review upon request.

California Environmental Quality Act (CEQA) & CEQA Guidelines

General Plan Circulation Element

General Plan Conservation Element

1995 Housing Element

General Plan Land Use Element

General Plan Noise Element w/appendices

General Plan Map

General Plan Seismic Safety/Safety Element

Geology Assessment for the City of Santa Barbara

Institute of Traffic Engineers Parking Generation Manual

Institute of Traffic Engineers Trip Generation Manual

Local Coastal Plan (Main & Airport)

Master Environmental Assessment

Parking Design Standards

Santa Barbara Municipal Code & City Charter

Special District Map

Uniform Building Code as adopted by City

Zoning Ordinance & Zoning Map

Central City Redevelopment Final Environmental Impact Report (1977)

Amended Redevelopment Plan for the City of Santa Barbara Central City Redevelopment Project Area

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