

3.0 RELATED PROJECTS

Pursuant to CEQA Guidelines Section 15130, an EIR shall discuss cumulative impacts of a project when the project’s incremental effect is cumulatively considerable. As defined in CEQA Guidelines Section 15366, a cumulative impact consists of an impact which is created as a result of the combination of the project being evaluated together with other projects causing related impacts. Consistent with Section 15130, this EIR examines cumulative effects using a list of past, present, and probable future projects producing related or cumulative impacts.

Thus, in order to assess the potential for cumulative impacts to which the proposed project would contribute, a list of “related projects” was developed. For the purposes of this analysis, the affected environment for the resources analyzed was limited to the rural areas along the Gaviota Coast in between the City of Goleta and Gaviota State Park. These projects are listed on **Table 3-1** and mapped on **Figure 3-1**. The cumulative impact analysis for each environmental issue addressed in Section 4.0 is based upon this list of related projects, which includes projects that are recently approved, planned, or pending as of the date of publication of the Notice of Preparation (June 2008). However, for informational purposes, the current status of these projects as of the publication of the Draft EIR has been provided.

Table 3-1. List of Related Projects in the Vicinity of the Project

Map Key	Project Name/ Address	Description	Status
1	Ballantyne Single Family Residence - 500 Farren Road, one mile west of Goleta and one-third mile north of U.S. Highway 101	<ul style="list-style-type: none"> • Approximately 17 acres • 13,333 sf dwelling (includes 2,112 sf basement and 1,798 sf garage), 800 sf guest house with 568 sf garage, 1,200 sf barn, municipal waterline and accessory structures 	<ul style="list-style-type: none"> • Staff denied project June 2006; inconsistent with Visual Resources Policy 2. Applicant appealed decision. • Planning Commission approved project November 2006. Gaviota Coast Conservancy appealed decision. • Board of Supervisors hearing June 2007; Board determined project was subject to CEQA. • Board of Supervisors denied appeal, adopted Mitigated Negative Declaration and approved project July 2008. • Superior Court order that requires preparation of EIR, April 2009. • Application closed.

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2	Bean Blossom Lot H Single Family Residence - 14200 Calle Real, one mile west of Refugio State Beach and north of and adjacent to U.S. Highway 101	<ul style="list-style-type: none"> • Approximately 106 acres • 13,844 sf dwelling (includes 1,012 s.f. garage) , 866 sf guest house, 582 sf cabana and accessory structures, including pool 	<ul style="list-style-type: none"> • Approved (July 2006) • Coastal Development Permit issued January 2008 • Grading Permit issued in July 2009. • Building Permit pending
3	Bean Blossom Lot X Single Family Residence - 14000 Calle Real, one mile west of Refugio State Beach and north of and adjacent to U.S. Highway 101	<ul style="list-style-type: none"> • Approximately 287 acres • 17,605 sf dwelling (includes 4,895 sf basement and underground garage), 1,339 sf guest house and accessory structures including pool and driveway of approximately 4,200 linear feet (Statistics are gross floor area.) 	<ul style="list-style-type: none"> • Project Approved August 2010. • No construction yet
4	BP10 Trust Planner Consultation (El Capitan Ranch) - North of and adjacent to U.S. Highway 101, one mile east of El Capitan State Beach (*Note: project closed - new application named Zacara Ranch in process)	<ul style="list-style-type: none"> • Approximately 202 acres • Planner consultation to identify the permits required to authorize existing, unpermitted development 	<ul style="list-style-type: none"> • Project closed • New owner submitted Development Plan and CUP in August 2010 for farm employee housing to support private polo training and breeding facility • New application deemed incomplete in September 2010
5	Dos Pueblos Naples Residential Development Pre-Application (Makar) - Within Naples Townsite, south of U.S. Highway 101 on the western edge of Santa Barbara Ranch Project	<ul style="list-style-type: none"> • Approximately 63 acres • Pre-application to merge 25 antiquated lots into 10 new lots and construct a single-family dwelling on each lot 	<ul style="list-style-type: none"> • Complete (September 2005) • Pre-application meeting and follow-up letter complete. No pending application.
6	Eagle Canyon Ranch Lot Line Adjustment (Parsons) - North of U.S. Highway 101, approximately one-half mile west of Bacara Resort	<ul style="list-style-type: none"> • Approximately 1,060 acres • Merge seven existing lots into four new lots and establish a building envelope for a new dwelling on each lot 	<ul style="list-style-type: none"> • Pending • Application incomplete since March 2005 • Resubmittal filed September 2009 and deemed incomplete in October 2009.

Map Key	Project Name/ Address	Description	Status
7	El Capitan Canyon Campground Expansion (Area F) - Eight miles west of Goleta, immediately north of U.S. Highway 101 and El Capitan State Beach	<ul style="list-style-type: none"> Approximately 196 acres Substantial conformity determination application to expand the campground under a past Conditional Use Permit (01CUP-00000-00096). Expansion would include 40 campsites and conversion of an existing 5,716-s.f. service building into general mercantile, food service, comfort station, laundry and other incidental uses for the guests. 	<ul style="list-style-type: none"> In process
8	Gaviota Holdings Habitat Restoration - South of and adjacent to U.S. Highway 101, west of and adjacent to Bacara Resort	<ul style="list-style-type: none"> Approximately 60 acres Application for a Coastal Development Permit to implement a habitat restoration plan. Application submitted to help mitigate the impacts of unpermitted removal of 7.45 acres of eucalyptus trees, coastal sage shrub, native grass and nonnative vegetation. 	<ul style="list-style-type: none"> In process Application incomplete since December 2007
9	Gaviota Marine and Oil Storage Terminal Demolition and Rezone - 16899 U.S. Highway 101, approximately one mile east of Gaviota State Park	<ul style="list-style-type: none"> Approximately 42 acres Operations ceased permanently in fall 2004. Application for demolition and reclamation Permit for oil facilities. County-initiated revision to land use and zone district designations from Coastal-Dependent Industry to Recreation 	<ul style="list-style-type: none"> Approved (July 2008)/ In process Director approved demolition and reclamation July 2008 Tanks and other aboveground facilities were removed in September 2009. Revision to land use and zone district designations suspended pending additional information
10	Gaviota State Park Backcountry Roads Repair - Within Gaviota State Park west of U.S. Highway 101	<ul style="list-style-type: none"> Approximately 1,235 acres Regrade and repair approximately seven 7 miles of existing backcountry dirt roads with seven stream crossings 	<ul style="list-style-type: none"> In process Application incomplete since August 2008
11	Hart Farm Employee Dwelling - 14610 Terra Vista Drive, immediately south of Tajiguas Landfill	<ul style="list-style-type: none"> Approximately 20 acres 1,600 sf farm employee dwelling 	<ul style="list-style-type: none"> Approved (June 2007) Construction in process

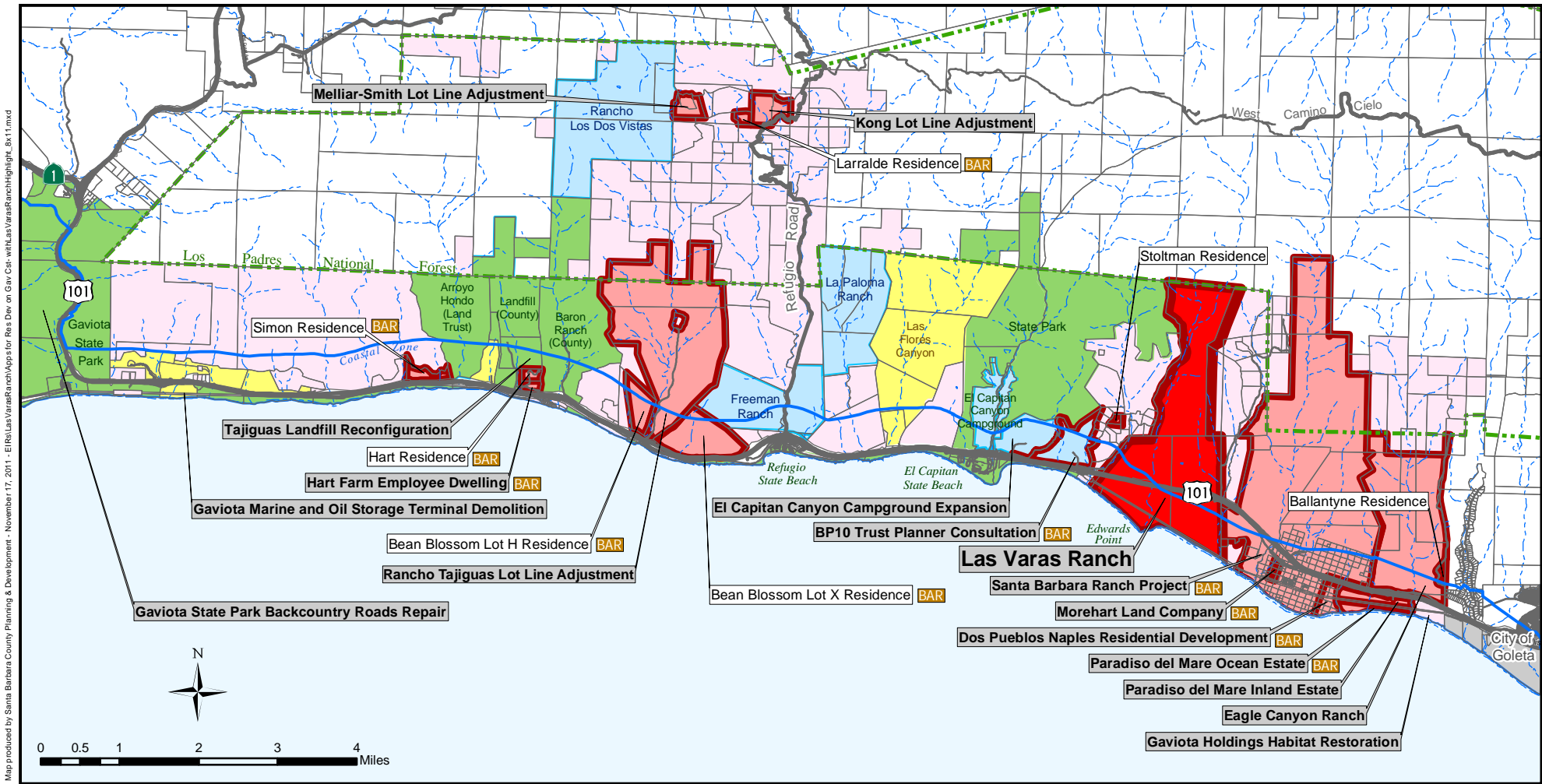
3.0 Related Projects

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12	Hart Single Family Residence - 14640 Terra Vista Drive, immediately south of Tajiguas Landfill	<ul style="list-style-type: none"> Approximately 24 acres 4,885 sf dwelling (includes 840 sf attached garage), 797 sf guest house 	<ul style="list-style-type: none"> Approved (April 2005) Construction in process
13	Larralde Single Family Residence - 2169 Refugio Road, 4 miles north of U.S. Highway 101 and Refugio State Beach	<ul style="list-style-type: none"> Approximately 22 acres 2,914 sf dwelling, cabana, pool, guesthouse/recreation area/carport and accessory structures totaling approximately 6,700 sf of development 	<ul style="list-style-type: none"> Approved (August 2007) Grading Permit issued December 2008 Grading in process
14	Melliar-Smith/Moser Lot Line Adjustment and Consistency Rezone - North of U.S. Highway 101 and Refugio State Beach, 11 miles west of Goleta	<ul style="list-style-type: none"> Approximately 64 acres Reconfigure two existing lots (20 and 44 acres). One lot includes a dwelling. Applicant proposed a building envelope for one new dwelling on the second lot. Consistency rezone from Ordinance 661 to Land Use and Development Code. 	<ul style="list-style-type: none"> Approved (July 2008) Planning Commission approved February 2008 Board of Supervisors approved June 2008 Final Map Clearance completed September 2008
15	Morehart Land Company - Within Naples Townsite, south of U.S. Highway 101 on the western edge of Santa Barbara Ranch Project	<ul style="list-style-type: none"> Approximately 14 acres Merge 12 antiquated lots into nine new lots and construct eight new single-family dwellings 	<ul style="list-style-type: none"> Pending Incomplete application since March 2005
16	Paradiso del Mare Inland Estate (Makar) - South of and adjacent to U.S. Highway 101, one-half mile west of Bacara Resort	<ul style="list-style-type: none"> Approximately 78 acres 9,436 sf dwelling (including 1,095 sf basement) with 792 sf detached garage, 280 sf studio and 926 sf guest house with 293 sf garage 	<ul style="list-style-type: none"> In process Application deemed complete August 2007 Environmental Impact Report in process
17	Paradiso del Mare Ocean Estate (Makar) - South of U.S. Highway 101 and Union Pacific Railroad, one-half mile west of Bacara Resort	<ul style="list-style-type: none"> Approximately 65 acres 6,505 sf dwelling (including 671 sf basement) with 680 sf attached garage, 280 sf gym, 861 sf guest house and 506 sf garage 	<ul style="list-style-type: none"> In process Application deemed complete August 2007 Environmental Impact Report in process

Map Key	Project Name/ Address	Description	Status
18	Rancho Tajiguas Lot Line Adjustment - 14000 Calle Real, one mile west of Refugio State Beach and north of U.S. Highway 101	<ul style="list-style-type: none"> • Approximately 1,545 acres • Lot line adjustment for a total of four lots for four future dwellings 	<ul style="list-style-type: none"> • Pending • Application incomplete since December 2003 • Processing suspended at applicant's request since August 2004
19	Santa Barbara Ranch Project - Santa Barbara and Dos Pueblos Ranches, north and south of U.S. Highway 101, two miles west of Goleta	<ul style="list-style-type: none"> • Two projects are under consideration for purposes of CEQA: • MOU Project. 54 new single-family dwellings on Santa Barbara Ranch totaling 485 acres. • Alternative 1 Project. 72 new single-family dwellings on Dos Pueblos and Santa Barbara Ranches totaling 3,254 acres. • Elements common to both projects include an equestrian center, agricultural support facilities, a worker duplex, public recreational amenities and creation of conservation easements for permanent protection of open space and agriculture. 	<ul style="list-style-type: none"> • In process • Proposed Final Environmental Impact Report complete • Project Approved by Board of Supervisors October 2008 and made further modifications through October 2009 • Currently in process before the California Coastal Commission
20	Simon Single Family Residence - 15000 Calle Real, one mile west of the Tajiguas Landfill and immediately north of and adjacent to U.S. Highway 101	<ul style="list-style-type: none"> • Approximately 47 acres • 4,448 sf dwelling (includes 410 sf attached garage) and 783 sf guest house with 460 sf attached garage 	<ul style="list-style-type: none"> • Approved February 2009 • No construction yet
21	Stoltman Single Family Residence - 420 Calle Lippizana, approximately one mile east of El Capitan State Beach and north of U.S. Highway 101 within El Capitan Ranch subdivision	<ul style="list-style-type: none"> • Approximately 10 acres • 4,354 sf dwelling with attached 600 sf garage and 644 sf covered porch 	<ul style="list-style-type: none"> • Approved (November 2006) • Construction complete January 2008

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22	Tajiguas Landfill Reconfiguration and Baron Ranch Restoration Project - North of and adjacent to U.S. Highway 101, approximately 6 miles west of Refugio State Beach	<ul style="list-style-type: none"> • Approximately 743 acres • Reconfiguration of a portion of the permitted waste footprint at the Tajiguas Landfill and restoration of riparian and California red-legged frog habitat on adjacent Baron Ranch. Reconfiguration would not modify any operational parameters (e.g., refuse capacity, hours of operation, personnel requirements, waste handling procedures, etc.). 	<ul style="list-style-type: none"> • Approved May 2009 • Restoration and construction activities in process
23	Tecolote Preserve (Wallover) North of U.S. Highway 101 and Rancho Embarcadero, one mile west of Goleta	<ul style="list-style-type: none"> • Approximately 1,047 acres • General Plan Amendment to create a new designation that would allow new lots smaller than five acres in size with an overall density of one residential unit per 40 acres and result in 26 new residential lots. 	<ul style="list-style-type: none"> • Pending • Processing on hold since July 2007. Application closed in 2011 due to inactivity
24	Kong Lot Line Adjustement and Consistency Rezone - North of U.S. Highway 101 and Refugio State Beach, 11 miles west of Goleta	<ul style="list-style-type: none"> • Two parcels of approximately 41 and 67 acres • One lot includes a dwelling • Building envelope designation proposed for second parcel • Consistency rezone from Ordinance 661 (antiquated zoning regulations) to Article II, or LUDC for Coastal Zone if certified. 	<ul style="list-style-type: none"> • In process • Application incomplete since September 2008



Planned, Pending & Approved Projects along the Gaviota Coast

- Private Property with Residential Projects
- Other Private Property
- Private Property with Conservation Easements
- State, County and Conservancy Property
- Oil and Gas Property
- Ministerial Cases
- Discretionary Cases
- Project subject to review by Board of Architectural Review
- Coastal Zone Boundary
- Los Padres National Forest Boundary

**Figure
3-1**

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