



City of Santa Barbara Planning Division

ADDENDUM TO A CERTIFIED ENVIRONMENTAL IMPACT REPORT

SANTA BARBARA COTTAGE HOSPITAL FOUNDATION

WORKFORCE HOUSING PROJECT

601 E. MICHELTORENA STREET MST2003-00827

April 1, 2008

This Addendum is prepared pursuant to State CEQA Guidelines Section 15164, which provides that an Addendum to an Environmental Impact Report (EIR) may be prepared if only minor changes or additions are necessary to make the document adequate for the current project.

PREVIOUSLY APPROVED ENVIRONMENTAL DOCUMENT

The EIR for the Santa Barbara Cottage Hospital Foundation Workforce Housing Project (SCH #2004061105) was prepared to evaluate the project proposal at 601 E. Micheltorena Street (MST2003-00827) for development of 115 residential units on 5.94 acres of the 7.39 acre site. Eighty-one, or 70%, of the proposed units would be sold to Cottage Hospital employees at affordable prices per the City's affordable unit structure and 34 units, or 30%, would be sold at market rates. The remaining 1.45 acres would include the Villa Riviera, an elderly care facility, on an adjusted lot of 31,500 square feet and three reconfigured R-2, Two Family Residential lots of approximately 10,500 square feet each. Permits required for the project included a tentative subdivision map to create five lots, a tentative subdivision map for a one-lot subdivision to create 115 residential condominium units and lot area, yard setback, interior yard setback and distance between building modifications.

The EIR identified significant (Class I) short-term construction noise and cumulative traffic impacts. The EIR identified numerous mitigation measures to reduce potentially significant impacts resulting from short-term construction noise and cumulative traffic, however identified it was determined that such mitigation would not reduce impacts to less than significant levels. Potentially significant but mitigable (Class II) impacts that could be reduced to less than significant levels were identified for air quality, biological resources, cultural resources, geological hazards, hazardous materials, short-term construction-related ground vibration and truck traffic, solid waste, access/circulation and parking, and water quality. The EIR identified numerous mitigation measures to avoid or reduce potentially significant environmental effects.

The Final EIR was certified and the project approved by the Planning Commission on September 21, 2006. The project and the certification of the Final EIR were subsequently appealed to the City Council, and on November 21, 2006, the Council voted to reaffirm the certification of the Final EIR and approve the project.

PROPOSED REVISIONS TO PROJECT DESCRIPTION

The revised project would continue to provide the same number of units and bedrooms as previously approved in 2006. However, since the project's approval in 2006, the project has been under review by the Architectural Board of Review. During this process, the project has been revised to allow for refinement and improvement of the approved 2006 project site plan and architecture. In addition, during this refinement process, discrepancies were discovered in some of

the project statistics shown on the approved 2006 project plans. What was actually shown on the approved 2006 plans was not accurately reflected in the project statistics. The applicant has recalculated all project statistics and has identified where the miscalculations occurred. These discrepancies as well as project refinements and improvements are reflected as part of the corrected project statistics submitted by the applicant (Attachment 1). The revised project differs from the project evaluated in the Certified Final EIR, as follows:

- Revised the site plan in the following manner:
 - Created an additional open space area on the upper portion of the project site.
 - Reconnected the lower and upper portion of the project site.
 - Reoriented units toward the street
 - Eliminated one row of buildings on lower portion of project site.
 - Eliminated one building fronting Micheltorena Street, relocated the fire turnaround and improved the pedestrian entrance at the corner of Micheltorena and California Streets.
 - Enhanced and enlarged the courtyard connection.
- Increased the net floor area for the dwelling units from 127,807* sq. ft. to 132,920 sq. ft., an increase of 5,113 sq. ft. The 2006 approved project's statistics reflected 121,310 sq. ft. of net floor area for the dwelling units.
- Increased the net floor area for the garages/storage/mechanical from 65,144* sq. ft. to 66,446 sq. ft., an increase of 1,302 sq. ft. The 2006 approved project's statistics reflected 64,496 sq. ft. of net floor area for the garages/storage/mechanical space.
- Reduced the number of buildings on the project site from 49 to 43 buildings.
- Increased open space area from 113,418* sq. ft. to 114,259 sq. ft., an increase of 841 sq. ft. The 2006 approved project's statistics reflected 101,215 sq. ft. of total open space.
- Reduced the overall building footprint from 85,650* sq. ft. to 81,373 sq. ft., a decrease of 4,277 sq. ft. The 2006 approved project's statistics reflected 80,771 sq. ft. of overall building footprint.
- Increased the total paved areas from 91,364* sq. ft. to 99,576 sq. ft., an increase of 8,212 sq. ft. The 2006 approved project's statistics reflected 85,334 sq. ft. of total paved areas.
- Decreased the landscaped area from 81,732* sq. ft. to 77,797 sq. ft., a decrease of 3,935 sq. ft. The 2006 approved project's statistics reflected 92,641 sq. ft. of landscaped area.
- Reduced the amount of grading from 20,300 CY of cut, 16,100 CY of fill to 14,500 CY of cut, 12,100 CY of fill, a decrease of 5,800 CY of cut and 4,000 CY of fill.
- Eliminated six of the 23 distance between building modifications approved with the original project.
- Increased the distance for 13 of the 23 *distance between building* modifications bringing these modifications more in compliance with the Zoning Ordinance requirement.
- Reduced the distance for four of the 23 *distance between building* modifications making these modifications less conforming with the Zoning Ordinance requirement.

- Eliminated one of the six *front yard* modifications.
- Increased the setback distance for the remaining five *front yard* modifications bringing these modifications more into compliance with the Zoning Ordinance requirement.

*This number represents the corrected 2006 approved project statistics.

CHANGES IN ENVIRONMENTAL CIRCUMSTANCES

Since the time of the EIR analysis, there have been no substantial changes in environmental conditions on the ground, the status of environmental resources, or impact evaluation guidelines.

CHANGES IN PROJECT IMPACTS AND MITIGATIONS

Class I Impacts

Short-Term Construction Noise Impacts

The Certified Final EIR for the Workforce Housing Project concluded that the 2006 approved project would result in significant and unavoidable short-term construction noise impacts. Due to the construction duration of the project and the sensitive receptors in the project area, noise impacts associated with construction activities were determined to remain significant and unavoidable even after the implementation of mitigation measures designed to reduce construction noise. It is expected that the construction duration of the revised project would remain similar to the project evaluated by the Certified Final EIR. In addition, because grading quantities would be reduced with the revised project, short-term construction noise impacts would be reduced based on the recalculated earthwork quantities associated with the revised project. No new significant impacts would occur. Identified mitigation measures would continue to apply as conditions of approval to the revised project.

Cumulative Traffic Impact

The Certified Final EIR concluded that the approved project would result in a small but significant and unavoidable contribution to cumulative peak hour traffic volumes at the intersections of Anapamu Street/Laguna Street, Arrellaga Street/Garden Street and Mission/Bath Street. Cumulative traffic impacts associated with the revised project would remain similar since the number of residential units would remain the same with the revised project. No new significant impacts would occur. Identified mitigation measures would continue to apply as conditions of approval to the revised project.

Class II

Air Quality Impacts

The Certified Final EIR concluded that grading operations would result in approximately 20,300 cubic yards of cut, 16,100 cubic yards of fill, and the importation of approximately 7,000 cubic yards of "base course" fill material and that these construction related activities at the project site would result in significant, but mitigable fugitive and nuisance dust impacts.

Construction related activities resulting in fugitive and nuisance dust impacts associated with the revised project would remain similar or be reduced to the project evaluated in Certified Final EIR as the grading quantities are expected to be less than what was evaluated in the Certified Final EIR as explained below.

Grading Quantity Changes: The revised project would connect the separate below-grade parking garages in order to allow vehicular circulation within the parking structure and provide an enhanced and enlarged courtyard. Revised earthwork quantities were prepared by Penfield and Smith that determined that the revised project would result in 14,500 cubic yards of cut, 12,100 cubic yards of fill and 2,400 cubic yards of volume losses associated with clearing and grubbing operations, shrinkage from removal and re-compaction of soil, boulders and cobbles, and other factors. The analysis also indicated that the earthwork would be balanced on-site. These earthwork quantities are less than the quantities identified in the Certified Final EIR primarily because some of the basements or lower levels currently existing on-site were included in the overall earthwork quantities for the approved project. Therefore, the Certified Final EIR overestimated these grading quantities associated with the basements or lower levels of existing on-site buildings by approximately 9,800 cubic yards. In addition, the revised project provides a more exact and refined plan than that evaluated in the Certified Final EIR and therefore more precise grading quantities could be estimated.

No new significant impacts associated with fugitive and nuisance dust impacts would occur. Identified mitigation measures would continue to apply as conditions of approval to the revised project.

Biological Resources Impacts

Potentially significant, mitigable impacts due to the loss and relocation of trees are expected to be similar to the project evaluated in the Certified Final EIR as the revised project does not propose to remove additional trees. No new significant impacts would occur. Identified mitigation measures would continue to apply as conditions of approval to the revised project.

Archaeological Resources Impacts

Potentially significant, mitigable impacts to unknown archaeological resources during soil disturbing activities are expected to be similar or reduced as compared to the project evaluated in the Certified Final EIR due to the reduced grading quantities associated with the revised project as explained above under Air Quality Impacts. No new significant impacts would occur. Identified mitigation measures would continue to apply as conditions of approval to the revised project.

Historic Resources Impacts

Potentially significant, mitigable impacts to historic resources are expected to be similar to the project evaluated in the Certified Final EIR, as the removal of the St. Francis Hospital buildings would occur regardless of which project is developed. No new significant impacts would occur. Identified mitigation measures would continue to apply as conditions of approval to the revised project.

Geological Hazards Impacts

Potentially significant, mitigable impacts associated with seismic and soils-related hazards are expected to be similar or reduced as compared to the project evaluated in the Certified Final EIR due to the reduced grading quantities associated with the revised project as explained above under Air Quality Impacts. No new significant impacts would occur. Identified mitigation measures would continue to apply as conditions of approval to the revised project.

Hazardous Materials Impacts

Potentially significant, mitigable hazards associated with the release of asbestos fibers, lead dust, mercury and PCBs during the demolition of the existing buildings located on the project site are expected to be similar to those evaluated in the Certified Final EIR as the demolition of the existing buildings would occur regardless of which project is developed. No new significant impacts would occur. Identified mitigation measures would continue to apply as conditions of approval to the revised project.

Diesel Fuel Soil Contamination Impacts

Potentially significant, mitigable impacts associated with the exposure of on-site soils contaminated with diesel fuel that could occur during grading and construction activities are expected to be similar or reduced as compared to the project evaluated in the Certified Final EIR as the grading quantities are expected to be less than those of the project evaluated in the Certified Final EIR as explained above under Air Quality Impacts. No new significant impacts would occur. Identified mitigation measures would continue to apply as conditions of approval to the revised project.

Ground Vibration and Truck Traffic Noise Impacts

Potentially significant, mitigable noise impacts associated with ground vibration and truck traffic during construction activities are expected to be similar or reduced as compared to the project evaluated in the Certified Final EIR due to reduced grading quantities as explained above under Air Quality Impacts and the balance of such earthwork on site which in turn will result in a reduced number of truck trips. No new significant impacts would occur. Identified mitigation measures would continue to apply as conditions of approval to the revised project.

Construction-Related Solid Waste Impacts

Potentially significant, mitigable construction-related solid waste impacts associated with the generation of a substantial amount of construction/demolition waste are expected to be similar or reduced as compared to the project evaluated in the Certified Final EIR due to the reduced grading quantities proposed by the revised project as explained above under Air Quality Impacts. No new significant impacts would occur. Identified mitigation measures would continue to apply as conditions of approval to the revised project.

Access and Circulation Impacts

Potentially significant, mitigable access and circulation impacts associated with the use of tandem parking in Garage No. 3 are expected to be similar to those evaluated in the Certified Final EIR, as the revised project does not propose changes to parking facilities. No new significant impacts would occur. Identified mitigation measures would continue to apply as conditions of approval to the revised project.

Bicycle Parking Impacts

Potentially significant, mitigable impacts associated with inadequate bicycle parking facilities are expected to be similar to the project evaluated in the Certified Final EIR, as the revised project does not propose changes to bicycle parking. No new significant impacts would occur. Identified mitigation measures would continue to apply as conditions of approval to the revised project.

Construction Employee Parking and Materials/Equipment Storage Impacts

Potentially significant, mitigable parking impacts associated with construction employee parking and the storage of building materials and equipment are expected to be similar to the project evaluated in the Certified Final EIR, as the revised project does not propose changes to employee parking and materials/equipment storage. No new significant impacts would occur. Identified mitigation measures would continue to apply as conditions of approval to the revised project.

Long- and Short-Term Construction Related Water Quality Impacts. Potentially significant, mitigable water quality impacts related to demolition, grading and construction activities resulting in increased erosion, sedimentation and the release of substances are expected to be similar or reduced as compared to the project evaluated in the Certified Final EIR as the amount of grading quantities are proposed to be reduced by the revised project as explained above under Air Quality Impacts. No new significant impacts would occur. Identified mitigation measures would continue to apply as conditions of approval to the revised project.

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 do not involve new significant impacts or a substantial increase in the severity of previously identified impacts.

This Addendum identifies the current project changes and minor changes to project impacts. With implementation of applicable mitigation measures identified in the Certified Final EIR, the project would result in significant (Class I) impacts associated with short-term construction noise and cumulative traffic, and potentially significant (Class II) impacts would be reduced to less than significant levels in the areas of air quality, biological resources, archeological resources, historic resources, geological hazards, hazardous materials, diesel fuel soil contamination, ground vibration and truck traffic noise, construction-related solid waste, access and circulation, bicycle parking, construction employee parking and material/equipment storage, long and short-term construction-related water quality.

This addendum together with the Santa Barbara Cottage Hospital Foundation Workforce Housing Project Certified Final EIR constitutes adequate environmental documentation in compliance with CEQA for the current project.

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