



City of Santa Barbara California

JOINT PLANNING COMMISSION AND PARK AND RECREATION COMMISSION STAFF REPORT

REPORT DATE: November 5, 2009
AGENDA DATE: November 12, 2009
PROJECT ADDRESS: 1298 Las Positas Road (MST2006-00509)
 Elings Park Phase III Improvement Plan Project
TO: Planning Commission
 Park and Recreation Commission
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner *DK*
 Allison De Busk, Project Planner *AD*

I. SUBJECT

Environmental hearing to receive public comment on the Draft Environmental Impact Report (EIR) for the Elings Park Phase III Improvement Plan Project. Written comments on the Draft EIR will be accepted through November 18, 2009. No action on the Draft EIR or project permit requests will be taken at this hearing.

II. PROJECT DESCRIPTION

The Elings Park Phase III Improvement Plan project would provide a variety of park-related facilities in three general areas of the park property: Elings Park North – Lower Plateau, Elings Park North – Upper Plateau, and Elings Park South.

Elings Park North – Lower Plateau

- Community Activity Center (13,170 square feet)
- Lighted Multi-Use Playing Fields
- Lighted Multi-Sport Arena Field
- Public pedestrian access and accessibility improvements
- Family Activity Zone
- Picnic areas
- Park Services Building (1,250 square feet)
- New and reconfigured parking spaces (203 spaces)
- Entry kiosk
- Restrooms
- Reconfiguration of approximately 22 un-striped parallel parking spaces along the north side of Jerry Harwin Parkway to 33 perpendicular spaces.

- Replacement lighting along Jerry Harwin Parkway
- Landscaping
- Landfill cover and building protection systems

Elings Park North – Upper Plateau

- 2.5-acre Dog Walk area
- Batting Cages
- Hillside Amphitheater
- Public Pedestrian Access
- New lighting for the two existing soccer fields
- Replacement lighting for the three existing softball fields
- Replacement lighting along Jerry Harwin Parkway

Elings Park South

- Bicycle Motocross (BMX) Track with night lighting
- Park office building and restrooms (1,350 square feet)
- Disc Golf Course
- Picnic areas
- Trail, public pedestrian access and accessibility improvements
- Paved parking spaces (25 spaces)
- Overflow parking area (approximately 100 spaces)
- Landscaping

Special events that could draw 1,000 visitors or more are proposed to occur a maximum of 12 times per year, and would typically be held on Elings Park North.

The project also includes an estimated 128,200 cubic yards of cut and 132,300 cubic yards of fill for construction. Approximately 4,100 total cubic yards of fill material would be imported to the Elings Park North and South project sites. It is estimated that construction of the entire project will take approximately 24 months to complete.

In addition to the project components listed above, the Elings Park Phase III Improvement Plan project includes several off-site project elements, including:

- An upgraded Metropolitan Transit District (MTD) bus stop located along Las Positas Road, southwest of the intersection of Jerry Harwin Parkway and Las Positas Road.
- Six-inch sewer and six-inch water line connections to existing service lines located in the Cliff Drive right-of-way to serve proposed Elings Park South facilities.

The proposed project development would require the following discretionary approvals:

Actions requiring a recommendation by the Planning Commission and Park and Recreation Commission to the City Council, and subsequent approval by the City Council:

1. General Plan Amendment to change the land use designation of APN 047-010-034 and -049 (Elings Park North and South) from Open Space and Community Park to Open Space and Regional Park (SBMC Chapter 28.07);
2. Zoning Map Amendment to rezone APN 047-010-034 (Elings Park North) from A-1 (One Family Residential) Zone to PR (Park and Recreation) - Regional Park Zone (SBMC, Chapter 28.92);
3. Zoning Map Amendment to rezone APN 047-010-049 (Elings Park South) from PR (Park and Recreation) - Undeveloped Parkland Zone to PR - Regional Park Zone (SBMC, Chapter 28.92); and
4. Community Priority Designation (Final) of 12,190 square feet from the Community Priority Category (SBMC § 28.87.300).

Actions by the Park and Recreation Commission:

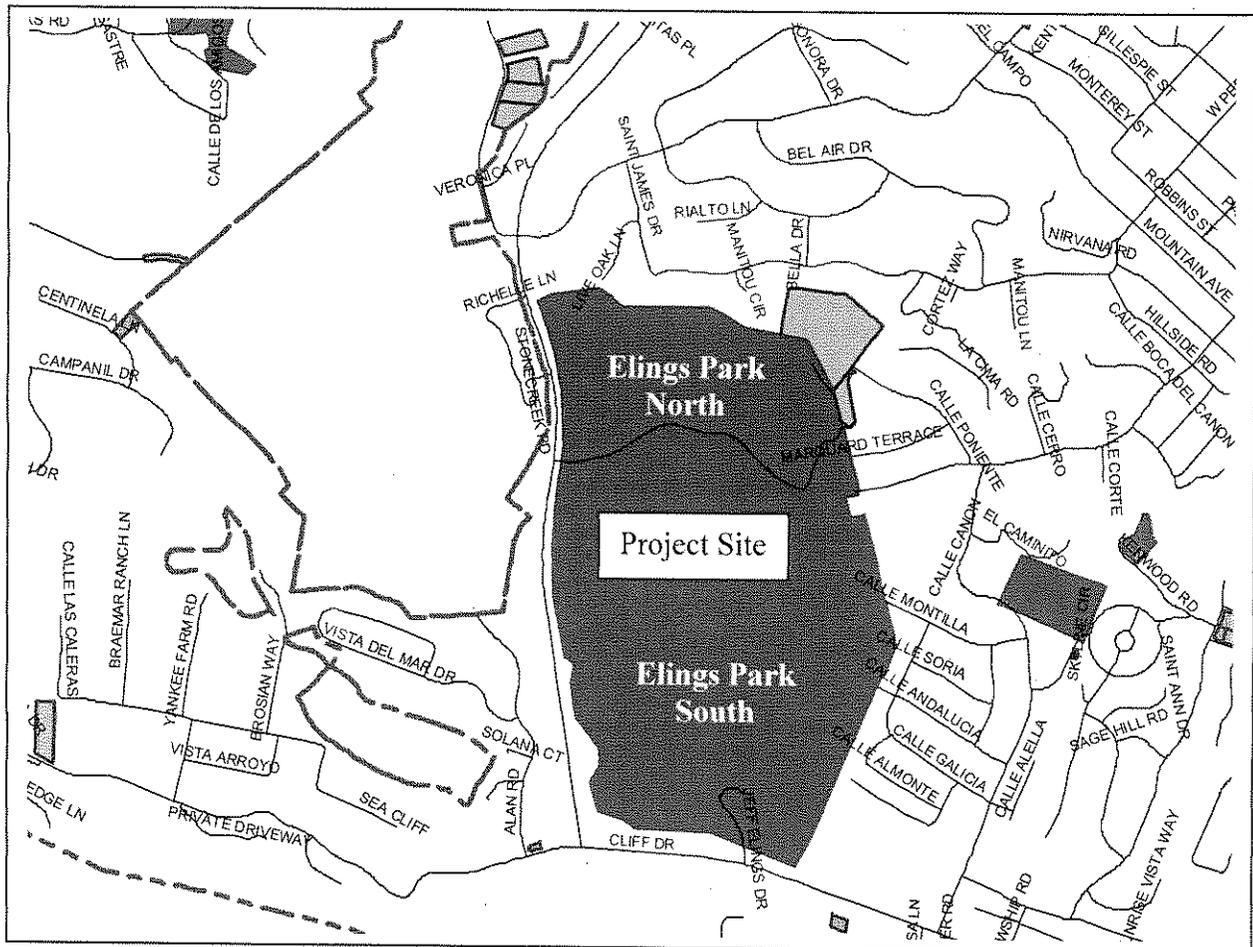
5. Approval of the proposed development, including a new community building, new fields, new parking areas, lighting, restrooms, etc. on APNs 047-010-034 and -049 (SBMC §28.37.010.B).

Actions by the Planning Commission, contingent upon recommendation of the actions listed above:

6. A Development Plan to allow the construction of approximately 14,803 net square feet of nonresidential square footage on APN 047-010-034 (Elings Park North) (SBMC §28.87.300);
7. A Development Plan to allow the construction of approximately 1,306 net square feet of nonresidential square footage on APN 047-010-049 (Elings Park South) (SBMC §28.87.300);
8. A Transfer of Existing Development Rights (TEDR) to allow the transfer of approximately 1,200 square feet of non-residential square footage (small addition) from APN 047-010-049 (Elings Park South) to APN 047-010-034 (Elings Park North) (SBMC §28.95.030) ;
9. A Conditional Use Permit for outdoor performance areas (Hillside Amphitheater) involving structures such as bandshells or amphitheaters (SBMC §28.94.030.EE);
10. Approval of the proposed new community building and new fields and arena on APNs 047-010-034 (SBMC §28.37.010.C); and
11. A Coastal Development Permit for minor improvements located in the Cliff Drive right-of-way (Appealable jurisdiction of the Coastal Zone) (SBMC §28.44.060).

III. RECOMMENDATION

Receive a Staff presentation outlining the environmental and public review process, and summarizing the Draft EIR analysis, and hold a public hearing to receive public, agency, Park and Recreation Commission and Planning Commission comments on the Draft EIR.



Vicinity Map – 1298 Las Positas Road

IV. ENVIRONMENTAL REVIEW

Environmental review of the project is being conducted pursuant to the California Environmental Quality Act (CEQA). An Initial Study was prepared to analyze the potential environmental impacts of the proposed project. Potentially significant, mitigable environmental effects of the project identified in the Initial Study included impacts related to cultural resources, geophysical conditions and public services (solid waste disposal). The Initial Study included measures to mitigate these potentially significant impacts to a less than significant level. The Initial Study also determined that the project may have potentially significant impacts associated with aesthetics, air quality, biology, hazards, noise, transportation/circulation and water resources. Therefore, the project required preparation of an EIR. On June 5, 2008, the Planning Commission held an environmental scoping hearing to consider the Initial Study and to identify any additional issues that may need to be analyzed in the EIR. Based on the direction provided in the Initial Study, and the comments received at the scoping hearing and during the public scoping period, a consultant was hired to prepare the project's EIR.

The Draft EIR for this project is currently available for review and comment. It examines the impacts that may be associated with the project in the areas of aesthetics, air quality, biology, hazards, noise, transportation/circulation and water resources. The Draft EIR identifies mitigation measures to reduce potentially significant impacts (Class II impacts) related to aesthetics, air quality, biology, hazards, noise, transportation/circulation (short-term traffic) and water resources to a less than significant level. The Draft EIR identifies significant and unavoidable environmental impacts (Class I impacts) related to transportation/circulation (long-term traffic) associated with the project.

Class I traffic impacts would occur at the following intersections under the following scenarios:

Project-Specific

- Las Positas Road at US-101 Southbound Ramps
- Las Positas Road at Cliff Drive

Cumulative

- US-101 Northbound Ramp at Calle Real
- Las Positas Road at Calle Real
- Las Positas Road at US-101 Southbound Ramps
- Las Positas Road at Modoc Road
- Las Positas Road at Jerry Harwin Parkway
- Las Positas Road at Cliff Drive

The project would also result in Class I traffic impacts associated with large special events at the following intersections:

Project-Specific

- Las Positas Road at US-101 Southbound Ramps
- Las Positas Road at Jerry Harwin Parkway
- Las Positas Road at Cliff Drive

Cumulative

- US-101 Northbound Ramp at Calle Real
- Las Positas Road at Calle Real
- Las Positas Road at US-101 Southbound Ramps
- Las Positas Road at Modoc Road
- Las Positas Road at Jerry Harwin Parkway
- Las Positas Road at Cliff Drive

The EIR notes that the traffic impacts associated with special events would only occur several times a year for a few hours at a time.

The Draft EIR evaluates several alternatives to the proposed project to determine whether the project's adverse impacts can be further reduced or avoided, while substantially meeting the project objectives. The following alternatives are discussed in the Draft EIR:

- No Project Alternative
- Eliminate the Community Activity Center Alternative
- Reduced Traffic Impacts Alternative
- Project Redesign Alternative

These alternatives, which vary in terms of feasibility and their ability to meet project objectives, are discussed in Section 8.0 of the Draft EIR.

Public Review Process

The public review period began on Monday, October 5, 2009. **Comments on the Draft EIR must be submitted by November 18, 2009 at 4:30 p.m.** Please send your comments to: City of Santa Barbara, Planning Division, Attn: Allison De Busk, Project Planner, P.O. Box 1990, Santa Barbara, CA 93102-1990, or send them electronically to adebusk@SantaBarbaraCA.gov. The purpose of the environmental hearing is to provide an opportunity to receive verbal comments from the public and Commissioners on the environmental analysis.

Following the end of the public comment period on the Draft EIR, staff will consider all written and public hearing comments, and will prepare a Final EIR, including written responses to comments, and any clarifications or revisions to the document or analysis, as needed. The proposed Final EIR will then be forwarded to the Planning Commission and the Commission will consider actions to certify the Final EIR. Action on the development project may or may not be taken at that time.

Exhibit A – Draft EIR Volumes I and II (previously distributed to the Planning Commission and Park and Recreation Commission, and available for review at the Community Development Department at 630 Garden Street, the Main Library at the corner of Anapamu and Anacapa Streets, and online at: http://www.santabarbaraca.gov/Resident/Environmental_Documents/Elings_Park/)

Elings Park Phase III Improvement Plan Project Draft EIR Volumes I and II

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