



City of Santa Barbara California

PLANNING COMMISSION STAFF REPORT

REPORT DATE: January 20, 2009
AGENDA DATE: January 29, 2009
PROJECT: *Plan Santa Barbara* General Plan Update EIR
TO: Planning Commission
FROM: Planning Division, (805) 564-5470
 John Ledbetter Principal Planner *JL*
 Barbara Shelton, Project Planner/ Environmental Analyst *BAS*

I. SUBJECT: ENVIRONMENTAL IMPACT REPORT (EIR) SCOPING HEARING

A public scoping hearing will be held to receive comment from agencies, the public, and Planning Commissioners on the scope of analysis for an Environmental Impact Report (EIR) to be prepared for the City's *Plan Santa Barbara* General Plan Update.

The attached notice describes the *Plan Santa Barbara* project to be evaluated by the EIR, and the EIR scope of analysis.

No action will be taken at this hearing on the environmental document or the *Plan Santa Barbara* project.

II. NOTICE OF PREPARATION/ NOTICE OF SCOPING AND PUBLIC COMMENT

The Notice of Preparation of an EIR/ Notice of Scoping is attached as Exhibit A. Public notice was provided through a newspaper ad, mailed notice, email notice, and web site notice.

The notice triggered a 30-day public comment period on the proposed EIR scope of analysis. Comments on the EIR scope of analysis are requested to be received no later than Friday, February 13, 2009, 4:30 p.m. at the City of Santa Barbara Planning Division, 630 Garden Street.

Mailing Address: City of Santa Barbara Planning Division, Attn: Barbara Shelton,
P.O. Box 1990, Santa Barbara, CA 93102-1990

Email Address: bshelton@santabarbaraca.gov

Web Site: www.YouPlanSB.org

Office Location: 630 Garden Street

Telephone: (805) 564-5470

Fax: (805) 897-1904

III. PROJECT DESCRIPTION

In December 2008, City Council directed environmental review to proceed on a set of Draft Policy amendments that would provide the basis for updating the City General Plan. The initial General Plan update documents will include the overall General Plan Framework and Policy Update, Land Use Element/Map Update, Housing Element Update, and an Adaptive Management program.

The draft policies pertain to sustainability and living within our resources, land use and growth management; housing, circulation, historic resources and community design, environmental resource protection, public services and safety, and economy and fiscal health.

Exhibit A attachments 1 - Project Description Summary and 2 - Draft Land Use Element Map provide additional information. The full *Plan Santa Barbara* Draft Policy Preferences Report, City Council Direction (January 2009) is available at www.YouPlanSB.org, or at the Planning Division office (630 Garden Street).

IV. EIR SCOPE OF ANALYSIS

A Program EIR will be developed to evaluate effects on the environment that may occur as a result of future growth within the City over the next two decades to 2030 under the proposed *Plan Santa Barbara* Draft Policies. As a "Program" EIR, the analysis will be more general and citywide in nature than an EIR on an individual development project, in accordance with California Environmental Quality Act (CEQA) Guidelines. An EIR is an informational document that is intended to allow the public and decision-makers to consider potential environmental impacts and any measures to avoid or lessen significant effects, prior to actions to adopt *Plan Santa Barbara* policy amendments.

The *Plan Santa Barbara* EIR will have a full scope of analysis, including the following components.

- **Existing Conditions.** Current environmental setting and infrastructure will be identified.
- **Environmental Effects.** The EIR will identify estimated future environmental effects associated with additional growth and development activity to the year 2030 under *Plan Santa Barbara* Draft Policies. Impacts citywide or to areas within the City will be examined, as well as cumulative impacts in conjunction with future development in the larger region.

EIR impact analysis topics will include:

Air Quality

(e.g., ozone precursors; particulates; odors)

Biological Resources

(e.g., loss or damage to protected wildlife and plant species, habitats, native specimen trees)

Geology

(e.g., topographic changes/hillside development; earthquake-related hazards – fault rupture, ground shaking, liquefaction, tsunami/seiche/dam inundation, geologic or soil instability – landslides, subsidence, expansive soils, erosion)

Hazards

(e.g., wildfire, safety hazards, hazardous materials)

Heritage Resources

(e.g., loss or damage to archaeological resources or human remains, historical sites and structures, paleontological resources, ethnic or religious resources);

Hydrology and Water Quality

(e.g., water resources, drainage, flooding, water quality)

Noise

(e.g., noise effects on existing and sensitive land uses from transportation and point sources)

Public Facilities

(e.g., water, wastewater, solid waste, utilities)

Public Services

(e.g., police, fire protection, parks, schools)

Transportation

(e.g., circulation, traffic, parking)

Energy

(e.g., energy use and conservation)

Global Climate Change

(e.g., temperature/weather, air quality, fire hazard, sea level/ocean quality)

Growth-Inducing Effects

(e.g., housing, population, employment, and land use)

Socioeconomic Issues

(e.g., demographics/ community diversity; income/ minority populations/ environmental justice; local and regional Economy)

- **Mitigation Measures.** The EIR will identify measures that could feasibly lessen significant environmental impacts, such as land use/growth policy changes, City programs, and standard mitigation measures to apply to individual future developments. Mitigation monitoring will be identified through the General Plan monitoring of community indicators as part of the proposed adaptive management process for the General Plan.
- **Policy Consistency.** Potential consistency or inconsistency between the *Plan Santa Barbara* Draft Policies and existing regional and local plans adopted to protect the environment.
- **Alternatives to the Project.** The EIR will provide a comparative impact evaluation for a range of alternative future growth scenarios and policy options considered in the *Plan Santa Barbara* process. These will cover a non-residential growth range of 1-2.5 million square feet and residential growth range of approximately 2,000 to 5,000 additional residential units over the planning period to the year 2030. Three million square feet nonresidential and 8,000 residential units will also be evaluated to the year 2050. A framework for the Alternatives analysis is provided here and may be refined as the EIR analysis proceeds.

“No Project” Alternative will be a baseline analysis that evaluates the impacts of future growth if current policies continued and the Draft *PlanSB* Policies were not adopted

Alternative Policies 1 will evaluate a growth assumption and alternative policies to further limit growth.

Alternative Policies 2 will evaluate a growth scenario and policies to provide more affordable residential units.

Extended Range Alternative will evaluate impacts associated with continued growth under the *Plan Santa Barbara* Draft Policies to the year 2050.

Exhibit A Attachment 3 provides a more detailed Outline of EIR and Alternatives.

V. ENVIRONMENTAL REVIEW PROCESS – NEXT STEPS

Following the end of this 30-day EIR public scoping period, staff will consider comments received, refine the EIR scope of analysis as necessary, and proceed with preparation of the Draft EIR.

The Draft EIR will receive a 45-day public review period, including a Planning Commission hearing to receive comments on the Draft EIR. Preparation of a Final EIR including written responses to public comments, will be forwarded to the Planning Commission for certification and to City Council for consideration prior to taking action on the Draft *Plan Santa Barbara* General Plan update.

Exhibit:

- A: Notice of Preparation/ Notice of Scoping for *Plan Santa Barbara* EIR**
 - Attachment 1 – Project Description Summary
 - Attachment 2 – Draft Land Use Element Map
 - Attachment 3 – Outline of EIR and Alternatives



City of Santa Barbara Planning Division

Notice of Program EIR Preparation and Notice of Environmental Scoping Hearing

Date: January 15, 2009

To: State Clearinghouse
City Clerk
Clerk of the Board
Interested Agencies and Persons

From: City of Santa Barbara Planning Division
P.O. Box 1990
Santa Barbara, CA 93102-1990
(805) 564-5470

The city of Santa Barbara will be the Lead Agency and will prepare a Program Environmental Impact Report (EIR) for the *Plan Santa Barbara* General Plan update. The City invites the views of agencies, groups, and individuals on the EIR scope of analysis within the 30-day public comment period.

Project Title: *Plan Santa Barbara General Plan Update – Draft Policy Amendments for General Plan Framework, Land Use Element, and Housing Element*
(Please see www.YouPlanSB.org for further information about Plan Santa Barbara.)

Project Location: Citywide policy document, City of Santa Barbara (County of Santa Barbara)

Public Comments: Written comments on the EIR scope of analysis are requested no later than **Friday, February 13, 2008, at 4:30 p.m.** Please send written comments to the attention of Barbara Shelton, Environmental Analyst, at the above address or to bshelton@SantaBarbaraCA.gov. Comments may also be delivered to the Planning Division at 630 Garden Street, or sent via fax to (805) 897-1904. Agencies and groups should include contact person name.

Public Scoping Hearing: An environmental scoping hearing to receive public comments on the proposed EIR scope of analysis will be held before the Planning Commission on **Thursday, January 29, 2009, 1:00 p.m.**, at City Council Chambers, Santa Barbara City Hall, De La Guerra Plaza, 735 Anacapa Street, Santa Barbara. *Please see *Scoping Hearing Notes at the end of this notice.*

Background *Plan Santa Barbara* is a multi-year planning process underway to update the City General Plan, including growth management and land use policies to govern development to the year 2030. This process was initially triggered because the City's existing voter-approved Charter provisions limiting non-residential growth (Measure E) sunset December 31, 2009. The General Plan Housing Element is also scheduled to be updated, including a reassessment of housing policies and build-out beyond 39,000 units (existing development and pending applications approximates 37,000 units at present). The City Council and community are also reassessing and updating other General Plan policies. Public outreach and Planning Commission consideration of draft updated policies has occurred over the past two years.

Project Description: In December 2008, City Council directed environmental review to proceed on a set of Draft Policy amendments that would provide the basis and directives for updating the City General Plan. The initial General Plan update documents will include the overall General Plan Framework and Policy Update, Land Use Element/Map Update, Housing Element Update, and an Adaptive Management component. The draft policies pertain to sustainability and living within our resources, circulation, historic resources and community design, environmental resource protection, public services and safety, and economy and fiscal health. A [Project Description Summary](#) and [Draft Land Use Element Map](#), as well as the full *Plan Santa Barbara* Draft Policy Preferences Report, City Council Direction (January 2009) are available at www.YouPlanSB.org, or at the Planning Division office (630 Garden Street).

EIR Scope of Analysis: A Program EIR will be developed to evaluate effects on the environment that may occur as a result of future growth within the City over the next two decades under the proposed *Plan Santa Barbara* Draft Policies. As a "Program" EIR, the analysis will be more general and citywide in nature than an EIR on an individual development project, in accordance with California Environmental Quality Act (CEQA) Guidelines. An EIR is an informational document that is intended to allow the public and decision-makers to consider potential environmental impacts and any measures to avoid or lessen significant effects, prior to actions to adopt *Plan Santa Barbara* policy amendments.

(EIR Scope of Analysis – continued)

The *Plan Santa Barbara* EIR will have a full scope of analysis, including the following components. A more detailed Outline of EIR and Alternatives is available at www.YouPlanSB.org or at the Planning Division office (630 Garden St.)

- **Existing Conditions.** Current environmental setting and infrastructure.
- **Environmental Effects.** Estimated future environmental effects associated with additional growth and development activity to the year 2030 under *Plan Santa Barbara* Draft Policies. Impacts citywide or to areas within the City, as well as cumulative impacts in conjunction with future development in the larger region will be examined.

EIR impact analysis topics will include air quality; biological resources; geology; hazards (wildfire, safety hazards, hazardous materials); heritage resources (archaeology, history); hydrology, flooding, and water quality; noise; open space and visual aesthetics, public facilities (water, wastewater, solid waste, utilities), public services (police, fire protection, parks, schools), transportation (circulation, traffic, parking); energy and climate change; growth-inducing effects (housing, population, employment, and land use); and socioeconomic issues (demographics, environmental justice, economy).
- **Mitigation Measures.** Identification of measures that could feasibly lessen significant environmental impacts, such as land use/growth policy changes, City programs, and standard mitigation measures to apply to individual future developments. Mitigation monitoring will be identified through the General Plan monitoring of community indicators as part of the proposed adaptive management process for the General Plan.
- **Policy Consistency.** Potential consistency or inconsistency between the *Plan Santa Barbara* Draft Policies and existing regional and local plans adopted to protect the environment.
- **Alternatives to the Project.** Comparative impact evaluation of a range of alternative future growth scenarios and policy options considered in the *Plan Santa Barbara* process. These will cover a non-residential growth range of 1-2.5 million square feet and residential growth range of approximately 2,000 to 5,000 additional residential units over the planning period to the year 2030. Three million square feet nonresidential and 8,000 residential units will also be evaluated to the year 2050. A framework for the Alternatives analysis is provided here and may be refined as the EIR analysis proceeds.

The “No Project” Alternative will be a baseline analysis that evaluates the impacts of future growth if current policies continued and the Draft *PlanSB* Policies were not adopted; Alternative Policies 1 will evaluate a growth assumption and alternative policies to further limit growth; Alternative Policies 2 will evaluate a growth scenario and policies to provide more affordable residential units; and the Extended Range Alternative will evaluate impacts associated with continued growth under the *Plan Santa Barbara* Draft Policies to the year 2050.

EIR Process: Following this 30-day public EIR scoping period, a Draft EIR will be prepared and then released for 45-day public comment period, including a Planning Commission hearing to receive comments. A Final EIR will then be prepared, including written responses to comments on the Draft EIR. The City Planning Commission will consider the Final EIR for certification, and it will be forwarded to City Council for their consideration prior to taking action on the *Plan Santa Barbara* Draft Policy amendments.

***Scoping Hearing Notes:** The Planning Commission environmental scoping hearing will begin at 1:00 p.m., Thursday January 29, 2009 in City Council Chambers, Santa Barbara City Hall, De La Guerra Plaza, 735 Anacapa Street. Agenda and Staff Report: The Commission Meeting Agenda and Staff Report will be available on Monday, January 26, 2009 at 630 Garden Street, and will also be available online at www.YouPlanSB.org and at www.SantaBarbaraCa.gov/pc. This special meeting of the Planning Commission will be broadcast live and rebroadcast in its entirety on the following Friday at 6:00 p.m. and again on the following Sunday at 9:00 a.m. on Channel 18. Americans With Disabilities Act: If you need special assistance to participate in this meeting, please contact the Planning Commission Secretary at (805) 564-5470. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements.

Signature: 
Barbara Shelton, Project Planner/Environmental Analyst

ATTACHMENT 1

Plan Santa Barbara EIR PROJECT DESCRIPTION SUMMARY

Project Description Overview

Plan Santa Barbara would update policies of the City's General Plan to govern growth and development through the year 2030. The central goal of *Plan Santa Barbara* is "Living Within Our Resources", a reaffirmation of the City's commitment to sustainable development and continued focus on protection of City resources, quality of life, and sense of place. The *Plan Santa Barbara* policies would encourage desired types of redevelopment and in-fill development at preferred locations through a series of policy incentives and disincentives that would occur largely under the framework of existing land use and zoning designations. The policies would refine or amend existing City land use and growth control tools such as "Measure E" nonresidential growth limitations, variable density provisions (including unit size limitations), and location and permit requirements for second units. Many existing policies and land use designations within the General Plan would also remain.

The policies of *Plan Santa Barbara* focus on increasing affordable housing, broadening transportation and mobility options, maintaining social and economic diversity, measured improvements to the job-housing balance, addressing global climate change and energy efficiency, historic and community design, resource protection and management, and planning for infrastructure. Adaptive management policies would direct ongoing reassessment of performance and refinement of tools as needed to achieve overarching goals during the planning horizon. Estimated growth projected over the next 20 years under *Plan Santa Barbara* policies is anticipated to include increases of up to 2,000,000 square feet of non-residential (primarily commercial) development, and up to 2,800 additional residential units comprised largely of multiple-family units such as townhomes, condominiums, and apartments.

Project Location and Planning Areas

The city of Santa Barbara is located on the South Coast of Santa Barbara County in the State of California, approximately 30 miles north of the City of Ventura and 75 miles south of the City of Santa Maria. The City is surrounded by the Pacific Ocean to the south, unincorporated County land to the east and west, and both unincorporated areas and Los Padres National Forest to the north. The City extends from the Pacific Ocean generally 3-5 miles northward into the foothills of the Santa Ynez Mountains. The City's eastern boundary includes the Coast Village Road commercial corridor adjacent to the community of Montecito and extends westward for approximately 5 miles to Hope Ranch and the Goleta Valley. The City also includes the 970-acre Santa Barbara Municipal Airport located in the Goleta area, approximately 8 miles west of the City proper.

The city of Santa Barbara is comprised of approximately 12,858 acres with an estimated population of 90,473 residents. The City is largely developed, with approximately 96 percent of private land already built. Remaining vacant land consists of scattered smaller parcels throughout the City, with larger vacant properties within the City and its sphere of influence (SOI) concentrated in the foothills, Las Positas Valley, and the North La Cumbre area (City of Santa Barbara 2005a). Many of these vacant properties are constrained due to steep slopes, sensitive habitat, limited access or other site challenges. However, hundreds of underdeveloped parcels remain throughout the City, including older underutilized often single story commercial or industrial buildings, larger public and private parking lots or single family homes located on larger parcels which are planned for commercial or multiple-family uses. To a large extent, these underdeveloped parcels would be the focus of future development anticipated to occur under *Plan Santa Barbara*.

Outline of *Plan Santa Barbara* Draft Policy Preferences Report (Jan 2009)

[Please see full report for text of the Draft goals, objectives, and policies at www.YouPlanSB.org.]

Introduction

History, Trends, and Policy Drivers

Sustainability Framework

Sustainability Definition

Sustainability Principles for Equity, Environment, and Economy

Adaptive Management Program

Land Use and Growth Management Element

Goals and Objectives: Balanced growth within context of available resources. Neighborhoods exhibit sense of place, and improved connectivity, and access to daily necessities, transit, services, and open space.

Growth Management Policies: LG1-Prioritize use of resources for affordable housing. LG2-Limit non-residential growth to 1.5 million SF plus additional SF for minor additions, demolition/replacement, and annexations, with resource monitoring and adaptive management. LG3-Future residential growth balances living within resources and meeting Housing Element goals for more affordable housing; with resource monitoring and adaptive management; LG4-New residential growth encouraged to locate within Mobility Oriented Development Area (MODA). LG5-Limit new residential development in High Fire Hazard Areas. LG6-Regional Transfer of Development Rights. LG7-Disposition of Existing Non-Residential Square Footage if not Rebuilt. LG8-Annexations Involving New Development.

Land Use Policies: LG9-Mobility-Oriented Development Area (MODA); LG10-Community Benefit Non-Residential Land Uses; LG11-Community Benefit Residential Land Uses ; LG12-Manufacturing Uses; LG13-Live-Work Land Use Category; LG14-Regional Land Use Blueprint

Neighborhood Policy: LG15-Sustainable Neighborhood Plans

Parks, Recreation, Trails, and Open Space Policies: LG16-Park and Open Space Standards and Planning. LG17-Park, Recreation, and Open Space Acquisition and Maintenance Funding. LG18-Community Gardens on Vacant Land.

Scenic Highway Policy: LG19-Scenic Highways

Economy and Fiscal Health Element

Goals and Objectives: Strong economy with diversity of business sizes and types providing stable long-term revenue base necessary to support essential services, community enhancements, and job opportunities. Enhance educational opportunities for local residents/local employment; encourage "green" businesses. Commerce intertwined with transportation, natural resources, housing. Regional cooperation.

Local Economy Policies: EF1-Integral Parts of Economic Development. EF2-Environmental Effects of Commercial Growth. EF3 Economic Development Plan and Special Studies. EF4 Jobs/Housing B Livable Wages. EF10-Infrastructure Improvements. EF11-Technology. EF12-Re-Use of Commercial Space. EF13-Partnerships. EF14-Local Needs. EF15-Protect Industrial Zoned Areas. EF16-Target Education for Local Needs. EF17 Connect College Students and Employers. EF18-Arts and Culture. EF19-Coordinate with SBCC. EF20-Child Care for Working Families.

Regional Economic Policies: EF21 Regional Economic Strategy. EF22 Coordinate with UCSB. EF23 Jobs within the Region for Local Residents. EF24 Connect Vocational Students and Employers.

Environmental Resources Element

Goals and Objectives: Protect/ wisely use natural resources, minimize hazards to people and property, reduce greenhouse gas contributions, reduce dependence on fossil fuel energy, use local renewable energy resources.

Climate Change Policies: ER1-Climate Change. ER2-Emergency Response Strategies and Climate Change. ER3- Comprehensive Climate Change Action Plan. ER4-Urban Heat Island Effect.

Energy Conservation Policies: ER5-Energy Efficient Buildings. ER6-Local Renewable Energy Resources. ER7-Obstacles for Small Wind Generators. ER8-Facilitate Renewable Energy Technologies. ER9-Solar Energy. ER10-Incentives for Alternative/Advanced Fuel Infrastructure. ER11-Locally-Harvested Renewable Materials.

Air Quality Policies: ER12-Highway 101 Set-Back. ER13-Interior Air Quality. ER14-Low-Emission Vehicles and Equipment. ER15-Marine Shipping Emissions. ER16-Development Mitigation.

Biological Resources Policies: ER17-Native and Other Trees and Landscaping. ER18-Urban Tree Protection and Enhancement. ER19-Protection of Wildlife and Native Vegetation. ER20-Integrated Pest Management Program. ER21-Multi-Use Plan for Coast. ER22-Native Species Habitat Planning. ER23-Trail Management.

Hydrology, Water Quality, and Flooding Policies: ER24-Creek Resources and Water Quality. ER25-Storm Water Management Guidelines. ER26-Creek Setback and Restoration. ER27-Creekside Development Guidelines. ER28-Master Drainage Plan. ER29-Wash-Down Policies. ER30-Floodplain Mapping Update.

Food and Agriculture Policies: ER31-Farmers Markets. ER32-Gardener Education. ER33-Food Scrap Recovery and Composting Program. ER34-Public and Private Food Gardens. ER35-Food Gardens for Schools. ER36-Regional Agriculture.

Noise Policies: ER37 -New Noise Guidelines for Non-Residential Zones. ER38-Construction Noise

Aesthetics and Visual Resources Policies: ER39-Public Views. ER40-Scenic View Protection. ER41-Visual Resources Protection.

Historic Resources and Community Design Element

Goals and Objectives: Retain and enhance historic and visual character,, opportunities for social interaction, and public health, through protection of historic and architectural resources; appropriately sized and scaled buildings, walkable town, well-located open space, abundant, sustainable landscaping, and increased public awareness.

Historic and Cultural Resources Policies: CH1-Adaptive Reuse. CH2-Increase Historical Resource Appreciation. CH3-Loan Program. CH4-Development Review Adjoining Designated Historic Structures. CH5-Maintenance of Designated Historic Structures. CH6-Chumash Culture and Archaeological Resources.

Community Design Policies: CH7-Healthy Urban Environment. CH8-Commercial and Mixed-Use Development Standards and Guidelines. CH9-Commercial and Mixed-Use Building Size, Bulk, and Scale Requirements. CH10-Building Height Limits in Downtown, DT Residential Buffer Areas, and Next to Historic Structures. CH11-Multi-Family Residential Design Guidelines and Standards. CH12-Set-Back Guidelines in Commercial Zones. CH13-Set-Back Landscaping in Commercial Zones. CH14-Commercial Neighborhood Compatibility. CH15-Form-Based Codes.

Housing Element

Goals and Objectives: Provide range of housing options to retain local workforce and socially, economically, ethnically diverse population. Locate new housing within MODA or neighborhood centers for good access.

Housing Policies: H1-In-Fill and Opportunity Sites. H2-Market Rate Residential. H3-Average Multi-Family Residential Unit Size. H4-Unit Size and Density. H5-Incentives for Affordable-By-Design Units. H6-Promote Affordable and Workforce Housing Production. H7-Regional Employee Housing. H8-Educational Institutions. H9-Inclusionary Affordable Housing Amendments. H10-Density Incentive for Sustainable Resource Use. H11-Mixed-Use Housing at Shopping Centers. H12-Rental Incentives. H13-Residential Density Standards. H14-Second Unit Incentives. H15-Preserve Existing Affordable Housing. H16-Property Tax Transfer. H17-Redevelopment Funding for Affordable Housing.

Circulation Element

Goals and Objectives: Create more multi-modal transportation system connecting people, places, goods, and services. Provide choice of transportation modes to promote economic vitality, social equity, healthy community, reduced congestion. Provide integrated street network that serves all transportation modes.

Circulation Policies: C1-Reduce Transportation Energy Use and Increase Alternative Transportation Infrastructure & Facilities. C2-Pedestrian Crossings. C3-Bike Lanes. C4-Personal Transportation. C5-Optimize Capacity. C6-Regional Commuter Transit. C7-Intermodal Connections. C8-Excess Motor Vehicle Capacity. C9-Car-Free Zones. C10-Vehicle Speeds. C11-Bus Pull-Out Right-of-Way.

Parking Policies: C13-Appropriate Parking. C14-Downtown Parking Requirements. C15-Parking Districts. C16-Parking Maximums. C17-Residential Parking Program. C18-Residential Parking Requirements with the MODA. C19-Residential Off-Site Parking. C20-Bicycle Parking and Other Needs.

Development Policies: C21-Accessibility. C22-Trip Generation Rates.

Public Services and Safety Element

Goals and Objectives: Plan, site, upgrade, and maintain infrastructure and services to meet present and future needs efficiently, economically, and sustainably. Emphasize emergency preparedness in land use planning.

Water and Sewer Policies: PS1-Long-Range Water Supply Plan. PS2-Water Conservation Program. PS3-Recycled Water. PS4-Groundwater Banking. PS5-On-Site Storage and Reuse. PS6-Agricultural Water Marketing Agreements. PS7-Gibraltar and Cachuma Reservoirs.

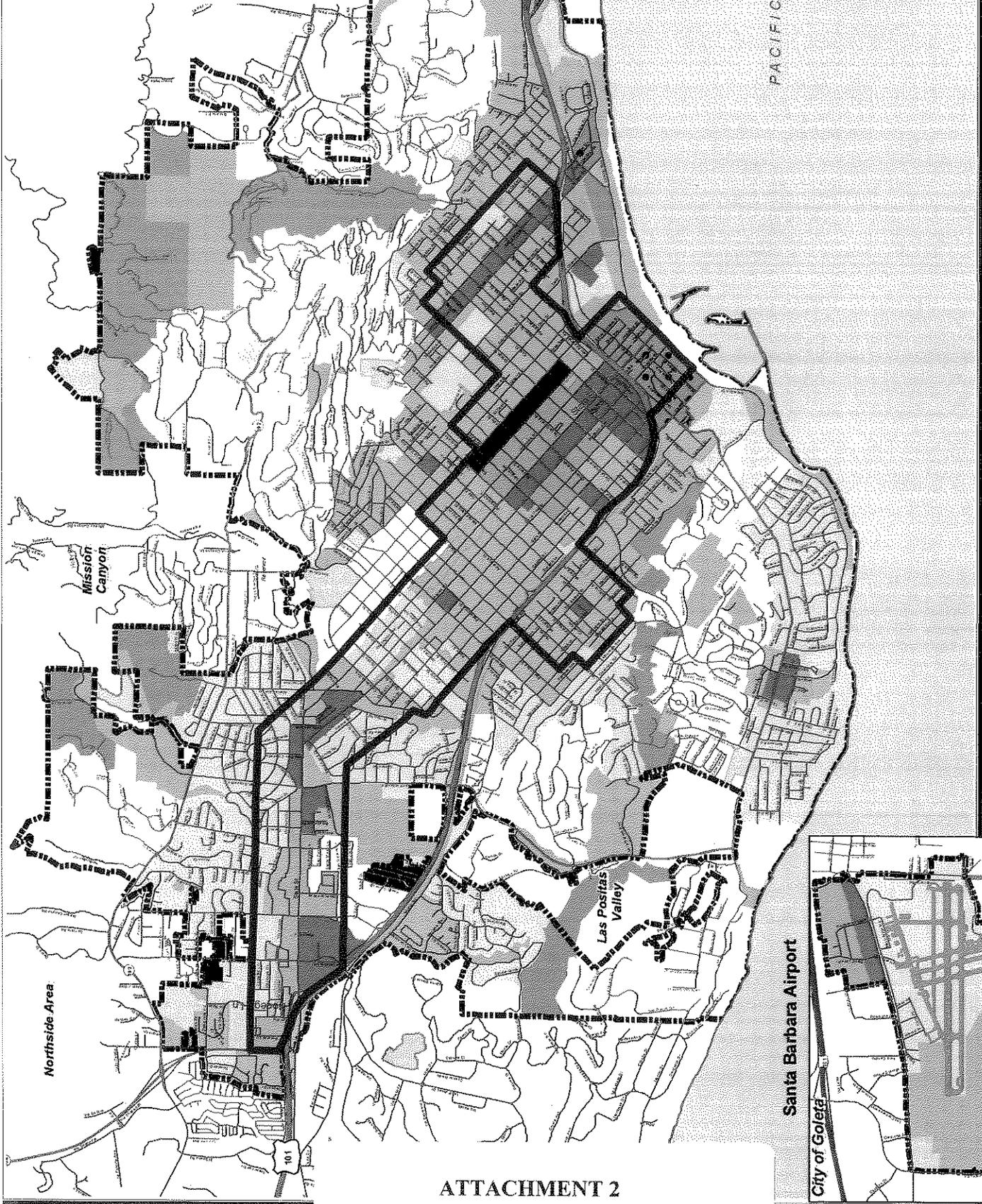
Waste Management Recycling and Disposal Policies: PS8-Solid Waste Management Programs. PS9-Construction/Demolition Materials Reuse and Recycling. PS10-Local Recycled Materials. PS11-Design and Space Requirements for Waste Management for Private Development.

Emergency Preparedness: PS12-Emergency Workforce. PS13-Consideration for Disabled Persons in Emergency Planning.

Mobility Oriented Development Area (MODA)

General Plan Land Uses

- Beach
- General Commerce
- Offices and major public institutions
- Hotel and related commerce
- Hotel and residential
- Offices and residential
- Industrial
- Ocean oriented industrial
- Offices and commerce
- Commercial major public and institutional
- Major public and institutional
- Open space
- Major Hillside
- 1 unit per acre
- 12 units per acre
- 2 units per acre
- 3 units per acre
- 5 units per acre
- Mapping in progress



DRAFT
JANUARY 2009

City Limits 0 500 1,000 4,000 Feet
0 0.25 0.5 Miles

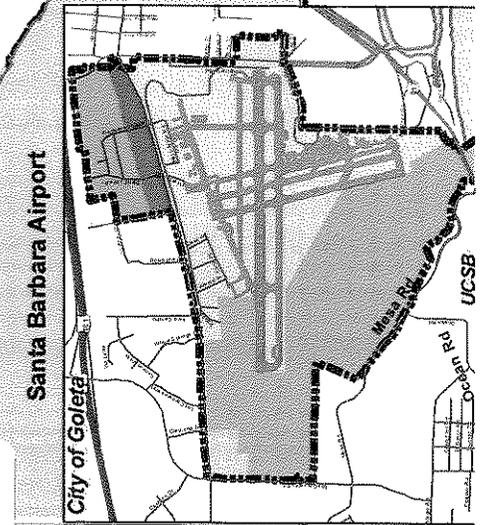
1:60,000
Map of Santa Barbara, California, 1995 (2001) Data
1 inch = 1,500 feet

ATTACHMENT 2

CITY OF SANTA BARBARA
DRAFT GENERAL PLAN LAND USE MAP

Map prepared by City of Santa Barbara Planning Division, January 2009

ATTACHMENT 2



ATTACHMENT 3

Plan Santa Barbara Environmental Impact Report EIR Table of Contents and Outline of Alternatives

EXECUTIVE SUMMARY

Introduction; *Plan Santa Barbara* Project Description; Summary of Environmental Setting, Impacts, Mitigation Measures, and Alternatives; Areas of Controversy and Issues to be Resolved; Public Participation, EIR Certification, and Project Approval Processes

INTRODUCTION, PROJECT DESCRIPTION, SETTING, METHODOLOGY

1.0 Introduction

EIR Purpose and Authority; Background; EIR Scope and Content; Lead, Responsible, and Trustee Agencies; EIR Public Review and Certification Process

2.0 Project Description

Project Objectives; Location and Planning Areas; *Plan Santa Barbara* Project Components; *Plan Santa Barbara* Approval Process

3.0 Environmental Setting and Existing Environmental Policies

Regional Setting; Physical Setting/ Overview of Baseline Conditions; Demographics (population, housing, employment, economic bases); Regional Environmental Plans and Policies; City Environmental Plans and Policies

4.0 Impact Analysis Methodologies

Overview of assumptions and methodologies for citywide and regional impact analysis

5.0 Summary Description of Alternatives to the Project to be Analyzed

Growth scenarios and policy sets associated with 'No Project' Alternative, Alternative Policies 1, Alternative Policies 2, and Extended Range Alternative

ENVIRONMENTAL CONDITIONS, IMPACTS, MITIGATION

Impact analysis to examine impacts citywide or to areas within the City, and cumulative impacts associated with future development in the larger region. Mitigation measures may potentially include proposed changes to Plan Santa Barbara growth scenario, land use designations, densities, or growth management policies; proposed new environmental policies, programs, or control measures to be incorporated into Plan Santa Barbara; and proposed standard project mitigation measures that may be applied to individual future development projects.

6.0 Air Quality

Existing Air Quality Conditions; Air Quality Plans and Regulations; Air Quality Impact Evaluation Guidelines; City Air Quality Impacts (e.g., ozone precursors; particulates; odors); Regional Air Quality Impacts; Alternatives Air Quality Impacts; Air Quality Mitigation; Residual Air Quality Impacts

7.0 Biological Resources

Existing Biological Resources; Biological Policies and Regulations; Biological Resources Impact Evaluation Guidelines; City Biological Resource Impacts (e.g., loss or damage to protected wildlife and plant species, habitats, native specimen trees); Regional Biological Resource Impacts; Alternatives Biological Resources Impacts; Biological Resources Mitigation; Residual Biological Resources Impacts

8.0 Geology

Existing Geologic Conditions; Geological Policies and Regulations; Geological Impact Evaluation Guidelines; City Geological Impacts (e.g., topographic changes/hillside development; earthquake-related hazards – fault rupture, ground shaking, liquefaction, tsunami/seiche/dam inundation, geologic or soil instability – landslides, subsidence, expansive soils, erosion); Regional Geological Impacts; Alternatives Geological Impacts; Geological Mitigation; Residual Geological Impacts

9.0 Hazards (Fire Hazard, Public Safety, Hazardous Materials)

Existing Hazards; Hazards Policies and Regulations; Hazards Impact Evaluation Guidelines; City Hazards Impacts (e.g., fire hazards; public safety – pipelines, industrial facilities, aircraft, rail; contaminated soils and groundwater; hazardous materials use, storage, transport, disposal); Regional Hazards Impacts; Alternatives Hazards Impacts; Hazards Mitigation; Residual Hazards Impacts

10.0 Heritage Resources (Archaeology, History)

Existing Heritage Resources; Heritage Resources Policies and Regulations; Heritage Resources Impact Evaluation Guidelines; City Heritage Resource Impacts (e.g., loss or damage to archaeological resources or human remains, historical sites and structures, paleontological resources, ethnic or religious resources); Regional Heritage Resource Impacts; Alternatives Heritage Resources Impacts; Heritage Resources Mitigation; Residual Heritage Resources Impacts

11.0 Hydrology and Water Quality

Existing Hydrology and Water Quality Conditions; Hydrology and Water Quality Policies and Regulations; Hydrology and Water Quality Impact Evaluation Guidelines; City Hydrology and Water Quality Impacts (e.g., water resources, drainage, flooding, water quality); Regional Hydrology and Water Quality Impacts; Alternatives Hydrology and Water Quality Impacts; Hydrology and Water Quality Mitigation; Residual Hydrology and Water Quality Impacts

12.0 Noise

Existing Noise Conditions; Noise Policies and Regulations; Noise Impact Evaluation Guidelines; City Noise Impacts (e.g., noise effects on existing and sensitive land uses from transportation and point sources); Regional Noise Impacts; Alternatives Noise Impacts; Noise Mitigation; Residual Noise Impacts

13.0 Open Space and Visual Aesthetics

Existing Open Space and Visual Resources; Open Space and Visual Resources Plans and Policies; Open Space and Visual Resources Impact Evaluation Guidelines; City Open Space and Visual Resources Impacts (e.g., loss of open space, scenic public view blockage, lighting); Regional Open Space and Visual Resources Impacts; Alternatives Open Space and Visual Resources Impacts; Open Space and Visual Resources Mitigation; Residual Open Space and Visual Resources Impacts

14.0 Public Facilities (Water Supply, Wastewater, Solid Waste, Utilities)

Existing Public Facilities; Public Facilities Plans and Policies; Public Facilities Impact Evaluation Guidelines; City Public Facilities Impacts (e.g., water supply, wastewater, solid waste, utilities); Regional Public Facilities Impacts; Alternatives Public Facilities Impacts; Public Facilities Mitigation; Residual Public Facilities Impacts

15.0 Public Services (Police, Fire Protection, Parks, Schools, Other)

Existing Public Services; Public Services Plans and Policies; Public Services Impact Evaluation Guidelines; City Public Services Impacts (e.g., police protection, fire protection, parks, schools, other County services); Regional Public Services Impacts; Alternatives Public Services Impacts; Public Services Mitigation; Residual Public Services Impacts

16.0 Transportation (Circulation, Vehicle Traffic, Parking)

Existing Transportation Facilities and Conditions; Transportation Plans and Policies; Transportation Impact Evaluation Guidelines; City Transportation Impacts (e.g, vehicle traffic; highways; roadway and intersection facilities – vehicles, pedestrian, bicycle, disabled access; emergency access and egress; transit; aircraft; parking); Regional Transportation Impacts; Alternatives Transportation Impacts; Transportation Mitigation; Residual Transportation Impacts

ADDITIONAL ENVIRONMENTAL ANALYSIS

17.0 Energy

Energy Use and Conservation

18.0 Global Climate Change

Temperature/Weather, Air Quality, Fire Hazard, Sea Level/Ocean Quality

19.0 Growth-Inducing Effects

Population, Housing, Employment, Land Use

20.0 Socio-Economic Issues

Demographics/ Community Diversity; Income/ Minority Populations/ Environmental Justice; Local and Regional Economy

21.0 Significant Irreversible Changes

22.0 Impacts Determined Not Significant

SUMMARY OF COMPARATIVE ALTERNATIVES ANALYSIS

23.0 Descriptions of Alternatives to the Project

24.0 Comparative Impact Analysis Chart

25.0 Environmentally Superior Alternative

MITIGATION MONITORING AND COMPLIANCE

26.0 Summary of Mitigation Measures and Monitoring Program

27.0 Sustainability/ Community Indicator Criteria

REFERENCES

28.0 Report Preparers

29.0 References

30.0 Acronyms Used

APPENDICES

Appendix A Notice of Preparation and Responses

Appendix B Public Comments and Responses

Appendix C Air Quality Etc.

LIST OF FIGURES (Include tables, maps, photos, etc)

ALTERNATIVES ANALYSIS: PRELIMINARY GROWTH AND POLICY ASSUMPTIONS

| Alternatives/ Summary of Policies | Non-Residential Growth Square Feet (SF) <i>Net Increase 2008-2030</i> | Residential Growth Dwelling Units (DU) <i>Net Increase 2008-2030</i> |
|--|--|--|
| <p><i>“No Project” Alternative</i></p> <p>Existing policies continue e.g., GP land use/zoning designations; nonresidential growth cap, allocation categories, and findings; demolition and rebuild existing nonresidential SF; pyramid range of uses in commercial and R-3/R-4 zones; building heights of 30, 45, and 60 feet in commercial zones; mixed use incentives; variable density; current R-2 density standards; State and City bonus density and inclusionary affordable housing provisions; current 2nd unit policies; current annexation policies; design stds.)</p> | <p>City 2,291,700 SF Sphere 178,202 SF Total 2,469,900 SF ~2.5 million SF</p> | <p>City 2,795 DU Sphere 403 DU Total 3,198 DU ~3,200 DU</p> |
| <p><i>Project</i></p> <p><i>Plan Santa Barbara</i> policies e.g., Limit nonresidential growth; focus development within transit-accessible areas; community benefit land uses; sustainable neighborhood plans; mixed use development standards and form-based codes to provide compatible building size, bulk and scale; setback, open space and landscaping standards; reduced unit size and amendments to variable density; 60-foot height limit with lower heights next to residential and historic structures; incentives for affordable and ‘affordable by design’ housing; 2nd unit incentives; rental housing incentives; reduced parking standards for transit accessible areas.</p> | <p>City 2,000,000 SF Sphere 178,202 SF Total 2,178,202 SF ~2.2 million SF</p> | <p>City 2,795 DU Sphere 403 DU Total 3,198 DU ~3,200 DU</p> |
| <p><i>Alternative Policies 1</i></p> <p>More growth limitation policies e.g., Lower building height limits to 40-45 feet; reduce nonresidential SF cap; added protection for historic districts and residential area density; increase setbacks, open space, landscaping requirements; retain 2nd unit restrictions; retain or increase parking standards.</p> | <p>City 1,000,000 SF Sphere 178,202 SF Total 1,178,202 SF ~1.2 million SF</p> | <p>City 2,000 DU Sphere 403 DU Total 2,403 DU ~2,400 DU</p> |
| <p><i>Alternative Policies 2</i></p> <p>More affordable housing policies e.g., Promote compact growth along transit corridors; increased affordable housing incentives; reduce unit sizes; retain or increase building heights; allow 2nd units in more areas; reduce parking standards; streamline housing permit processes.</p> | <p>City 1,000,000 SF Sphere 178,202 SF Total 1,178,202 SF ~1.2 million SF</p> | <p>City 4,400 DU Sphere 403 DU Total 4,803 DU ~4,800 DU</p> |
| <p><i>Extended Range Alternative</i></p> <p>Longer-range build-out to the year 2050 under <i>Plan Santa Barbara</i> policies)</p> | <p>City 3,000,000 SF Sphere 208,100 SF Total 3,208,100 SF ~3.2 million SF</p> | <p>City 8,000 DU Sphere 620 DU Total 8,620 DU ~8,600 DU</p> |