



# City of Santa Barbara California

## PLANNING COMMISSION STAFF REPORT

**REPORT DATE:** April 1, 2011  
**AGENDA DATE:** April 7, 2011  
**PROJECT ADDRESS:** Mission Canyon adjacent to and north of the City of Santa Barbara  
**TO:** Planning Commission  
**FROM:** Planning Division, (805) 564-5470  
 Danny Kato, Senior Planner *DK*  
 Michael Berman, Project Planner/Environmental Analyst

### I. SUBJECT

The purpose of the environmental hearing is to receive comments from the Planning Commission, interested agencies and the public on the adequacy and completeness of the Draft Environmental Impact Report (EIR) for the Mission Canyon Community Plan. Written comments on the Draft EIR, incorporating concerns raised by the Planning Commission will be prepared by city staff and submitted to the County prior to the close of the comment period on Wednesday April 27, 2011. **No action on the Draft EIR or project approval will be taken at this hearing.**

### II. PROJECT DESCRIPTION

Mission Canyon is located in an unincorporated portion of the county, directly to the north of the City of Santa Barbara, and is under the jurisdiction of Santa Barbara County. In the early 1980s, the the lower Mission Canyon area in the County needed sewer treatment service due to a septic waste discharge prohibition from the Regional Water Quality Control. Therefore, the City and County entered in the 1984 Joint Powers Agreement for Wastewater Collection, Treatment and Disposal in the Mission Canyon Area. The agreement specified that the City would provide wastewater treatment and disposal for all existing and future buildings requiring sewers in the Mission Canyon area and that the City as well as the County would need to approve any Specific Plan or any amendments to it related to the service. The Specific Plan provides policy guidance for development in the area.

The proposed Mission Canyon Community Plan (MCCP) would replace the existing Mission Canyon Specific Plan that was approved by the City and County 1984. The MCCP would guide development on the 1,120 acre project area that is largely developed with 1,014 residential units and some institutional uses on 1,140 parcels. The MCCP provides policies, development standards and actions to guide future buildout of the Plan Area using existing County Land Use densities and primary County Zone District designations that allow development of up to 157 new residential units, and for infrastructure improvements such as on-road trails and utility undergrounding. There are no land use designation and zoning classification changes proposed.

The proposed project would amend the County Comprehensive Plan by adopting text and maps of the Mission Canyon Community Plan. The project would amend the Santa Barbara County Zoning Map to incorporate the new MCCP Overlay zones, amend the County Land Use and Development Code to incorporate the new Outdoor Lighting Regulations, as well as implementing other actions from the Community Plan, and incorporate new development standards and actions for the Plan Area. New design guidelines for Mission Canyon would be adopted by Santa Barbara County.

In the future, the city may need to install water or sewer system improvements to accommodate development in the MCCP area. City approval of roadway improvements to improve circulation and provide better emergency ingress and egress to the MCCP area may be required.

### **III. REQUIRED APPLICATIONS**

There are currently no discretionary applications for this project that require Planning Commission consideration. The Planning Commission will provide recommendations to the City Council regarding the Community Plan to the City Council. The City Council would adopt a resolution approving the MCCP.

### **IV. 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, and Planning Commission comments on the Draft EIR.

### **V. 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.

The Initial Study determined that the project may have potentially significant impacts associated with Aesthetics/Visual Resources, Air Quality, Biological Resources, Cultural and Historic Resources, Energy, Fire Protection, Geologic Processes, Noise, Public Facilities, Transportation and Circulation, Water Resources, Flooding, Drainage and Water Supply. Therefore, the project required preparation of an EIR to address these issue areas.

The County circulated a Notice of Preparation of a Draft EIR in June 2009 with a comment period that closed on July 16, 2009. The County held a County Planning Commission public comments hearing on Tuesday, June 30, 2009.

The Draft EIR found significant unavoidable impacts in two sub-areas of Biology (i.e. special status plant communities and habitat, and cumulative impacts), Cultural Resources, Wildland Fire/Emergency egress and ingress, and Traffic and Circulation (Mission Canyon Road segments).

Significant mitigable impacts were identified in the areas of Visual Resources, Air Quality, Biology, Cultural Resources (cumulative), Fire Protection, Geology, Public Facilities, Transportation and Circulation (intersection of Mission Canyon Road and Mountain Drive), and Water Quality & Drainage.

Less than significant adverse impacts were identified in the areas of Aesthetics (cumulative), Operational Air Quality and Air Quality – Greenhouse Gas Emissions (cumulative), Geology (cumulative), Noise, Police, School and Park Services, and Water and Sewer Service. Replacement of the 1984 Specific Plan with the M CCP was identified as a beneficial measure for Aesthetics, Biological Resources, Cultural and Historic Resources, Energy, Fire, Geology and Water Resources.

In November 2008, the City and County entered into a Memorandum of Understanding for Joint Review of Environmental Documents to review and provide comments on the administrative draft Initial Study and any subsequent administrative draft document. In January and June 2009, City Staff provided comments on adequacy of the Administrative Draft Initial Study and the Initial Study was revised to address staff comments. In October 2010 and January 2011, City Staff provided comments on the adequacy of the Administrative Draft EIR and the Draft EIR has been revised to address staff comments.

The Draft EIR for this project is currently available for review and comment. The County will conduct its own public comment hearing and will receive comments, including those from the City during the comment period.

## **VI. PUBLIC REVIEW PROCESS**

The public review period for the Draft EIR began on Monday March 14, 2011. Comments on the Draft EIR must be submitted to the County by April 27, 2011 at 5:00 p.m. The purpose of this environmental hearing is to provide an opportunity to receive comments from the public and Commissioners on the environmental analysis so that City staff can forward City comments to the County. County staff will also be in attendance at the hearing to receive comment from the public and Commission. Staff may also assist in explaining Commissioner comments if necessary.

Following the end of the public comment period on the Draft EIR, county 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 needed. The proposed Final EIR will then be forwarded to the County Planning Commission for recommendation to the County Board of Supervisors, who will consider certifying the Final EIR and adopting the M CCP, Residential Design Guidelines and Zoning Ordinance amendments.

The proposed project is within the County's Jurisdiction. The County is the lead agency preparing the environmental document. The City is a responsible agency because the City Council will use the County Certified Final EIR for its environmental review of the proposed resolution for the City approval of the Mission Canyon Community Plan. Sewer line and water line extensions and water system improvements in the City may, in the future, need to be approved by the City. There are also proposals to improve intersections and roadways within the City and the Final EIR would provide environmental review for decisions to approve those improvements.

**Exhibit:** Draft Environmental Impact Report (previously distributed to the Planning Commission), and available for review at the Santa Barbara County, 123 E. Anapamu St., Santa Barbara, CA 93101, and at: [http://longrange.sbcountyplanning.org/planareas/mission\\_canyon/missioncanyon\\_eir.php](http://longrange.sbcountyplanning.org/planareas/mission_canyon/missioncanyon_eir.php)