



City of Santa Barbara California

CITY OF SANTA BARBARA PLANNING COMMISSION

RESOLUTION NO. 018-08

900-1100 LAS POSITAS ROAD (VERONICA MEADOWS)
CERTIFICATION OF FINAL ENVIRONMENTAL IMPACT REPORT
MAY 15, 2008

APPLICATION OF PEAK LAS POSITAS PARTNERS, 900-1100 BLOCK OF LAS POSITAS ROAD (VERONICA MEADOWS SPECIFIC PLAN); APNs: 047-010-011, 047-010-016, 047-010-056(A PORTION), 047-010-026; CURRENT COUNTY ZONING: 8-R-1 SINGLE-FAMILY RESIDENTIAL (8,000 SQ. FT. MIN. LOT SIZE), AND RR-20 RURAL RESIDENTIAL (20-ACRE MIN. LOT SIZE); CURRENT COUNTY COMPREHENSIVE PLAN DESIGNATION: RESIDENTIAL, 4.6 UNITS PER ACRE AND RESIDENTIAL RANCHETTE, ONE UNIT PER 20 ACRES ZONES, (MST99-00608)

The proposed project involves the annexation of approximately 50 acres to the City of Santa Barbara, located between Campanil Hill and Las Positas Road, and a 31-lot subdivision. Approximately 35.7 acres would be dedicated open space and 14.8 acres would be developed for residential uses, a public road, and public passive recreation and open space. Twenty-five (25) residential lots would be created, ranging in size from approximately 5,000 to 9,600 square feet. The remaining six lots would be comprised of common open space areas and public roads. Site access to all but three lots would be provided via a proposed concrete bridge over Arroyo Burro Creek that would intersect with Las Positas Road. A public loop road on the west side of the creek would serve 19 of the homes; a private drive would provide access to three home sites from the public loop road. The remaining three homes would be accessed from the end of Alan Road. A public pedestrian path is proposed along the western edge of the creek to provide access from the end of Alan Road to Las Positas Road.

The project includes a creek stabilization and restoration plan on both banks of Arroyo Burro Creek, for a length of approximately 1,800 feet, and would provide a 100-foot buffer between the proposed residences and the top of bank of Arroyo Burro Creek. A portion of the proposed public road and private driveway would be located within the 100-foot creek setback.

Cast-in-ground concrete caissons are proposed on-site to stabilize the hillside to the west. Geologic stabilization of the hill would result in approximately 61,500 cubic yards (cy) of cut and 61,500 cy of fill. Total estimated grading for the project improvements (building pads, roads, etc.) would be about 15,539 cy of cut and 11,232 cy of fill (not including soil recompaction); grading for the creek stabilization/restoration work would involve approximately 14,000 cy of cut.

A Final Environmental Impact Report (EIR) has been prepared and the Planning Commission will consider action to certify the Final EIR (including the Final Revised EIR) pursuant to the California Environmental Quality Act Guidelines Section 15091.

WHEREAS, the Planning Commission has held the required public hearing on the above application, and the Applicant was present.

WHEREAS, 4 people appeared to speak in favor of the application, and 4 people appeared to speak in opposition thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, May 7, 2008
2. Site Plans
3. Correspondence received in support of the project:
 - a. Jason and Jennifer Coltrin, via email
4. Correspondence received in opposition to the project:
 - a. Paula Westbury, Santa Barbara

NOW, THEREFORE BE IT RESOLVED that the City Planning Commission:

- I. Certifies the Final Environmental Impact Report pursuant to the California Environmental Quality Act (CEQA), making the following findings and determinations:
 - A. The proposed Final Environmental Impact Report for the Veronica Meadows Specific Plan - comprised of the Draft EIR, the Revised Draft EIR, comments on the Draft EIR and Revised Draft EIR, responses to oral testimony, written comments, e-mail messages, and phone messages on the Draft EIR and Revised Draft EIR, and minor changes to the Draft EIR and Revised Draft EIR - was presented to the Planning Commission of the City of Santa Barbara. The Planning Commission reviewed and considered the information contained in the proposed Final Environmental Impact Report, along with public comment and responses to comments, and determined that the document constitutes a complete, accurate, and good faith effort toward full disclosure of the project's impacts and is an adequate environmental analysis of the project.
 - B. The proposed Final Environmental Impact Report for the Veronica Meadows Specific Plan has been completed in compliance with the California Environmental Quality Act and Guidelines.
 - C. The proposed Final Environmental Impact Report for the Veronica Meadows Specific Plan reflects the City of Santa Barbara Planning Commission's independent judgment and analysis.
 - D. The location and custodian of documents and materials that constitute the record of proceedings upon which this decision is based is the City of Santa Barbara Community Development Department, Planning Division, 630 Garden Street, Santa Barbara, CA, which is also the Lead Agency.
 - E. The Final EIR for the Veronica Meadows Specific Plan will be presented to the City Council before the Council decides whether to approve the Veronica Meadows Project, and at that time the Council will review and consider the information contained in the 2008 Revised Final EIR before it decides whether or not to approve the Veronica Meadows Project.

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This motion was passed and adopted on the 15 day of May, 2008 by the Planning Commission of the City of Santa Barbara, by the following vote:

AYES: 3 NOES: 2 (Larson, White) ABSTAIN: 0 ABSENT: 2 (Jacobs, Jostes)

I hereby certify that this Resolution correctly reflects the action taken by the City of Santa Barbara Planning Commission at its meeting of the above date.



Julie Rodriguez, Planning Commission Secretary



Date

THIS ACTION OF THE PLANNING COMMISSION CAN BE APPEALED TO THE CITY COUNCIL WITHIN TEN (10) DAYS AFTER THE DATE THE ACTION WAS TAKEN BY THE PLANNING COMMISSION.