



# 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](http://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](mailto: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](http://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](http://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](http://www.YouPlanSB.org) and at [www.SantaBarbaraCa.gov/pc](http://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