

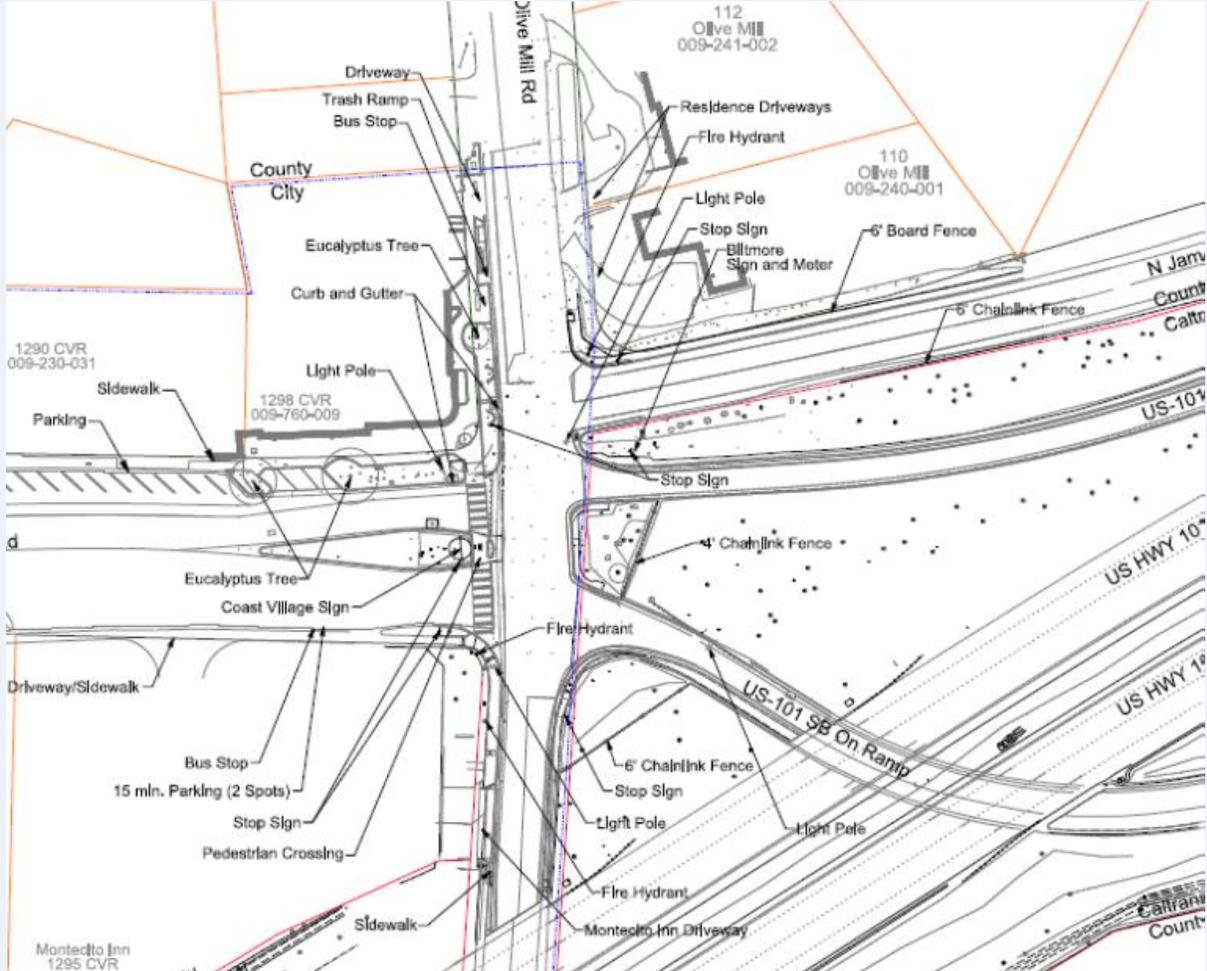
Becker Appeal of MPC Approval of the Olive Mill Roundabout Project Case No: 20APL-00000-00025

**Santa Barbara County Board of Supervisors
November 17, 2020**

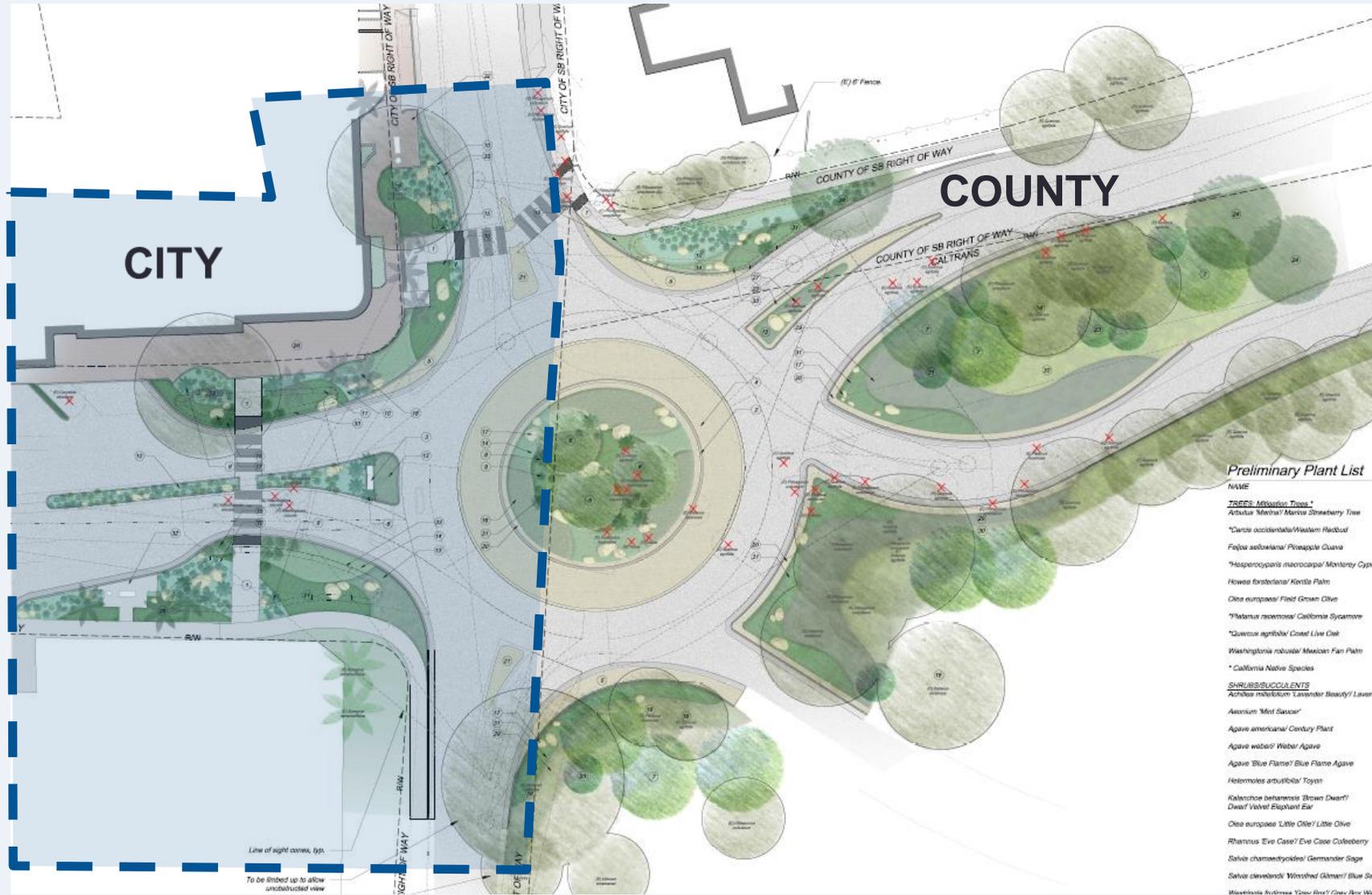


**County of Santa Barbara
Planning and Development
Nicole Lieu**

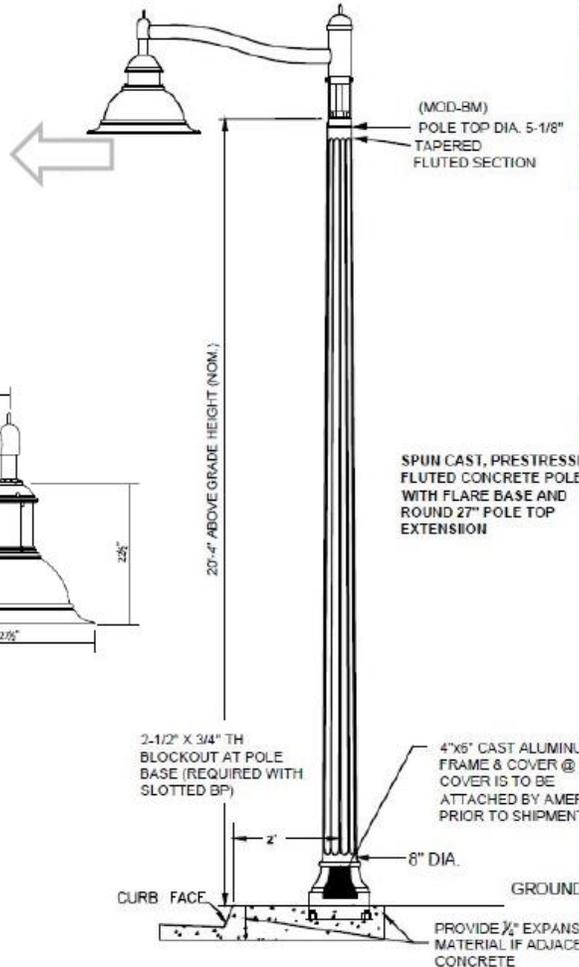
Existing Condition



Proposed Project



Proposed Project



LUMINAIRE DETAIL

Materials



Fitted Stone Backyard Backstone Wall



Curbstone Road Curb



Quercus agrifolia Coast Live Oak



Olea europaea Field-grown Olive



Hesperocyparis macrocarpa Monterey Cypress



Platanus racemosa Western Sycamore



Foliar serotina Pineapple Guava



Cercis occidentalis Western Redbud



Westringia pubescens Grey Box / Grey Box Westringia



Muhlenbergia dubia Pine Muhly Grass



Senecio aeneus Blue Chalk Sticks



Agave americana Century Plant



Olea Little Olive / Little Olive Dwarf Olive



Lomandra 'Weegee' / Weegee Dwarf Mat Rush



Sesleria 'Greenish' / Greenish Max Grass

Background

- 1992: Montecito Community Plan identifies unacceptable Level of Service
- 2013-2017: Public Works identifies roundabout as preferred improvement alternative
- 2017: Highway 101 Revised EIR identifies roundabout as mitigation
- 2019: County Board of Supervisors adopts Local Coastal Plan policies requiring roundabout implementation
- 2019-2020: Olive Mill Working Group and joint MBAR/ABR meetings
- Sep 16, 2020: Montecito Planning Commission approves roundabout

Consistency

- Consistent with Article II Coastal Zoning Ordinance, Montecito Community Plan, and Coastal Land Use Plan
 - Installs roundabout per CLUP Policy 7-32
 - Improves intersection Level of Service
 - Improves pedestrian/bike circulation
 - Design consistent with community character

Environmental Review

Addendum

- No new significant effects
- No substantial increase in the severity of previously identified significant effects
- Mitigation Compliance, Monitoring and Reporting Plan ensures implementation of mitigation
- Per CEQA Section 15162 no new EIR is required

Appeal Issue 1

- **Assertion**

- Non compliance with Coastal Policies requiring minimization of VMTs

- **Response**

- Will not measurably increase VMTs
- Project components support VMT reduction

Appeal Issue 2

- **Assertion**

- VMTs should be evaluated in environmental review
- Alternatives should be evaluated in environmental review

- **Response**

- VMT analysis not required
- Will not increase VMTs
- Related EIR Certified before July 1, 2020
- Alternatives analysis not required in an Addendum
- Public Works considered and dismissed other intersection improvement options

Recommended Actions

- Deny the appeal, Case Number 20APL-00000-00025
- Make the required findings for approval, including CEQA findings
- After considering the July 2020 Addendum to the previously certified EIR dated August 26, 2014, the Revised EIR dated October 27, 2017, and the EIR Addendum dated June 1, 2018, determine that no subsequent EIR or ND shall be prepared for this project
- Grant de novo approval of the project subject to the conditions of approval