

Mission Canyon Community Plan

Case Nos. 13GPA-00000-00008, 11GPA-00000-00005, 11GPA-00000-00006, 11ORD-00000-00032, and  
11RZN-00000-00004

Attachment 12: County Planning Commission Staff Report, November 21, 2013

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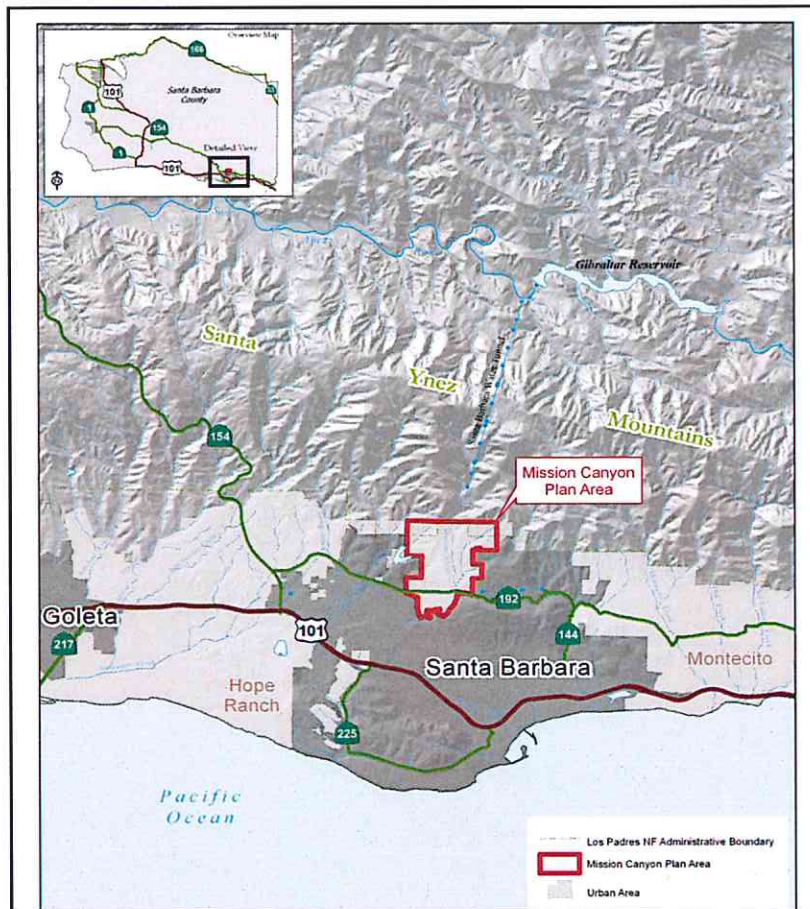


# SANTA BARBARA COUNTY PLANNING COMMISSION

## Staff Report for the Mission Canyon Community Plan

Hearing Date: November 21, 2013  
Staff Report Date: November 7, 2013  
Case No.: 13GPA-00000-00008, 11GPA-00000-00005, 11GPA-00000-00006, 11ORD-00000-00005, and 11RZN-00000-00004  
Environmental Document: 09EIR-00000-00002

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## 1.0 REQUEST

Hearing on the request of the Planning and Development Department that the County Planning Commission:

- 1.1 **Case No. 13GPA-00000-00008.** Recommend that the Board of Supervisors rescind the Mission Canyon Area Specific Plan and adopt a general plan amendment adopting the proposed Mission Canyon Community Plan.

- 1.2 Case No. 11GPA-00000-00005.** Recommend that the Board of Supervisors adopt a general plan amendment amending the text in the Area/Community Goals (Section V), Land Use Elements Maps, and Community Plans (Appendix) sections of the Land Use Element of the Santa Barbara County Comprehensive Plan to describe and/or reference the Mission Canyon Community Plan, and amending the map titled “Land Use Element, Santa Barbara Area – COMP. 3” to remove land use designations, reference the Mission Canyon Community Plan rather than the Mission Canyon Area Specific Plan, and adopt the map titled “Mission Canyon Community Plan Land Use Designations” , and amending the map titled “Parks, Recreation & Trails, Goleta – Santa Barbara Area, PRT-3” to remove existing and proposed trails, reference the Mission Canyon Community Plan rather than the Mission Canyon Area Specific Plan, and adopt the map titled “Mission Canyon Community Plan Parks & Trails” , and the “South Coast Rural Region Land Use Designations” of the Land Use Element of the Santa Barbara County Comprehensive Plan to remove the reference to Comp. 3 map for Mission Canyon and reference the Mission Canyon Community Plan Land Use map.
- 1.3 Case No. 11GPA-00000-00006.** Recommend that the Board of Supervisors adopt a general plan amendment amending the text in the Circulation Element Policies (Section V) section of the Circulation Element of the Santa Barbara County Comprehensive Plan to reference the Mission Canyon Community Plan, and amending the maps titled “Circulation Element, Santa Barbara County Area, CIRC-1” and “Circulation Element, Santa Barbara Area, CIRC-3” of the Circulation Element of the Santa Barbara County Comprehensive Plan to reference the Mission Canyon Community Plan rather than the Mission Canyon Area Specific Plan, and adopt the map titled “Mission Canyon Community Plan Circulation.”
- 1.4 Case No. 11ORD-00000-00005.** Recommend that the Board of Supervisors adopt an ordinance amending the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the County Code to adopt new zoning regulations as part of implementing the proposed Mission Canyon Community Plan.
- 1.5 Case No. 11RZN-00000-00004.** Recommend that the Board of Supervisors adopt an ordinance amending the map titled “Santa Barbara Area, Zoning & Zoning Overlay” of Section 35-1 of the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the County Code, to remove existing primary zoning designations from the map and replace them with a reference to the Mission Canyon Community Plan Zoning map, reference the Mission Canyon Community Plan rather than the Mission Canyon Area Specific Plan, and adopt the maps titled “Mission Canyon Community Plan Zoning,” “Mission Canyon Community Plan Zoning Overlay,” and “Mission Canyon Community Plan Environmentally Sensitive Habitat.”
- 1.6 Mission Canyon Residential Design Guidelines.** Recommend that the Board of Supervisors adopt the proposed Mission Canyon Residential Design Guidelines.

The project involves all lots located in the Mission Canyon Plan Area, First Supervisorial District.

## **2.0 RECOMMENDATION AND PROCEDURES**

**2.1 Case Number 13GPA-00000-00008.** On November 21, 2013, follow the procedures outlined below:

1. Conceptually approve a recommendation that the Board of Supervisors adopt the Water, Wastewater, Fire Protection/Hazards, and Flooding and Drainage subsection/sections of the proposed Mission Canyon Community Plan (Case No. 13GPA-00000-00008) (Attachment A); and
2. Continue the hearing to December 5, 2013.

**2.2 Case Numbers 13GPA-00000-00008, 11GPA-00000-00005, 11GPA-00000-00006, 11ORD-00000-00005, and 11RZN-00000-00004.** On December 5, 2013, follow the procedures outlined below and recommend that the Board of Supervisors approve Case Nos. 13GPA-00000-00008, 11GPA-00000-00005, 11GPA-00000-00006, 11ORD-00000-00005, and 11RZN-00000-00004, based upon the ability to make the appropriate findings, including CEQA findings, and adopt the Mission Canyon Residential Design Guidelines. Your Commission's motion should include the following:

1. Make the findings for approval in Attachment B (to be provided at a subsequent hearing), including CEQA findings, and recommend that the Board of Supervisors make the appropriate findings for approval of the proposed general plan amendments, ordinance amendments, rezoning (adoption of new overlay zones), and residential design guidelines.
2. Certify the Mission Canyon Community Plan Final Environmental Impact Report (FEIR) (County Environmental Document No. 09-EIR-02, State Clearinghouse No. 2009061066) (Attachment C) and approve the Statement of Overriding Considerations (Attachment B, to be provided at a subsequent hearing) and Mitigation Monitoring and Reporting Plan (Attachment D, to be provided at a subsequent hearing) for Case Nos. 13GPA-00000-00008, 11GPA-00000-00005, 11GPA-00000-00006, 11ORD-00000-00005, and 11RZN-00000-00004, and the Mission Canyon Residential Design Guidelines, pursuant to the State Guidelines for Implementation of the California Environmental Quality Act (CEQA). As a result of this project, significant effects on the environment are anticipated in the following categories: Biological Resources, Cultural and Historic Resources, Fire Protection, and Traffic and Circulation.

3. Adopt the Resolution in Attachment E (to be provided at a subsequent hearing) recommending that the Board of Supervisors rescind the Mission Canyon Area Specific Plan and adopt Case No. 13GPA-00000-00008, a general plan amendment adopting the proposed Mission Canyon Community Plan (Attachment A).
4. Adopt the Resolution in Attachment F (to be provided at a subsequent hearing) recommending that the Board of Supervisors adopt Case No. 11GPA-00000-00005, a general plan amendment amending the text in the Area/Community Goals (Section V), Land Use Elements Maps, and Community Plans (Appendix) sections of the Land Use Element of the Santa Barbara County Comprehensive Plan to describe and/or reference the Mission Canyon Community Plan (Attachment A), and amending the map titled “Land Use Element, Santa Barbara Area – COMP. 3” to remove land use designations, reference the Mission Canyon Community Plan rather than the Mission Canyon Area Specific Plan, and adopt the map titled “Mission Canyon Community Plan Land Use Designations” and amending the map titled “Parks, Recreation & Trails, Goleta – Santa Barbara Area, PRT-3” to remove existing and proposed trails, reference the Mission Canyon Community Plan rather than the Mission Canyon Area Specific Plan, and adopt the map titled “Mission Canyon Community Plan Parks & Trails,” and the “South Coast Rural Region Land Use Designations” of the Land Use Element of the Santa Barbara County Comprehensive Plan to remove the reference to COMP. 3 Map for Mission Canyon and reference the Mission Canyon Community Plan Land Use map.
5. Adopt the Resolution in Attachment G (to be provided at a subsequent hearing) recommending that the Board of Supervisors adopt Case No. 11GPA-00000-00006, a general plan amendment amending the text in the Circulation Element Policies section of the Circulation Element of the Santa Barbara County Comprehensive to reference the Mission Canyon Community Plan (Attachment A), and amending the maps titled “Circulation Element, Santa Barbara Area, CIRC-1” and “Circulation Element, Santa Barbara Area, CIRC-3” of the Circulation Element of the Santa Barbara County Comprehensive Plan to reference the Mission Canyon Community Plan rather than the Mission Canyon Area Specific Plan, and adopt the map titled “Mission Canyon Community Plan Circulation.”
6. Adopt the Resolution in Attachment H (to be provided at a subsequent hearing) recommending that the Board of Supervisors adopt Case No. 11ORD-00000-00005, an ordinance amending the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the County Code, as set forth in Attachment I, to adopt new zoning regulations as part of implementing the proposed Mission Canyon Community Plan.

7. Adopt the Resolution in Attachment J (to be provided at a subsequent hearing) recommending that the Board of Supervisors adopt Case No. 11RZN-00000-00004, an ordinance amending the map titled "Santa Barbara Area, Zoning & Zoning Overlay" of Section 35-1 of the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the County Code, to remove existing primary zoning designations from the map and replace them with a reference to the Mission Canyon Community Plan Zoning map, reference the Mission Canyon Community Plan rather than the Mission Canyon Area Specific Plan, and adopt the maps titled "Mission Canyon Community Plan Zoning," "Mission Canyon Community Plan Zoning Overlay" and "Mission Canyon Community Plan Environmentally Sensitive Habitat."
8. Adopt the Resolution in Attachment K (to be provided at a subsequent hearing) recommending that the Board of Supervisors adopt the proposed Mission Canyon Residential Design Guidelines (Attachment L).

Please refer the matter to staff if your Commission takes other than the recommended actions for development of appropriate materials and/or findings.

The FEIR and all documents referenced therein may be reviewed at the Planning and Development Department, 123 East Anapamu Street, Santa Barbara.

### **3.0 JURISDICTION**

This project is being considered by the County Planning Commission based on: (1) Section 35.80.020 of the County Land Use and Development Code (LUDC), which states that the County Planning Commission reviews Comprehensive Plan Amendments, Specific Plans and Amendments, Development Code Amendments, and Zoning Map Amendments and provides a recommendation to the County Board of Supervisors; (2) Government Code Section 65354 which states:

*The planning commission shall make a written recommendation on the adoption or amendment of a general plan. A recommendation for approval shall be made by the affirmative vote of not less than a majority of the total membership of the commission. The planning commission shall send its recommendation to the legislative body.*

and (3) Sections 2-25.2(b)(1) and (2) of Chapter 2 - Administration of the County Code which states in part:

*...the following shall remain within the jurisdiction of the county planning commission...*

- (1) *Recommendations regarding proposed amendments to articles I, II, III, V, and VII of chapter 35 of the county Code...*
- (2) *Initiation, consideration and recommendations regarding general plan amendments required by law or requested by the board of supervisors....*

### **3.1 Specific Plan Amendment Process**

The update (or amendment) of the 1984 Mission Canyon Area Specific Plan (Specific Plan) and adoption of the Mission Canyon Community Plan (MCCP) are predicated by procedures outlined in Specific Plan Section 6.3, *Amendment Process*. (The Specific Plan is available online at County of Santa Barbara Planning and Development, Long Range Planning, Community Plans, Mission Canyon.) The *Amendment Process* specifies that the initial public hearing amendment/adoption shall be through a joint County/City of Santa Barbara (City) Planning Commission hearing and, if possible, concurrent recommendations are to be enacted in a joint session. If the commissions are unable to reach a consensus, they may hold additional independent hearings to approve their own independent recommendations. The City is involved in the amendment process in accordance with the *1984 Joint Powers Agreement for Wastewater Collection, Treatment, and Disposal in the Mission Canyon Area between the County of Santa Barbara and the City of Santa Barbara* (JPA, Attachment M) (see Background Section 4.2 below for more information).

### **3.2 Joint City/County Planning Commission Staff Report and Hearing Process**

This staff report discusses the key subject areas of the project. The joint City/County Planning Commission hearing will focus on subject areas of common interest between the City and County, including services the City provides to Mission Canyon residents. The City provides sewer service to portions of the Mission Canyon Plan Area (Plan Area) and water service to the entire Plan Area. Additional subject areas that apply to both jurisdictions include fire protection/hazards and flooding and drainage, particularly storm water runoff.

The intent of focusing City/County Planning Commission review on sewer and water service, fire protection/hazards, and flooding and drainage is to achieve concurrent recommendations from the City and County Planning Commissions to the City Council and County Board of Supervisors (Board) on these issues at the joint hearing in accordance with Specific Plan Section 6.3, *Amendment Process*. City staff will prepare a separate staff report for City Planning Commission. Staff provided the County and City Planning Commissions with a copy of each other's staff report. The County Planning Commission will make separate recommendations to the Board on the remaining MCCP subject areas.

## **4.0 INTRODUCTION AND BACKGROUND**

The Plan Area is located in the South Coast of Santa Barbara County within the First Supervisorial District, north of and adjacent to the City of Santa Barbara. The Plan Area totals



1,120 acres and supports low to medium density residential development, recreational areas, and undeveloped open space. It includes 1,140 parcels and the following land uses: 977 residences, one institution/government facility (County Fire Station 15), Santa Barbara Woman's Club (Rockwood), Rocky Nook County Park, and Santa Barbara Botanic Garden. In May 2009, Mission Canyon suffered significant fire damage from the Jesusita Fire. In total, the fire burned 8,733 acres in and around Mission Canyon and destroyed or severely damaged 68 primary residences in the Plan Area. As of April 2012, 25 of these destroyed residences were rebuilt and occupied.

#### **4.1 Introduction**

In 1984, the Board and City Council jointly adopted the Specific Plan as a growth management tool. In 2006, the Board included an update to the Specific Plan in Planning and Development Long Range Planning Division's work program. The update culminated in the proposed MCCP (Attachment A). Similar to the Specific Plan, the MCCP is a planning and growth management plan that addresses future development in the Plan Area. The update also includes amendments to the LUDC, the Land Use and Circulation Elements of the Comprehensive Plan, and the County Zoning Map and preparation of new Residential Design Guidelines. There are no proposed land use or primary zone changes and, therefore, the MCCP does not increase density or add new land uses. However, it does propose new goals, policies, development standards, and actions that enhance fire safe practices, address on-street parking issues, improve multimodal circulation, protect biological resources and water quality, and preserve neighborhood character.

#### **4.2 Background**

Prior to the early 1980s, all wastewater treatment and disposal in Mission Canyon consisted of onsite wastewater treatment systems. The slopes, soils, and density of onsite wastewater treatment systems resulted in unacceptable water quality and a prohibition by the Regional Water Quality Control Board of continued onsite wastewater treatment in portions of the Plan Area. Consequently, the County evaluated wastewater disposal alternatives and prepared a Wastewater Facilities Plan in 1982. The Wastewater Facilities Plan divided the Plan Area into two distinct parts, a Service Area proposed for connection to the City of Santa Barbara's El Estero Wastewater Treatment Plant and a Maintenance Area where current and future onsite wastewater treatment systems would be permitted.

In 1983, an Environmental Impact Report (EIR) (83-EIR-13) was prepared to address the environmental impacts of extending sewer service to portions of Mission Canyon. During the initial environmental review period, the City expressed concerns that extending sewer service could induce additional residential growth. A Supplemental EIR (83-SD-4), prepared to respond to the City's concerns, concluded that the adoption of a specific plan would control the rate of growth within the area more effectively than existing regulations.

In September 1984, the County and City approved the JPA. The Specific Plan was conceptually approved in a joint session of the Board and City Council followed by adoption by County Ordinance 4368 and City Resolution 84-159 in October 1984. The Specific Plan was prepared as a growth management tool to control the intensity of development within Mission Canyon as a means of managing future wastewater effluent.

While the Specific Plan allows the buildout of new single family homes in the Plan Area, it is out-of-date and does not include contemporary or comprehensive policies or development regulations for fire hazards, circulation and parking, biological, cultural, and visual resources, and stormwater runoff and erosion. Other concerns for the Plan Area include the effects of increasingly larger new and remodeled homes on neighborhood compatibility and visual changes to scenic roadways. In July 2006, the Board directed an update to the Specific Plan to focus on traffic and circulation and natural hazards as well as to address architectural design with the preparation of residential design guidelines.

#### **4.3 Mission Canyon Planning Advisory Committee Process**

The Board appointed a nine member Mission Canyon Planning Advisory Committee (MCPAC) to set goals and develop recommendations for the residential design guidelines and Specific Plan (Resolution 06-365). The MCPAC is currently an eight-member committee (Resolutions 09-221 and 11-120).

From late 2006 to mid-2007, the first phase of the work program focused on the development of draft Mission Canyon Residential Design Guidelines (Design Guidelines). A total of eight MCPAC meetings, two public workshops, and ten Design Guidelines Subcommittee meetings were held to develop the draft guidelines. The second phase of the work program began in June 2007 and was focused on the Specific Plan update, which was converted into the MCCP. A total of 25 MCPAC meetings, 2 public workshops and 21 Community Plan Subcommittee meetings were held to develop the draft MCCP. Staff completed the draft MCCP in May 2008. In June 2008, the Planning Commission recommended that the Board initiate environmental review for the draft MCCP, Residential Design Guidelines, and LUDC amendments. In September 2008, the Board adopted Resolution 08-346 initiating the MCCP, Residential Design Guidelines, and LUDC amendments for environmental review.

In Fiscal Year 2008-2009, the Board approved funding for the Mission Canyon Residential Parking Strategy Project, which was an action item from the draft MCCP. The project included one public workshop, three MCPAC meetings, and eight Residential Parking Strategy Subcommittee meetings to identify areas where traffic flow is constrained due to on-street parking and develop a strategy and recommendations for accommodating parking needs while ensuring safe ingress and egress. Recommendations were finalized in November 2009 and folded into the environmental review process as mitigation measures for an impact to emergency ingress and egress from buildout of the Plan Area.

In June 2009, the MCPAC convened for the EIR scoping meeting and a follow up MCPAC meeting was held in 2011 when the draft EIR was released. The last MCPAC meeting was held in April 2012 to provide a status update of the environmental review process.

## **5.0 PROJECT DESCRIPTION**

### **5.1 Project Components Summary**

The project includes the following related components:

Mission Canyon Community Plan (MCCP, Case 13GPA-00000-00008, Attachment A). The MCCP would replace the 1984 Specific Plan. The draft MCCP was amended since it was initiated for environmental review in 2008 to incorporate new or amended policies, development standards, and actions proposed as mitigation for potential significant impacts to the environment. It also includes minor updates and revisions to clarify and provide consistency with recent state or county laws, policies, and standards. Attachment N provides a list of policy revisions. The MCCP needs to be adopted by a resolution amending the Comprehensive Plan and rescinding the Specific Plan, to be provided at a subsequent Planning Commission hearing.

Residential Design Guidelines (Attachment L). The Design Guidelines are intended to provide reasonable, practical, and objective guidance for homeowners, developers, and designers to define and maintain the character of a neighborhood. More detail is provided in Section 5.5 below. The Design Guidelines need to be adopted by resolution, to be provided at a subsequent Planning Commission hearing.

Mission Canyon Community Plan Final Environmental Impact Report (FEIR, Case 09EIR-00000-00002, Attachment C). The FEIR addresses potentially significant environmental impacts associated with the project as determined in the County Initial Study, responses to the Notice of Preparation, and input at the scoping meetings. Further detail is provided in Section 6 below.

Land Use and Development Code Amendments (LUDC, Case 11ORD-00000-00032, Attachment D). The LUDC amendments would implement policies, development standards, and action items from the MCCP. Further detail is provided in Section 5.4 below. The LUDC amendments need to be adopted by resolution, to be provided at a subsequent Planning Commission hearing.

Land Use Element Amendments (Case 11GPA-00000-00005, Attachment F). Minor amendments are proposed to the Land Use Element text and map to include appropriate references to the Mission Canyon Community Plan and adopt the MCCP Land Use Designations and Parks and Trails maps. The amendments need to be adopted by resolution, to be provided at a subsequent Planning Commission hearing.

Circulation Element Amendments (Case 11GPA-00000-00006, Attachment G). Minor amendments are proposed to the Circulation Element text and maps to include appropriate references to the MCCP and adopt the MCCP Circulation Element map. These amendments need to be adopted by resolution, to be provided at a subsequent Planning Commission hearing.

County Zoning Map Rezone (Case 11RZN-00000-00004, Attachment J). An amendment is proposed to the Santa Barbara Area Zoning and Zoning Overlay map to remove zoning designations and references to the Specific Plan depicted on the map and replace them with the MCCP Zoning, MCCP Zoning Overlay, and MCCP Environmentally Sensitive Habitat maps. The primary zoning designations are not changing but the project proposes two new overlay zones. These amendments need to be adopted by resolution, to be provided at a subsequent Planning Commission hearing.

## **5.2 Focused Review of Joint County/City MCCP Subject Areas**

This section of the staff report outlines the subject areas for joint County/City Planning Commission review (i.e., wastewater and water) and subject areas that overlap jurisdictional boundaries (i.e., fire protection/hazards and flooding and drainage). It is intended to summarize key policy issues that are addressed in greater detail in the MCCP. The standards for these subject areas have been crafted with input from City staff for the benefit of both jurisdictions. They provide guidance and predictability within the development review process to the overall benefit of project applicants, community members, and decision-makers.

### **City Services**

#### ***Wastewater (Section III, E. of the MCCP)***

The City of Santa Barbara currently provides public sewer service to approximately 773 of the approximately 975 developed parcels in the Plan Area, including the neighborhood south of Foothill Road, the Tornoe Road and Mission Canyon Lane area extending northeast to Tunnel Road, and the neighborhood immediately north of Foothill Road known as Mission Canyon Heights. The remaining parcels use onsite wastewater treatment systems.

Pursuant to the 1984 JPA, the City of Santa Barbara's El Estero Wastewater Treatment Plant provides wastewater treatment for the Plan Area. The plant has a capacity of 11 million gallons per day (MGD). It currently operates at 73% capacity, treating approximately 8.0 MGD of wastewater. Future development under the *Plan Santa Barbara* General Plan Update is projected to increase wastewater service to approximately 8.55 MGD, which is well below the capacity of the plant.

The MCCP identifies onsite wastewater treatment system performance as an issue due to past and current problems in certain areas. Portions of the Plan Area have shallow and steep soils, old treatment systems, and a moderate number of reported failures and problems. The County is

currently developing an area-specific Local Area Management Program (LAMP) and updating the Wastewater Management Ordinance in compliance with Regional Water Quality Control Board standards adopted in 2012. When the County adopts and implements the LAMP (anticipated in 2014), the new standards will provide for a higher level of onsite wastewater treatment than currently required. The overall goal as identified by the MCPAC (on page 75 of the MCCP) is to protect the quality of surface water and groundwater and provide adequate wastewater treatment and disposal throughout Mission Canyon. The policies, development standards, and actions are mainly directed towards onsite wastewater treatment.

The MCCP proposes no change in land use or primary zone designations. As a result, there is no anticipated change to the City's provision of sewer service to the Plan Area. Less than half of the potential units at Plan Area buildout would be located in the sewer service area (approximately 92 units). The City ran a preliminary sewer modeling scenario assuming full buildout in the Mission Canyon service area and determined that at 300 gallons of effluent per household per day, the effluent generated would be within the available capacity of the existing sewer line system and the El Estero Wastewater Treatment Plant.

#### ***Water (Section III, D. of the MCCP)***

The City of Santa Barbara provides potable water to all developed Plan Area parcels. The basis for this service is referenced in the Specific Plan as originating from a 1912 Water Services Agreement. Water is supplied from a variety of sources, including Cachuma Project and Gibraltar Reservoir. Historically, the cost of water for Mission Canyon residents has been 30% higher than for City residents based on the extra cost for the City to provide water to this external service area.

Current City water demand has leveled off at approximately 14,000 to 14,500 acre feet per year (AFY), which is approximately 2,000 AFY below what the City demand was in the late 1980s. This reduction in water use occurred despite new construction within the City and a service area population increase of about 8,200 people. The reduction in water demand is attributed to the City's continuing program to promote long-term water efficiency and increase in public awareness following the drought in the early 1990s, which led to greater willingness among property owners to install water-saving plumbing fixtures and water efficient landscaping and irrigation systems.

The City of Santa Barbara's Program EIR for the *Plan Santa Barbara* General Plan Update (September 2010) examined existing and future conditions associated with water supply, treatment, and distribution systems. It determined that the increased water demand associated with *Plan Santa Barbara* appears to be sustainable in both normal water year conditions and five-year drought periods. The Plan Area is included in this assessment.

The MCCP water use policy is to incorporate water efficient design, technology, and landscaping into new, remodeled, and rebuilt structures. The County consulted with City Water Resources

Division staff when developing water use policy. Based on this consultation, the required “intent to serve letter” process is proposed as a development standard to enforce water conservation standards requested by the City (on page 70 of the MCCP). The MCCP also includes a development standard that requires compliance with the State of California’s Model Water Efficient Landscape Ordinance (on page 70 of the MCCP).

## **City/County Jurisdictional Overlap**

### ***Fire Protection/Hazards (Section III, A. of the MCCP)***

Wildland fires pose a threat to the foothill areas around the City and unincorporated County, including Mission Canyon. Most recently, the Jesusita Fire (May 2009) caused significant fire damage in the City and Plan Area, including destroying 84 homes in the City and 74 in the County, 68 of which were in the Plan Area. A common concern between the City and County and their citizens is how the MCCP addresses fire protection and hazards.

One of the significant challenges within the Plan Area is how to reduce fire hazards within an established community that developed prior to current road, building, and vegetation management standards. The Fire Protection/Hazards section goal (on page 38 of the MCCP) is to maximize effective and appropriate prevention measures to reduce wildfire damage to human and animal life, property, and the Mission Canyon ecosystem.

Fire protection development standards address fuel modification, fire hydrants, and private road frontage improvements. The fuel modification standards (on page 39 of the MCCP) require compliance with state and County defensible space standards while protecting mature, healthy, native trees and sensitive habitat. The fire hydrant standards address hydrant needs, spacing, location, and flow rates. The private road frontage improvement standard (on page 40 of the MCCP) requires reasonable road frontage improvements or other measures to incrementally widen existing sub-standard private roads and driveways. The purpose is to improve emergency ingress and egress and pedestrian access and provide space for appropriate landscaping and hardscaping to the extent allowable by publicly or privately held easements. (A companion public road improvement standard is in the Circulation and Parking section, on page 63 of the MCCP.) Finally, a future action is proposed (Action FIRE-MC-1.1, on page 38 of the MCCP) to consider a Fire Prevention Benefit Assessment District to fund enhanced vegetation management and other fire prevention services specifically in Mission Canyon.

### ***Flooding and Drainage (Section IV, B. of the MCCP)***

Flooding and drainage is a particular concern for Plan Area residents because Mission Canyon has a history of experiencing erosion and sedimentation due to runoff during storm events. Local drainage problems exist in the Mission Canyon Heights neighborhood where relatively small residential lots were developed in the 1950s and 1960s on steep slopes without a master drainage plan. Vegetation reduction from recent and past fires has heightened this concern. Urban surface

runoff to Mission Creek and other waterways is a water quality concern. Mission Creek is listed by the Regional Water Quality Control Board (RWQCB) as a “303(d) impaired water body” because it contains pollutants at levels that exceed protective water quality criteria and standards. The exact source of the pollutants is unclear but, nonetheless, the volume and quality of stormwater runoff is a common concern for the County and City of Santa Barbara.

The M CCP Flooding and Drainage section has two goals: (1) minimize flooding and drainage problems and (2) protect stream corridors from sedimentation, pollutants, and other impacts of upstream development (on pages 100 and 101 of the M CCP). During the environmental review phase for the M CCP, County staff met with City of Santa Barbara Water Resources and Flood Control staff to discuss detention and treatment of stormwater runoff. After much consultation, County staff recommended extensive changes to M CCP policies as shown in the final proposed M CCP. For example, Development Standard FLD-MC-2.1 requires an Erosion and Sediment Control Plan for any development (on page 100 of the M CCP). Development Standard FLD-MC-3.1 requires new development that creates and/or replaces 500 to 2,500 square feet of impervious surface to incorporate Low Impact Development (LID) measures (on page 101 of the M CCP). Furthermore, by March 2014, most development projects with impervious surfaces greater than 2,500 square feet will be required to implement new RWQCB Post-Construction Stormwater Management Requirements (Post-Construction Requirements). The Post-Construction Requirements are the product of a region-wide approach to implement LID and hydromodification control.

The M CCP policies and development standards for flooding and drainage respond to the City’s concerns as they are directed towards minimizing soil erosion during and after construction; reducing stormwater runoff volume, flow rate, and duration; and requiring best management practices to improve water quality.

### **5.3 Overview of the Remainder of the Mission Canyon Community Plan**

#### **Significant Issues Addressed by Proposed Goals, Policies, Actions and Development Standards**

This section outlines the remaining significant issues addressed by the proposed goals, policies, actions, and development standards contained in the proposed M CCP. It is intended only to summarize the key policy issues that are addressed in greater detail in the M CCP. The development standards have been crafted to address recurrent problems and issues which, up to now, have been handled case-by-case with mixed outcomes. These development standards also are intended to provide better guidance and predictability within the development review process to the overall benefit of project applicants, community members, and decision-makers.

## ***Land Use***

The Specific Plan was a growth management tool designed to guide future development within limited resource and infrastructure constraints. The proposed MCCP builds upon this original policy framework and narrative by focusing on new goals, policies, and development standards to reflect the community's desire to preserve neighborhood character, enhance fire safe practices, plan for post-disaster recovery, balance fuel management and sensitive biological resources, improve parking, pedestrian, and bicyclist circulation, and guide the siting, design, and other characteristics of new or remodeled structures within Mission Canyon. Given the significant constraints in this area, most notably the high fire hazards, no land use designations or zoning changes are proposed in the MCCP.

## ***Buildout Summary***

Because there are no land use designations or zoning changes, buildout of single family homes in the Plan Area would not change compared to the Specific Plan. However, the number of potential units is different due to slight Plan Area boundary amendments from annexations, updated methodology for calculating buildout, and the impact of the Jesusita Fire on baseline and buildout number of units.

## **Methodology**

The number of existing residences was determined from the County Assessor's Office database. Potential single-family residences were calculated by assuming that the majority of vacant residential and agricultural zoned lots have the potential for at least one residence. Approximately 30 vacant residential zoned vacant lots were removed from buildout because they are utility easements or very small odd shaped lots that would not be considered residentially developable. If a developed or vacant lot could be subdivided under the minimum lot size requirements of the zone district, then the number of potential residences that the lot could support was recorded in the database. Finally, all of the potential residences for each lot were summed.

Prior to the May 2009 Jesusita Fire, the Plan Area contained 1,014 primary residences. Accounting for the loss of residences in the fire, the Plan Area contained approximately 946 units in June 2009, the date of the Notice of Preparation of the Draft EIR (DEIR). The March 2011 DEIR, however, evaluated buildout by including the 68 primary residences destroyed in the fire as "existing" (baseline) on the assumption that the destroyed units would be quickly rebuilt. Comments received on the DEIR prompted staff to review baseline and remove 35 of the destroyed residences from baseline as "existing" because (1) they did not exist as of the date of the Notice of Preparation (June 2009) or (2) they would not be rebuilt by the time the Board certifies the EIR. The County expects all 68 of the destroyed residences will eventually be rebuilt. As a result, the buildout analysis still includes the destroyed residences that have not been rebuilt. Specifically, Table 1 below and revised Table 3 on page 23 of the MCCP count these as future residences ("Potential Units") rather than existing residences ("Existing Units").



**Table 1 – Mission Canyon Buildout Summary**

No. of Parcels	Existing Units	Potential Units	Total Units at Buildout
1,140	977	195	1,172

### **Residential Second Units**

Prior to 2003, residential second units (RSUs) were not permitted in the Plan Area because it was designated a Special Problems Area. In 2003, the LUDC was amended to permit RSUs in designated Special Problems Areas under the following circumstances:

- (1) The Director of Planning and Development makes the findings in LUDC Section 35.42.230. E.1., summarized below as:
  - The project application involves two contiguous legal lots under one ownership, at least one of which is vacant;
  - The owner has agreed to not develop the vacant lot so long as the proposed RSU is maintained on the developed lot; and
  - The vacant lot is otherwise residentially developable; or
- (2) The development standards (Subsection G) are met and the project is reviewed by the Special Problems Committee.

While fewer than 10 RSUs have been permitted and constructed in the Plan Area between 2003 and 2009, theoretically, over 800 RSUs could be permitted based solely on existing zoning and parcel size, but not accounting for constraints such as biological resources, slope, or onsite wastewater treatment system limitations.

The MCPAC initially recommended prohibiting new RSUs in the Plan Area due to existing and potential future emergency ingress and egress constraints. This direction was consistent with the City of Santa Barbara's zoning code that prohibits RSUs in High Fire Hazard Areas. During the 2008 initiation hearings for environmental review, the Planning Commission recommended and the Board directed staff to retain the ability to permit RSUs in limited circumstances described in the LUDC Section 35.42.230.E.1., and summarized above.

With implementation of the Board's direction, approximately 15 parcels in the Plan Area could meet the conditions summarized above to potentially allow a RSU. However, most property owners would likely choose to develop a contiguous vacant lot with a primary residence rather than an RSU.

### ***Circulation and Parking***

The existing setting includes many narrow public and private roads and driveways built prior to current road width and emergency access standards. Along public roads, access is further

constrained by on-street parking that in some areas narrows the road to one travel lane. Pedestrian and bicyclist access is limited because there are no designated bike lanes or sidewalks, especially along the narrow, winding, and often steep public roads in the upper Plan Area north of Foothill Road. Providing a safe and efficient circulation system was one of the key goals discussed during the development of the MCCP.

For purposes of establishing the amount of traffic that is considered acceptable for the County's unincorporated communities, each community plan classifies key roadways as either Primary or Secondary roads, further subdivided into three subclasses, dependent on road width, function, and surrounding uses. The road classification is matched with the maximum number of average daily trips (ADTs) that are acceptable for normal operation based upon the acceptable level of service (LOS). Once adopted, the Community Plan road classifications and project consistency standards supersede those in the Comprehensive Plan Circulation Element for each community plan area. With one exception, the MCCP establishes the Secondary 3 (S-3) classification and Level of Service (LOS) B (volume to capacity ratio equal to 0.7 or less) as the minimum acceptable LOS for main roadways in the Plan Area. The exception is Mission Canyon Road south of Foothill, which is a Secondary 1 (S-1) classification where LOS C (volume to capacity ratio equal to 0.8 or less) is the acceptable capacity. These road classifications and LOS standards are consistent with the community's goal to maintain the Plan Area's semi-rural character. The policies, development standards, and actions were crafted to improve pedestrian and bicyclist circulation, provide more space on existing roads for emergency turnouts, and reduce on-street parking where it impedes travel lanes.

### ***Biological Resources***

The Plan Area includes two main watersheds and significant biological resources, such as designated critical habitat for the endangered Southern California steelhead trout and documented occurrences of special status plant and animal species. Prior to the Jesusita Fire, there were approximately 435 acres of relatively undisturbed habitat. Over time, the habitat disturbed by the fire has started to re-sprout and return to its former state.

One of the more important developments in the MCCP is the mapping of vegetation and habitats and listing of potential special status species in the Plan Area. Mapping and policies set forth general criteria to determine which resources and habitats are identified as environmentally sensitive. The MCCP proposes an Environmentally Sensitive Habitat Area Overlay Zone (ESH-MC) to protect sensitive resources and habitats identified in the MCCP. The intent is to ensure that development permitted in ESH and ESH buffers is designed and carried out in a manner that will provide maximum protection to sensitive habitat. Additional biological resource policies and development standards address fuel modification for defensible space in ESH and ESH buffer areas and protection of critical habitat for the endangered Southern California steelhead trout and other sensitive species.

### ***Visual and Aesthetic Resources***

Mission Canyon is a highly scenic area and residents have a strong interest in protecting its character and natural features, including public views and the nighttime sky. The Plan Area is already within the Design Control (D) overlay zone that requires Board of Architectural Review (BAR) approval for all new applicable structures. The proposed Residential Design Guidelines will provide additional tools to guide BAR review.

The Visual and Aesthetic Resources section of the MCCP contains several new directives to preserve and enhance visual resources. The gateway entrance into the Plan Area on Mission Canyon Road from Rocky Nook Park to Foothill Road is proposed to be designated as the Mission Canyon Scenic Corridor as it is an important viewshed that should be preserved and protected. The MCCP also proposes outdoor lighting regulations. The Scenic Corridor and outdoor lighting regulations are implemented through amendments to the LUDC.

### **Mission Canyon Community Plan: Significant Changes since Initiation**

The Board initiated the draft MCCP for environmental review in 2008 after considering recommendations from the MCPAC and Planning Commission. Since then, staff received input from other County departments as well as Caltrans and the City that resulted in proposed policy and text changes to the draft MCCP. Most of the changes were made to clarify the intent of the policy or ensure conformity with standard practices. Other more significant changes were made as a result of mitigation measures identified in the environmental review process. A summary table of all the policy changes since MCCP initiation is included in Attachment N. Table 2 below summarizes key policy amendments that were incorporated into the proposed draft MCCP.

**Table 2: Key Policy Amendments to the Proposed Mission Canyon Community Plan**

<b>MCCP Section</b>	<b>Amendments Summary</b>
Planning for Post Disaster Recovery and Reconstruction	<ul style="list-style-type: none"> <li>Revised policy regarding removal of encroachments in the public right-of-way for consistency with County Public Works encroachment permit policies.</li> </ul>
Fire Protection/Hazards	<ul style="list-style-type: none"> <li>Revised policies for consistency with the Mission Canyon Community Wildfire Protection Plan and Fire Department Development Standards.</li> <li>Edited private road frontage improvement policy to clarify process and intent for applicants and planners.</li> <li>Incorporated new policy to require a Fire Protection Plan for conditional uses.</li> </ul>
Circulation and Parking	<ul style="list-style-type: none"> <li>Revised policies for consistency with County Public Works encroachment permit policies.</li> <li>Revised policy to incorporate details of a multimodal access plan between Mission Santa Barbara and Mission Canyon.</li> </ul>

MCCP Section	Amendments Summary
	<ul style="list-style-type: none"> <li>• Edited public road frontage improvement policy to clarify process and incorporate language at the request of the Fire Department and Caltrans.</li> <li>• Clarified that the MCCP LOS policy only applies to roads and intersections under County jurisdiction.</li> <li>• Incorporated mitigation measures for Mission Canyon Road segment and intersection impacts.</li> <li>• Incorporated Residential Parking Strategy policy, development standards, and action.</li> </ul>
Public Services	<ul style="list-style-type: none"> <li>• Revised water policies consistent with City of Santa Barbara request for compliance with City water conservation standards.</li> </ul>
Wastewater	<ul style="list-style-type: none"> <li>• Revised onsite wastewater treatment system policies at the request of Environmental Health Services for consistency with updated information and state policy.</li> </ul>
Biological Resources	<ul style="list-style-type: none"> <li>• Revised policies to clarify ESH and ESH buffer standards.</li> <li>• Incorporated mitigation measures for ESH, fuel modification, invasive species, stream corridors, wildlife corridors, and sensitive species.</li> <li>• Edited policies to clarify and use consistent terminology, and conform to Fire Department practices.</li> </ul>
Flooding and Drainage	<ul style="list-style-type: none"> <li>• Incorporated mitigation measures for erosion control and stormwater runoff and to ensure consistency with updated County practices.</li> </ul>
History and Archaeology	<ul style="list-style-type: none"> <li>• Incorporated mitigation measures to ensure consistency with County practices and enhance protection of historical and archaeological resources.</li> </ul>
Visual and Aesthetics	<ul style="list-style-type: none"> <li>• Revised ridgeline development standard to ensure feasibility.</li> <li>• Revised scenic corridor policy to focus on visual rather than circulation elements.</li> </ul>

#### 5.4 Overview of the Land Use and Development Code Amendments

The amendments to the LUDC implement policies from the MCCP and/or address other issues identified by the MCPAC. The key LUDC amendments include the following:

- A new Environmentally Sensitive Habitat – Mission Canyon (ESH-MC) overlay zone to protect and preserve ESH, including a list of activities within ESH that require a Land Use Permit or Minor Conditional Use Permit.
- A new Scenic Corridor – Mission Canyon (SC-MC) overlay zone to recognize and protect the special character, history, and visual resources along Mission Canyon Road.

Projects within the SC-MC would be subject to additional review and development standards.

- New outdoor lighting regulations that minimize light pollution, glare, and light trespass caused by inappropriate or misaligned light fixtures.
- A requirement for three on-site parking spaces per dwelling unit, applicable to new units, an addition greater than 50% of the gross floor area of an existing dwelling unit, or an addition that increases the number of bedrooms.
- A prohibition of RSUs except in limited circumstances.
- A requirement for a Fire Protection Plan as a condition of approval for Temporary Use, Conditional Use Permits, and Development Plans.
- Additional findings for design review applications that address understories and retaining walls.

Staff is recommending several changes to the LUDC amendments that the Board initiated for environmental review. The changes include formatting and/or staff recommended amendments that sometimes differ from the MCPAC's recommendations. The primary formatting changes involved combining the proposed ESH-MC overlay zone with existing Goleta and Toro Canyon ESH language and combining the proposed Mission Canyon outdoor lighting regulations with the existing outdoor lighting regulations for Santa Ynez Valley. Staff recommended amendments that differ from the MCPAC's recommendations are detailed in Table 3 below.

**Table 3: LUDC Amendment Changes**

<b>LUDC Section</b>	<b>Initiated LUDC Amendments</b>	<b>Staff Recommended Changes</b>
35.20.040 – Exemptions from Planning Permit Requirements	Require a planning permit for replacement or restoration of <i>all</i> conforming structures damaged or destroyed by a disaster.	Retain exemption to rebuild conforming <i>like-for-like</i> structures in the interest of rapid permit processing and fairness to affected homeowners.
35.28.175 (new section) – Scenic Corridor – Mission Canyon (SC-MC) Overlay Zone	Require Historic Landmarks Advisory Commission (HLAC) review of new and altered structures within the SC-MC overlay zone within the context of the historic setting.	Delete and change review to the South Board of Architectural Review (SBAR) in the interest of an efficient permit process and because historic review occurs when applicable through the permit process. Also, there are no existing standards or measures for the HLAC's review process in this context. Additional design review findings are proposed in the SC-MC overlay zone to guide SBAR review.

LUDC Section	Initiated LUDC Amendments	Staff Recommended Changes
	For rebuilding of damaged or destroyed structures, require conformance with the SC-MC's greater primary and secondary front setbacks (i.e., a minimum of 80 feet setback from road centerline and 55 feet setback from right-of-way).	Delete to be consistent with the LUDC Nonconforming Uses of Land and Structures section 35.101.020.
	Limit fences and walls to 3.5 feet in height within the primary and secondary front setback areas adjacent to Mission Canyon Road.	Allow fences and walls up to 6 feet in height within the primary and secondary front setback areas with approval of a Land Use Permit.
	Prohibit use of plaster or stucco walls within the primary and secondary front setback.	Allow the SBAR to grant an exception for plaster, stucco, or other alternative materials if the exception would enhance and promote better structural, visual, and/or architectural design.
Section 35.30.070 – Fences and Walls	Within the required front setback, exempt from planning permit requirement fences, gates, or walls 3.5 feet or less in height; gateposts 4 feet or less in height.	Delete to conform with countywide fence height and permit requirements (i.e., within required front setback exempt fences, gates, or walls 6 feet or less in height; gateposts 8 feet or less in height).
Section 35.42.250 – Temporary Uses and Trailers, Section 35.82.060 – Conditional Use Permits and Minor Conditional Use Permits, and Section 35.82.080 – Development Plans	Require additional findings for approval that the use does not result in a significant increase in the density of the temporary or permanent human population that could hinder roadway evacuation capacity in the Plan Area.	Delete the additional findings because there are no available standards to measure them by. Replace with a requirement for an approved Fire Protection Plan to minimize onsite and offsite emergency evacuation impacts.
Section 35.101.020 – Nonconforming Uses of Land and Structure and Section 35.101.030 – Nonconforming Structures	Allow enlargements, extensions, moving, reconstruction, or structural alternations of <i>eligible</i> historical nonconforming structures as determined by HLAC as long as HLAC reviews and approves.	Delete in deference to countywide procedure that allows such alterations only for <i>declared</i> historical landmarks provided the HLAC reviews and approves the proposed structural alterations.

## **5.5 Overview of the Residential Design Guidelines**

Mission Canyon is a unique residential community in a setting that is not patterned after a typical urban or suburban subdivision. The Design Guidelines are intended to preserve the characteristics that residents have come to value, while also allowing for flexibility in design of new and remodeled homes that reflect an eclectic tradition. The Design Guidelines guide, educate, and motivate homeowners, developers, and designers to create projects that contribute to community design objectives and provide tools to help the BAR fully evaluate development proposals.

The SBAR reviewed the draft Design Guidelines in June 2007 and February 2008. In February 2008, the County also presented the draft Design Guidelines to the City of Santa Barbara's Single Family Design Board for courtesy review. City comments were incorporated into the Design Guidelines where appropriate. Staff updated the Design Guidelines since they were initiated for environmental review and is recommending several minor changes, primarily to the Supplemental section. The Supplemental section formerly included an SBAR review checklist and findings, a neighborhood compatibility worksheet, and height standards. The proposed final Design Guidelines (Attachment L) deleted the SBAR checklist and findings and height standards because this information is available in the LUDC and on Planning and Development's website and could have become outdated if design submittal requirements or height standards change. The neighborhood compatibility worksheet was deleted because there was no process developed for using or submitting this worksheet with project applications.

## **5.6 City of Santa Barbara Review and Participation**

The Plan Area is located within the sphere of influence of the City of Santa Barbara. The City took an active role in development of the MCCP due to the provision of sewer and water to the Plan Area as well as cross jurisdictional issues such as stormwater runoff and fire prevention. City staff participated in City/County coordination meetings, received notices for all public workshops and MCPAC meetings, and made presentations on development trends and the City's water system at two MCPAC meetings.

## **5.7 Tribal Consultation**

State planning law (SB 18) requires cities and counties to consult with California Native American tribes before amending or adopting any general or specific plan. In October 2007, the County wrote the Native American Heritage Commission (NAHC) to obtain a list of California Native American tribes with traditional lands or cultural places within or in proximity to Mission Canyon. Consistent with Government Code Section 65352.3, letters were sent to the Santa Ynez Band of Chumash Indians and the Coastal Band of the Chumash Nation with an invitation to consult regarding the MCCP. Neither band responded to the invitation to consult. In 2008, the City also initiated tribal consultation with the Santa Ynez Band of Chumash Indians and the Coastal Band of the Chumash Nation, also with no response. For the environmental review

process, the County contacted the NAHC to request a Sacred Lands File record search and the Central Coast Information Center for a standard record search for cultural resources. The Central Coast Information Center provided a list with a number of resources, as shown in the FEIR Table 4.4-1 on page 4-105.

## **6.0 ENVIRONMENTAL REVIEW**

The environmental review process began after the Board initiated the MCCP for environmental review in late 2008. Environmental review addressed the potential environmental impacts of full buildout in the Plan Area with implementation of the proposed MCCP.

In November 2008, the City and County signed a Memorandum of Understanding for Joint Review of Environmental Documents, outlining the expectations and procedures for review of the administrative draft Initial Study and subsequent administrative draft environmental documents. The County and City met several times over the course of the environmental review period to discuss comments and questions on administrative drafts. An Initial Study released in June 2009 found that the proposed project may have a significant effect on the environment and recommended an EIR be prepared.

The DEIR was circulated for public review from March to April 2011 and the County and City held public comment hearings in April 2011. Fifteen comments were received as letters and emails. A Revised DEIR was prepared based on comments relating to the number of residential units that should be counted in baseline and buildout projections after the Jesusita Fire. The Revised DEIR included an updated Project Description as well as updated Air Quality, Fire Protection, and Traffic and Circulation sections to reflect new information. The Revised DEIR was circulated for public review from February to April 2013 and a public hearing was held at the County in March 2013. Five comments were received in the form of letters and emails, and one comment from public hearing testimony. Responses to the comments on the DEIR and Revised DEIR are included in Section 9.0 of the FEIR.

A summary of the key environmental impacts and associated mitigation measures discussed in the FEIR is provided below. Feasible mitigation measures identified in the DEIR and Revised DEIR were incorporated into the MCCP as revised or additional policies and development standards designed to lessen or avoid environmental impacts. Significant and unavoidable (Class I) impacts were identified in Biological Resources, Cultural and Historic Resources, Fire Protection, and Traffic and Circulation. Below is a summary of the key impacts and mitigation measures.

### **Biological Resources**

The MCCP emphasizes protection of natural habitats and sensitive biological resources. Careful review of new development proposals in compliance with proposed policies and programs will reduce potential impacts to sensitive plant communities and habitat and special status animals.



Nonetheless, the proposed mitigation measures cannot completely avoid significant impacts to environmentally sensitive habitat or sensitive animal species. In addition, the combined effect of cumulative development is anticipated to result in significant and unavoidable cumulative impacts to biological resources.

## **Cultural Resources**

The Plan Area has a rich history, including prehistoric Native American sites, historic sites associated with the Santa Barbara Mission (Mission dam and aqueduct), and historic homes and features. Archaeological and historic surveys conducted to date have not covered all of the Plan Area, nor have they covered all areas identified, based on the distribution patterns of existing sites, as having a high potential to contain such resources. The Comprehensive Plan and MCCP contains policies and development standards consistent with state laws and County policies to reduce impacts to cultural and historic resources. However, the loss of significant cultural resources may occur because feasible mitigation measures may not always be available to ensure the professional assessment, and if necessary, mitigation of unknown prehistoric and historic resources discovered during construction. Therefore, the potential impact on cultural and historic resources under buildout and cumulative development are significant and unavoidable.

## **Fire Protection**

The MCCP's policies were drafted with fire protection as the overarching theme which was brought to the forefront with the Tea and Jesusita Fires of 2008 and 2009. New policies, development standards, and actions are proposed to improve emergency ingress and egress by removing encroachments and parked cars in the public right-of-way as mitigation for impacts to emergency ingress and egress. Other mitigations include actions to implement roadway shoulder improvements for emergency turnout zones and development of funding mechanisms to reduce hazardous fuels and improve and protect critical evacuation routes. The MCCP's fire protection policies and regulations address the impact to the extent feasible but due to the existing extreme fire hazard, Plan Area buildout would potentially expose people or structures to a significant risk of wildland fires and would potentially impact emergency ingress and egress and, therefore, buildout and cumulative impacts remain significant and unavoidable.

## **Traffic and Circulation**

The Plan Area currently has no significant traffic congestion or signalized intersections. The MCCP's goals and policies for Circulation and Parking focus on improving conditions for pedestrians and bicyclists and maintaining the existing semi-rural character of the roadways. When the MCCP was drafted, it was not anticipated that traffic would reach a level that could trigger significant impacts based on the MCCP's road classification and acceptable Level of Service (LOS) designations. However, when the traffic models include buildout of the Plan Area with the expected regional traffic growth, the segment of Mission Canyon Road between State Route 192 (Foothill Road) and Mountain Drive experiences a significant traffic impact based on

the roadway classification and minimum Level of Service (LOS) threshold established for the roadway in the MCCP. The intersection of Mission Canyon Road and Mountain Drive (at the City/County boundary) is also impacted at buildout with cumulative traffic growth.

The FEIR proposes mitigation measures to monitor traffic on Mission Canyon Road and the intersection of Mission Canyon Road and Mountain Drive to determine if traffic volumes and delay exceed acceptable County and City (for the intersection) thresholds. If thresholds are exceeded, the mitigation requires studies and coordination with the City (for the intersection) to identify roadway improvements to reduce traffic congestion. However, it is unknown if this mitigation strategy will be effective in reducing impacts due to potential policy conflicts between the installation of roadway improvements (e.g., traffic signals) and preservation of the significant historic and scenic resources in this portion of the Plan Area. Therefore, the impact remains significant and unavoidable.

## **7.0 ATTACHMENTS**

- A. Proposed Mission Canyon Community Plan (copy available at [http://longrange.sbcountyplanning.org/planareas/mission\\_canyon/missioncanyon.php](http://longrange.sbcountyplanning.org/planareas/mission_canyon/missioncanyon.php))
- B. Findings for Approval and Statement of Overriding Considerations (to be provided at a subsequent Planning Commission hearing)
- C. Mission Canyon Community Plan Final EIR (copy available at [http://longrange.sbcountyplanning.org/planareas/mission\\_canyon/missioncanyon.php](http://longrange.sbcountyplanning.org/planareas/mission_canyon/missioncanyon.php))
- D. Mitigation Monitoring and Reporting Plan (to be provided at a subsequent Planning Commission hearing)
- E. Resolution – General Plan Amendment Adopting the Proposed Mission Canyon Community Plan (to be provided at a subsequent Planning Commission hearing)
- F. Resolution – Land Use Element and Map Amendments (to be provided at a subsequent Planning Commission hearing)
- G. Resolution – Circulation Element and Map Amendments (to be provided at a subsequent Planning Commission hearing)
- H. Resolution – Land Use and Development Code Ordinance Amendment (to be provided at a subsequent Planning Commission hearing)
- I. Land Use and Development Code Amendments
- J. Resolution – Zoning Map Amendments (to be provided at a subsequent Planning Commission hearing)
- K. Resolution – Mission Canyon Residential Design Guidelines (to be provided at a subsequent Planning Commission hearing)
- L. Mission Canyon Residential Design Guidelines (copy available at [http://longrange.sbcountyplanning.org/planareas/mission\\_canyon/missioncanyon.php](http://longrange.sbcountyplanning.org/planareas/mission_canyon/missioncanyon.php))
- M. Joint Powers Agreement

Mission Canyon Community Plan

Case Nos. 13GPA-00000-00008, 11GPA-00000-00005, 11GPA-00000-00006, 11ORD-00000-00005, and  
11RZN-00000-00004

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## N. Proposed Mission Canyon Community Plan Policy Changes

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