

SUMMIT VIEW HOMES PROJECT

City Council Hearing

May 21, 2013

Agenda

- Receive Staff Report
- Take Public Input
- Requested Actions
 - Adopt Resolution No. 5846(13), certifying the Final Environmental Impact Report – EIR 12-01 (SCH No. 2012071088) dated March 2013, adopting the CEQA Findings of Fact, and directing Staff to file the Notice of Determination (NOD);
 - Accept the Fiscal Impact Study prepared for the project;

Agenda

- Requested Actions (Continued)
 - ▣ Adopt Resolution No. 5847(13), directing Staff to proceed with the annexation process through negotiation with Santa Barbara County and the Local Agency Formation Commission (LAFCO) process; and
 - ▣ Waive further reading and introduce Ordinance No. 1592(13), approving a pre-zoning request – ZC 12-01; or
 - ▣ Provide alternate direction.

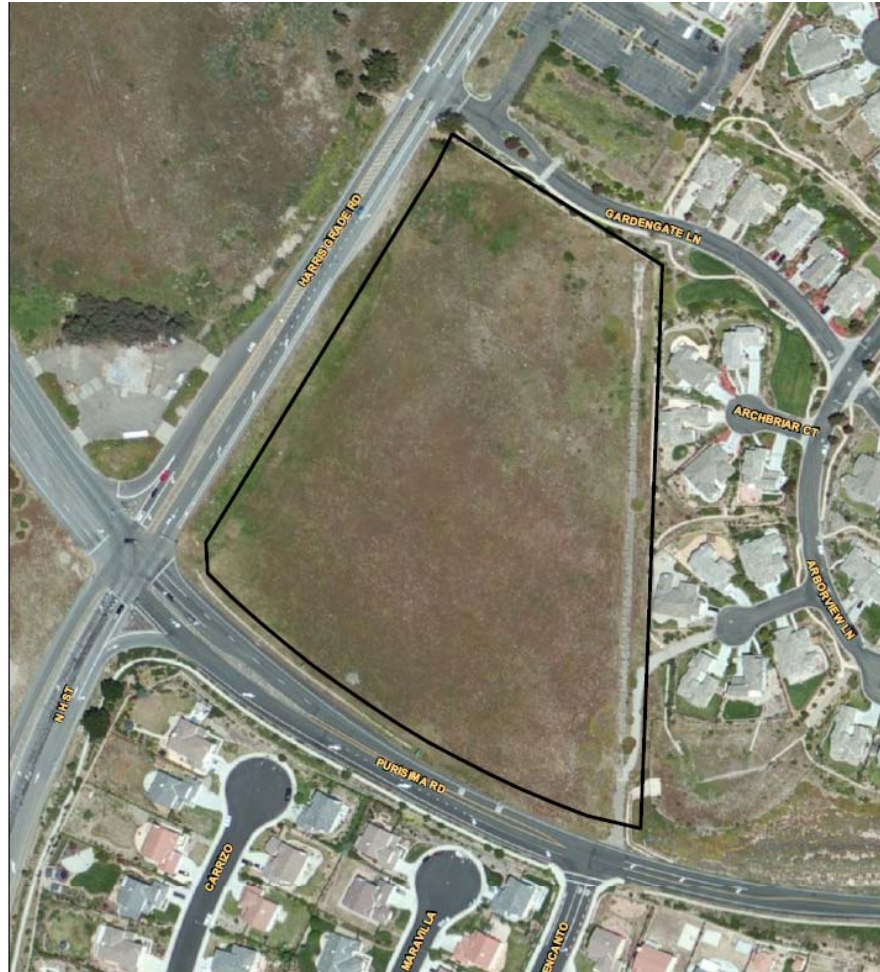
Background

- 2008 – Application for Annexation No. 78
- 2009 – Annexation No. 78 was included in the 2030 General Plan Update
 - ▣ Known As Expansion Area D
- 2010/11 – Planning Commission recommended inclusion of Wye Residential project in the 2030 General Plan Land Use Element (Expansion Area D)
- 2012 – City Council allowed applicant to proceed with an EIR prior to adoption of 2030 General Plan Update

Proposed Project

- Site is currently in unincorporated Santa Barbara County and outside the City Urban Limit Line and Sphere of Influence
- Request for annexation of 10-acre site
- Project would involve development of 44 residential units and three (3) open space lots
- Lots range from 6,785 square feet to 12,940 square feet


Project Location



Bing Maps Aerial. (c) 2010 Microsoft Corporation and its data suppliers.

0 100 200 Feet



 Project Site Boundary

Environmental Review

- EIR 12-01 was prepared by Rincon Consultants, Inc.
- EIR was circulated to the public from December 13, 2012 to January 28, 2013 for comment
- Thirteen comment letters were received and responses are provided in the Final EIR

EIR Conclusions

- No Class I, significant and unavoidable, impacts were identified in the EIR
- Class II, significant but mitigable, impacts include:
 - Aesthetics – change to visual character, light and glare (Impacts AES-2 and AES-3)
 - Biological Resources – potential impacts on special status plants and nesting birds (Impact BIO-1 and BIO-2)
 - Cultural Resources – potential effects on unknown cultural resources (Impact CR-1)
 - Geology and Soils– soil compaction and soil settlement (Impact GEO-3)
 - Noise – construction noise and on-site exposure to vehicle noise (Impact N-1 and N-3)
 - Traffic – delay at Highway 1/Harris Grade Road intersection (Impact TC-2 and TC-3)

Alternatives to Project Studied in EIR

Alternatives

- Alternative 1: No Project/No Development
- Alternative 2: No Project/Existing Zoning
- Alternative 3: Reduced Density with 200 Foot Buffer
- Alternative 4: Reduced Density with a Community Park
- Alternative 5: Inclusionary Housing

Environmentally Superior Alternative

- Alternative 3
 - Reduces on-site noise exposure impacts, visual impacts, and vehicle trips
 - Does not eliminate any significant and unavoidable impacts because none were identified for the project

Requested Action

- Adopt Resolution No. 5846(13), certifying the Final Environmental Impact Report – EIR 12-01 (SCH No. 2012071088) dated March 2013, adopting the CEQA Findings of Fact, and directing Staff to file the Notice of Determination (NOD)

Fiscal Analysis

- The 2030 General Plan Update states the City shall not approve an annexation unless the annexation demonstrates positive or neutral revenue for the City
- Fiscal analysis for proposed project evaluated two scenarios
 - 50% and 100% projected annual street maintenance costs for off-site segments of Purisima Road and Harris Grade Road allocated to project
- Each scenario would result in a net annual surplus for the City

Requested Action

- Accept the Fiscal Impact Study prepared for the project

Annexation Request

- Annexation is the means by which an existing city extends its corporate boundaries
- Site is currently located outside the City Urban Limit Line and Sphere of Influence
- Proposed project/annexation is consistent with the General Plan Update Land Use Map (Low Density Residential)
- If annexation process moves forward, City would oversee application to LAFCO and negotiate with the County regarding services and tax sharing
- If annexation process is completed, the project would be returned to the Planning Commission for approval of Vesting Tentative Map and Architectural Review

Requested Action

- Adopt Resolution No. 5847(13), directing Staff to proceed with the annexation process through negotiation with Santa Barbara County and the Local Agency Formation Commission (LAFCO) process

Pre-zoning Request

- A city may choose to pre-zone unincorporated territory that it expects to annex in the future
- Zoning will be in effect immediately upon annexation
- Required for LAFCO annexation request
- Pre-zoning request is for 7-R-1-PD (Single Family Residential, Planned Development)
- If annexation process is completed, the project would be returned to the Planning Commission for approval of Vesting Tentative Map and Architectural Review

Requested Actions

- Waive further reading and introduce Ordinance No. 1592(13), approving a pre-zoning request – ZC 12-01