



## City of Santa Barbara Planning Division

**ADDENDUM TO CERTIFIED ENVIRONMENTAL IMPACT REPORT****VERONICA MEADOWS SPECIFIC PLAN SP-9  
900-1100 LAS POSITAS ROAD, MST99-00608**

August 19, 2006

This EIR Addendum is prepared pursuant to State CEQA Guidelines Section 15164, which provides that an addendum to an environmental impact report (EIR) may be prepared if only minor changes or additions are necessary to make the document adequate for the current project.

**ENVIRONMENTAL DOCUMENT / BACKGROUND**

The EIR for the Veronica Meadows project was prepared to evaluate the applicant's prior project proposal at 900-1100 Las Positas Road (MST99-00608) for development of 23 homes on 14.8 acres, dedication of 35.7 acres for open space, hillside stabilization, creek restoration, new vehicle bridge and access off Las Positas Road. Permits required for that project included annexation, residential specific plan (SP-9), lot line adjustment, tentative subdivision map, and amendments to General Plan land use designations, Local Coastal Plan, Zoning Map, and Hillside Design District Map.

The EIR identified significant (Class I) biological resource, noise, and traffic impacts. Potentially significant but mitigable (Class II) impacts that could be reduced to less than significant levels were identified for biological resources, drainage, erosion and water quality, geologic hazards, cultural resources, traffic, public health and safety, and air quality. The EIR identified numerous mitigation measures to be incorporated into the project or applied as conditions of project approval to avoid or reduce potentially significant environmental effects.

The EIR also evaluated comparative environmental effects of alternatives to various components of the proposed project, including the No Project Alternative, Use of Draft Pre-Annexation Zoning Alternative, Secondary Emergency Access Alternative, Concrete Sidewalks Alternative; Avoid Landslides Alternative; Alternative Landslide Stabilization; Alternative Creek Setback Distance, Alternative Drainage and Stormwater Treatment, and Alternative Bridge Sites.

The Final EIR was certified by the Planning Commission on December 1, 2005, and no action was taken on project permits due to a split vote. The project was forwarded to City Council for decision, and in March 2006, the Council recommended that the applicant revise the project to reduce its scope. The applicant agreed to do so and the revised project was referred back for review by the Planning Commission, Parks Commission, Architectural Board of Review, and Creeks Advisory Committee.

**CURRENT PROJECT DESCRIPTION**

The current project proposal involves the same property as the prior proposal, with residential development on the same 14.8-acres, open space dedication of the same 35.7-acres, hillside stabilization, and creek stabilization and restoration with 50-foot building setback from the creek.

The current project proposal is revised from the project description evaluated in the EIR, as follows:

- Development potential would be reduced to 15 homes or fewer, rather than 23 homes.
- Access to the development would be taken from an extension of the existing Alan Road rather than from a new access off Las Positas Road.
- A smaller bridge over Arroyo Burro Creek would accommodate pedestrian and bicycle passage, but not vehicle circulation.
- The creek setback area would not include a pedestrian trail as the prior proposal had.
- The specific plan text has been revised to incorporate these project changes and to include EIR mitigation measures as development standards in the areas of drainage and water quality, natural areas, open space and landscaping, creek and riparian habitat management, geologic hazards, cultural resources, public health and safety, visual resources, and construction.

The current project proposal does not include a tentative subdivision map, although a conceptual design for a tract map was provided to show the feasibility of the project and assist in analysis. Approval of a tentative subdivision map would be required for the current proposal, but could be processed subsequent to approval of the currently requested annexation, specific plan, lot line adjustment and policy document amendments.

#### **CHANGES IN ENVIRONMENTAL CIRCUMSTANCES**

Since the time of the EIR analysis, there have been no substantial changes in environmental conditions on the ground; the status of environmental resources, or impact evaluation guidelines.

#### **PROJECT IMPACTS AND MITIGATIONS**

The revised Specific Plan project description is within the range of project alternatives evaluated in the Certified EIR. Based on analysis in the EIR, development of the same site area with 15 or fewer homes under the revised SP-9 would result in similar or slightly reduced impacts than the prior 23-unit proposal in the areas of cumulative traffic generation effects to impacted intersections, air quality, biological resources, drainage, erosion, and water quality, geologic hazards, cultural resources, visual resources, land use and recreation, public health and safety, noise, public services, and population and housing.

The EIR analyzed access from Alan Road in the Alan Road Access Alternative (Project Alternative 4.5). With project access from Alan Road, temporary construction-related and traffic noise effects would increase to residential uses in the Alan Road area, but not to a significant level. Long-term traffic would increase at the already impacted Las Positas Road/Cliff Drive intersection during the afternoon peak period. This represents a project-specific significant impact. The increase in traffic at the Las Positas Road/Cliff Drive intersection would be less than that identified in the EIR alternative analysis because the potential number of homes has decreased from 23 to 15. The EIR identifies that this impact would persist until such time as the City constructs the planned roundabout at the intersection, after which the intersection is anticipated to operate at LOS A-B. The EIR includes a traffic impact mitigation measure in which the applicant would provide a fair share funding of this intersection improvement.

The following mitigation measures identified in the EIR would continue to apply to the project as revised:

Drainage, Erosion and Water Quality Mitigation Measures

- W-1 Drainage system with multiple outlets and infiltration areas
- W-2 Exotic plant removal and bank stabilization
- W-3 Construction NPDES storm water pollution prevention plan
- W-4 Stormwater treatment plan

Geologic Hazards Mitigation Measures

- G-1 Fault location study, design/construction measures
- G-2 Liquefaction investigation, design/construction measures
- G-3 Expansive soils investigation, design/construction measures
- G-4 Depth to groundwater investigation, design/construction measures
- G-5 Geotechnical landslide investigation, design/construction measures

Biological Resources Mitigation Measures

- B-1 Habitat restoration plans, including creek bank, creek corridor and upland areas
- B-2 Oak tree replacement
- B-3 Minimize disturbance during bridge installation
- B-4 Offset habitat loss by restoring native oak-riparian habitat
- B-5 Calendar limits to earthwork activities to avoid impacts to breeding birds
- B-6 Limit disturbance to vegetation
- B-7 Minimal lighting, homeowner association maintenance of habitat areas
- B-8 Reduce bridge width

Cultural Resources Mitigation Measures

- C-1 Standard discovery procedures and mitigation measures
- C-2 Retain remnant oaks
- C-3 Display of Veronica Springs history
- C-4 Interpretive signs
- C-5 Naming of development and streets

Visual Resources

- V-1 Architectural Board of Review approval of architectural plans, colors, and materials
- V-2 New residences next to existing Alan Road homes to minimize height and mass contrast

Traffic and Circulation

- T-1 Construction traffic control plan
- T-5 Video document pavement conditions, repair or resurface if construction damage
- T-6 Traffic fees for capacity improvements

Note: EIR impacts and mitigation measures T-2, T-3, and T-4 pertained to a project entrance on Las Positas Road, and no longer apply with the Alan Road access design.

Public Health and Safety Mitigation Measures

- H-1 Pesticide management plan and integrated pest management program

H-2 Radon gas investigation

Noise Mitigation Measures

N-1 Construction hours limitations for heavy equipment

N-2 Construction traffic hours limitations on Alan Road

N-3 Limitations on noise-generating construction activities, noise shielding use, staging locations

Air Quality Mitigation Measures

A-1 Construction dust measures

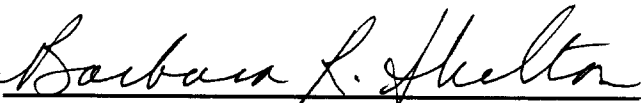
A-2 Construction equipment emissions measures

**CEQA FINDING**

Based on the above review of the project, in accordance with State CEQA Guidelines Section 15612, no Subsequent Negative Declaration or Environmental Impact Report is required for the current project, because new information and changes in circumstances, project description, impacts and mitigations do not involve new significant impacts or a substantial increase in the severity of previously identified impacts.

This Addendum identifies the current project changes and minor changes to project impacts. With implementation of applicable mitigation measures identified in the EIR, the project would result in significant (Class I) impacts associated with biological resources, construction-related noise, and traffic, and potentially significant (Class II) impacts would be reduced to less than significant levels in the areas of biological resources, drainage, erosion and water quality, geologic hazards, cultural resources, traffic, public health and safety, and air quality.

This addendum together with the Veronica Meadows Certified Final Environmental Impact Report constitutes adequate environmental documentation in compliance with CEQA for the current project.

Prepared by:  Date: August 19, 2006  
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