

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA BARBARA INITIATING THE ANNEXATION OF THE VERONICA MEADOWS SPECIFIC PLAN AREA TO THE CITY OF SANTA BARBARA, AN APPLICATION OF PEAK LAS POSITAS PARTNERS, 900-1100 BLOCK OF LAS POSITAS ROAD (VERONICA MEADOWS SPECIFIC PLAN) (MST99-00608)

WHEREAS, the City accepted an application from Peak-Las Positas Partners, in order to process a request for the following: 1) annexation of the subject property from the unincorporated area of Santa Barbara County to the City of Santa Barbara; 2) a General Plan Amendment upon annexation to add the property to the City's General Plan Map; 3) a Local Coastal Plan Amendment upon annexation to add the property to the City's Local Coastal Plan; 4) Zoning Map and Ordinance Amendments to adopt Specific Plan Number Nine (SP-9) upon annexation; (5) a lot line adjustment; and 6) other related approvals ("Veronica Meadows Project" or "Project");

WHEREAS, the City Planning Commission initiated annexation of the subject parcels separately on November 18, 1993, and February 3, 2000, and held conceptual reviews of the project design then before the Commission (including nine speakers) on February 3, 2000;

WHEREAS, the Planning Commission and the Architectural Board of Review held a joint work session on September 5, 2000, to take input (including comments from nine members of the public) and make comments on the Project design concept;

WHEREAS, the Architectural Board of Review held a concept review of the proposed Project on September 25, 2000, and provided comments to the Planning Commission;

WHEREAS, the Planning Commission of the City of Santa Barbara initiated the Specific Plan process for the subject parcels and held a joint meeting with the Architectural Board of Review to review a revised project concept on February 20, 2003, and took comments from twelve members of the public;

WHEREAS, the Planning Commission held a Project concept review work session on March 6, 2003;

WHEREAS, the Planning Commission held an Environmental Impact Report (EIR) Scoping Hearing on October 16, 2003, and took comments from two people;

WHEREAS, the Planning Commission held a duly noticed public hearing to receive comments on the Draft EIR on October 21, 2004, and took comments from twelve people;

WHEREAS, in January 2005, the City of Santa Barbara completed a Final EIR for the project, consisting of the Draft EIR, comments on the Draft EIR, responses to comments on the Draft EIR, and minor revisions to the Draft EIR;

WHEREAS, the City Park and Recreation Commission and the City Creeks Advisory Committee held a joint meeting to consider recommendations to the Planning Commission regarding the proposed bridge and creek restoration elements of the Project;

WHEREAS, the Creeks Advisory Committee met on February 9, 2005, and made recommendations to the Planning Commission regarding the proposed bridge and creek restoration elements of the Project;

WHEREAS, the Park and Recreation Commission met on February 23, 2005, and made recommendations to the Planning Commission regarding the proposed bridge and creek restoration elements of the Project;

WHEREAS, the Transportation and Circulation Committee met on March 24, 2005, and made recommendations to the Planning Commission regarding the proposed bridge for the Project;

WHEREAS, the Planning Commission held a discussion of Project issues on April 14, 2005, and nineteen people spoke regarding the Project;

WHEREAS, the Planning Commission held a duly noticed public hearing to consider the Project on July 21, 2005, and eleven people spoke regarding the Project. After substantial discussion, the Planning Commission continued its consideration indefinitely to allow the applicant to make project revisions in response to Planning Commission concerns;

WHEREAS, on December 1, 2005, the Planning Commission held a duly noticed public hearing and took public input from twenty-four people on the Project, and certified the Veronica Meadows Specific Plan Final EIR ("2005 Final EIR") as a complete, accurate, and good faith effort toward full disclosure and as being reflective of the independent judgment of the City of Santa Barbara under the California Environmental Quality Act (CEQA) (Pub. Resources Code, § 21000 et seq.);

WHEREAS, on March 8, 2006, the Council of the City of Santa Barbara held a duly noticed public hearing, took public input, and continued its consideration of the Project;

WHEREAS, on March 21, 2006, the Council of the City of Santa Barbara continued its deliberations on the Project, and directed the applicant to prepare an alternative design for the Project;

WHEREAS, the applicant complied with the City Council's directive and prepared and submitted to City staff a conceptual site plan reflecting a revised project;

WHEREAS, the Creeks Advisory Committee met on April 26, 2006, and made recommendations to the City Council regarding the revised site plan and creek restoration element of the Project;

WHEREAS, the Architectural Board of Review met on May 1, 2006, and made recommendations to the City Council regarding the revised site plan for the Project;

WHEREAS, the Park and Recreation Commission and Creeks Advisory Committee held a joint meeting on July 10, 2006, to consider recommendations to the City Council regarding the revised site plan for the project;

WHEREAS, on August 19, 2006, the first Addendum to the 2005 Final EIR was prepared by City environmental staff. The Addendum considered a smaller Project with 15 homes, access from Alan Road rather than Los Positas Road, a smaller bridge over Arroyo Burro Creek for pedestrian and bicycle traffic only, and a setback area without pedestrian trails along Arroyo Burro Creek. The Addendum evaluated whether the revised Project was within the range considered in the 2005 Final EIR and determined it was;

WHEREAS, the Planning Commission held a duly noticed public hearing on August 24, 2006, took public input from thirteen people on the revised site plan, and offered comments to the City Council;

WHEREAS, on October 3, 2006, the City Council held the required noticed public hearing and took public input from twenty-seven members of the public on the revised site plan, and continued consideration of the Project to a future meeting after indicating to the applicant that it preferred the Project as it was presented in March 2008, with either 23 or 25 dwelling units;

WHEREAS, the applicant subsequently submitted two development alternatives to the City Council based on direction from the October 3, 2006 City Council meeting;

WHEREAS, on November 17, 2006, the second Addendum to the 2005 Final EIR was prepared to evaluate two development alternatives developed by the applicant in response to the City Council's request. The Addendum evaluated whether the two development alternatives were within the range considered in the 2005 Final EIR and determined they were;

WHEREAS, on December 12 and 19, 2006, City Council approved the project and adopted environmental findings pursuant to CEQA;

WHEREAS, on January 29, 2007, the Citizens Planning Association and the Santa Barbara Urban Creeks Council sued the City to overturn the City Council approval of the project;

WHEREAS, in a judgment dated January 9, 2008, the Santa Barbara Superior Court issued its judgment stating that a writ of mandate should issue commanding the City Council to set aside its December 12 and 19, 2006 approvals concerning the Project;

WHEREAS, on February 5 and 26, 2008, pursuant to court directive, the City Council for the City of Santa Barbara repealed and rescinded the project approvals, including certification of the 2005 Final EIR;

WHEREAS, on March 14, 2008, the City prepared a Draft Revised EIR, which it circulated pursuant to CEQA Guidelines Section 15088.5. The City's purpose in preparing the revised EIR chapters was to document the events, project changes, and other information that is pertinent to understanding the issues involved with a re-evaluation of the Project. CEQA Guidelines Section 15088.5 provide for recirculation of only the revised sections of the EIR and limitation of further public comment to the recirculated sections;

WHEREAS, on April 17, 2008, the Planning Commission held a duly noticed public hearing to receive comments on the Draft Revised EIR;

WHEREAS, on May 9, 2008, a Final Revised EIR was prepared in accordance with CEQA. The "2008 Final EIR" includes the Draft EIR, the Draft Revised EIR, comments on the Draft EIR and Draft Revised EIR, responses to oral testimony, written comments, e-mail messages, and phone messages on the Draft EIR and Draft Revised EIR, and minor changes to the Draft EIR and Draft Revised EIR;

WHEREAS, on May 15, 2008, the Planning Commission held a duly noticed public hearing on the 2008 Final EIR to consider its certification; and

WHEREAS, on June 17, 2008, the City Council held a duly noticed public hearing on the 2008 Final EIR to consider its certification. After the public hearing, by separate resolution, the City Council certified the 2008 Final EIR and adopted the mitigation measures incorporated therein (see Resolution No. \_\_\_\_\_). At that time, the City Council also determined that the Current 2008 Project Design alternative was feasible and environmentally superior to the project, and adopted that alternative.

NOW, THEREFORE, BE IT RESOLVED by the City Council, that the City of Santa Barbara does hereby initiate an annexation of the Veronica Meadows Specific Plan area to the City of Santa Barbara as follows:

- A. This proposal is made, and it is requested that proceedings be taken, pursuant to the Cortese/Knox/Hertzberg Local Government Reorganization Act of 2000, commencing with Section 56000 of the California Government Code.
- B. This proposal is a reorganization and consists of the following changes of organization:
  - 1. Annexation to the City of Santa Barbara;
  - 2. Detachment from the Goleta Water District; and,
  - 3. Detachment from the Santa Barbara County Fire Protection District.
- C. A description of the boundaries and a map of the affected territory are set forth in Exhibits A and B, attached hereto and by reference incorporated herein.
- D. It is desired that the proposal be subject to the following term and condition: The affected territory will be subject to the existing general bonded indebtedness of the City of Santa Barbara.
- E. The reason for the proposal is to provide services to the subject property in a manner considered to be in the best interests of the affected area and the total organization of local governmental agencies within Santa Barbara County.
- F. The proceeding is subject to the terms and conditions approved by the Local Agency Formation Commission (LAFCO).
- G. The regular Santa Barbara County assessment roll will be utilized.
- H. The owners of all property in the affected territory have consented to this annexation.
- I. The City and all owners of property in the affected territory consent to the waiver of conducting authority proceedings, with the condition that LAFCO does not subject completion of this annexation to the initiation or completion of other annexations.

- J. The City Clerk is directed to transmit two (2) certified copies of this resolution to the Santa Barbara Local Agency Formation Commission.
- K. In accordance with Section 22.68.060 of the Santa Barbara Municipal Code, the entirety of the annexation area shall become part of the Hillside Design District.
- L. Upon annexation to the City, APN 047-010-011 will be designated on the City's General Plan as Major Hillside, Open Space, Buffer/Stream and Pedestrian/Equestrian Trail, APN 047-010-016 is designated on the General Plan as Residential, Two Dwelling Units per Acre, Buffer/Stream and Pedestrian/Equestrian Trail and a portion of 047-010-053 is designated on the General Plan as Residential, Two Dwelling Units per Acre, depicted in the map attached hereto as Exhibit C.
- M. Upon annexation to the City, APN 047-010-016 will be designated on the City's Local Coastal Plan Map as Two Dwelling Units per Acre, Buffer/Stream and Pedestrian/Equestrian Trail, depicted in the map attached hereto as Exhibit A. This Local Coastal Plan Map amendment shall become effective thirty days after certification by the California Coastal Commission.
- N. Upon annexation to the City, APNs 047-010-011, 047-010-016, and a portion of 047-010-053 are zoned SP-9/S-D-3, Specific Plan #9 (Veronica Meadows Specific Plan – as described and required in City Ordinance No. \_\_\_ introduced on June 17, 2008 and duly adopted) and Coastal Zone Overlay, where applicable, depicted in the map attached hereto as Exhibit D.

Draft

## EXHIBIT "A"

**VERONICA MEADOWS REORGANIZATION: ANNEXATION TO THE CITY OF SANTA BARBARA/DETACHMENT FROM THE GOLETA WATER DISTRICT/DETACHMENT FROM THE SANTA BARBARA COUNTY FIRE PROTECTION DISTRICT**

That portion of the Rancho Las Positas y La Calera in the County of Santa Barbara, State of California, being a portion of "Exception C" of "Parcel 1" of the Goleta Water District - City of Santa Barbara Detachment proceeding described in that certain Certificate of Completion relating to Resolution No. 83-642 of the Local Agency Formation Commission of the County of Santa Barbara, State of California, recorded July 19, 1983, filed as Instrument No. 83-37200 of Official Records in the Office of the Recorder of said County, more particularly described as follows:

**Beginning** on the City Limits Line being the southerly terminus of the 35th course of the land annexed into the City of Santa Barbara, and referred to as the "Las Positas Reorganization" as more particularly described in the Certificate of Completion executed by the Santa Barbara County Local Agency Formation Commission, LAFCO Resolution No. 06-6, a copy of which was recorded on April 7, 2008 filed as Instrument No. 2008-0019858 of Official Records, said point being on the City Limits Line and 3.59 feet westerly of the easterly terminus of the 28th course of the Braemar Annexation to the City of Santa Barbara as described in Section 1 of Ordinance No. 2566 adopted August 30, 1956 by the City Council of Santa Barbara, and said point being an angle point on the east line of that certain tract of land shown on a map titled "Portion of Rancho Las Positas y Calera," recorded on September 2, 1972, filed in Book 86, at Pages 61 and 62 of Record of Surveys in the Office of the Recorder of said County;

Thence, 1st, along said City Limits Line as defined in Ordinance 2566 and along the northerly line of the Braemar Park Subdivision recorded in Book 15 of Maps at Pages 398 through 402, Santa Barbara County Records, South  $83^{\circ}46'00''$  West, 304.30 feet to the west line of the 57.95 acre parcel of land shown on that Record of Survey filed in Book 86 of Maps at Pages 61-62, Santa Barbara County Records;

Thence 2nd,, leaving said City Limits Line and northerly line of Braemar Park along the westerly line of said 57.95 acre parcel of land North  $05^{\circ}56'45''$  West, 674.89 feet;

Thence, 3rd, North  $30^{\circ}33'20''$  East, 112.6 feet more or less to a point in said westerly line which lies South  $30^{\circ}33'20''$  West 765.83 feet from the intersection of said westerly line with the Southerly line of the tract of land described in the deed to Josephine M. Barnhill recorded December 23, 1959 as Instrument No. 43231 in Book 1699 at Page 294 of Official Records;

Thence leaving the west line of said 57.95 acre parcel of land along the boundary of property transferred by Lot Line Adjustment No. \_\_\_\_\_ from Bollag to Peak Las Positas Partners recorded \_\_\_\_\_, 2008, as Instrument No. \_\_\_\_\_, Santa Barbara County Records, the following courses:

4th, North 79°45'00" West, 96.07 feet;  
Thence, 5th, North 58°55'42" West, 97.23 feet;  
Thence, 6th, North 27°28'59" West, 73.74 feet;  
Thence, 7th, North 42°00'08" West, 109.74 feet;  
Thence, 8th, North 23°56'52" West, 79.42 feet;  
Thence, 9th, North 68°48'19" West, 61.00 feet;  
Thence, 10th, North 13°44'24" East, 92.21 feet;  
Thence, 11th, South 88°37'24" East, 394.19 feet;  
Thence, 12th, North 49°59'35" East, 156.72 feet;  
Thence, 13th, North 15°01'20" East, 219.67 feet to a point in the southerly boundary of said 57.95 acre parcel of land shown on said map filed in Book 86, Pages 61-62 of Record of Surveys;

Thence along the boundary of said 57.95 acre parcel the following courses:

14th, North 85°18'02" West, 178.75 feet;  
15th, North 50°18'22" West, 328.80 feet;  
16th, North 13°48'18" West, 360.41 feet;  
17th, North 53°29'07" West, 484.01 feet;  
18th, North 58°56'22" West, 507.81 feet;  
19th, North 39°57'58" West, 137.00 feet;  
20th, North 74°54'16" West, 157.43 feet;  
21st, South 84°05'38" West, 233.24 feet;  
22nd, North 80°27'14" West, 337.68 feet;  
23rd, North 65°25'55" West, 98.00 feet to the southeasterly line of Lot 3, described as portions of that part of the Rancho Las Positas y la Calera and of the Pueblo Lands of the City of Santa Barbara, in the County of Santa Barbara, State of California, which was set apart and allotted to Delia Hope by the final decree of partition entered October 12, 1886 in the action entitled "Delia Hope, Plaintiff, vs. Rosa A. Bigley and others, defendants," Case No. 1021, Santa Barbara Superior Court, and a point in the City Limits Line as defined in Ordinance 2052;  
Thence, along the City Limits Line described in said Ordinance No. 2052 and the southeasterly line of the above described Lot 3,  
24th, North 47°59'20" East, 1040.00 feet;

Thence, leaving the said City Limits Line, as described in said Ordinance No. 2052, along the east line of the 57.95 acre parcel of land shown on that map filed in Book 86, Pages 61-62 of Record of Surveys;

25th, South 23°19'30" East, 162.95 feet;  
26th, South 55°04'30" East, 108.90 feet;  
27th, South 58°09'30" East, 138.60 feet;

28th, South 59°49'30" East, 62.04 feet;  
29th, South 59°04'30" East, 254.10 feet;  
30th, South 61°09'30" East, 264.00 feet;  
31st, South 74°04'30" East, 122.10 feet;  
32nd, South 41°04'30" East, 116.16 feet;  
33rd, South 40°19'30" East, 5.32 feet to a point in the westerly line of Lot 1 shown on that map filed in Book 124, Pages 62-64 of Record of Surveys, in the Office of the Recorder of said County;

Thence 34th, leaving the boundary of said 57.95 acre parcel along the westerly boundary of said Lot 1, South 40°20'13" East, 65.31 feet;

35th, South 45°20'13" East, 79.90 feet;  
36th, South 61°22'13" East, 97.10 feet;  
37th, South 35°50'13" East, 250.93 feet;  
38th, South 09°24'47" West, 76.60 feet;  
39th, South 11°05'13" East, 159.14 feet;  
40th, South 41°49'13" East, 249.07 feet;  
41st, South 04°50'13" East, 270.74 feet;  
42nd, South 27°05'13" East, 165.08 feet;  
43rd, North 60°09'47" East, 33.02 feet;  
44th, South 47°50'13" East, 66.03 feet;  
45th, South 28°00'13" East, 66.03 feet;  
46th, South 12°05'13" East, 66.03 feet;  
47th, South 38°20'13" East, 66.03 feet;  
48th, South 48°09'47" West, 33.02 feet;  
49th, South 41°50'13" East, 115.56 feet to a point on the 44th course of said "Las Positas Reorganization";

Thence, along the City Limits Line established by the said "Las Positas Reorganization", being the easterly line of that certain 158.778 acre tract of land shown on a map titled "Portion of Rancho Las Positas y La Calera," recorded on July 22, 1959, filed in Book 46, at Page 46, of Record of Surveys, in the Office of the Recorder of said County;

50th, South 26°06'45" West, 304.04 feet;  
51st, South 30°33'20" West, 188.18 feet;  
52nd, South 56°54'20" East, 27.29 feet;  
53rd, South 61°11'01" East, 136.49 feet;  
54th, South 64°56'01" East, 42.91 feet;  
55th, South 35°43'59" West, 48.18 feet;  
56th, South 53°33'59" West, 66.00 feet;

57th, South 28°48'59" West, 66.00 feet;  
58th, South 43°33'59" West, 72.60 feet;  
59th, South 03°44'13" West, 552.32 feet to the **Point of Beginning**, containing 50.58  
acres, more or less.

**End of Description**

This description of land is for assessment purposes only and is not a legal property  
description as defined by the Subdivision Map Act and may not be used as the basis for  
an offer of sale of the land described.

Prepared by: \_\_\_\_\_  
Susan Roberts, LS 7690 (license renewal 12/31/2008)

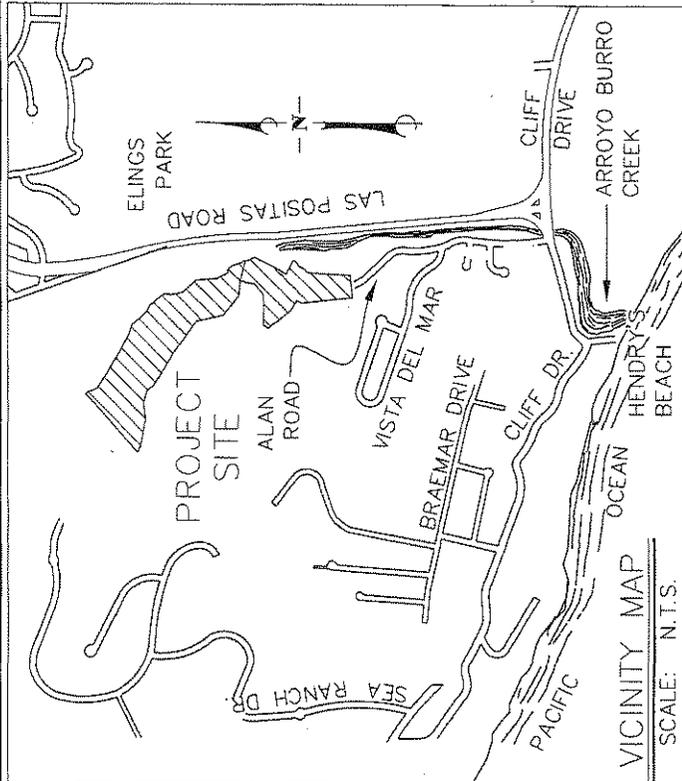
Date: \_\_\_\_\_

EXHIBIT "B"  
SHEET 1 OF 6

**Draft**

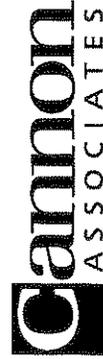
VERONICA MEADOWS  
REORGANIZATION: ANNEXATION TO  
THE CITY OF SANTA BARBARA/  
DETACHMENT FROM THE GOLETA  
WATER DISTRICT/ DETACHMENT  
FROM THE SANTA BARBARA COUNTY  
FIRE PROTECTION DISTRICT

BEING A PORTION OF  
RANCHO LAS POSITAS Y LA CALERA  
COUNTY OF SANTA BARBARA, CALIFORNIA



PREPARED BY:  
MAY 7, 2008

SUSAN ROBERTS, PLS 7690  
LICENSE EXPIRATION 12/31/2008



Bakersfield, CA    San Luis Obispo, CA    Santa Maria, CA  
661.328.6280    805.544.7407    805.928.7363  
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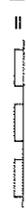
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AND SURVEYING CONTENT

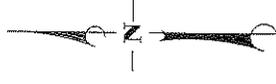
MICHAEL B. EMMONS PLS 5899  
SANTA BARBARA COUNTY SURVEYOR  
LICENSE EXPIRATION 12/31/2008

# EXHIBIT "B"

SHEET 2 OF 6

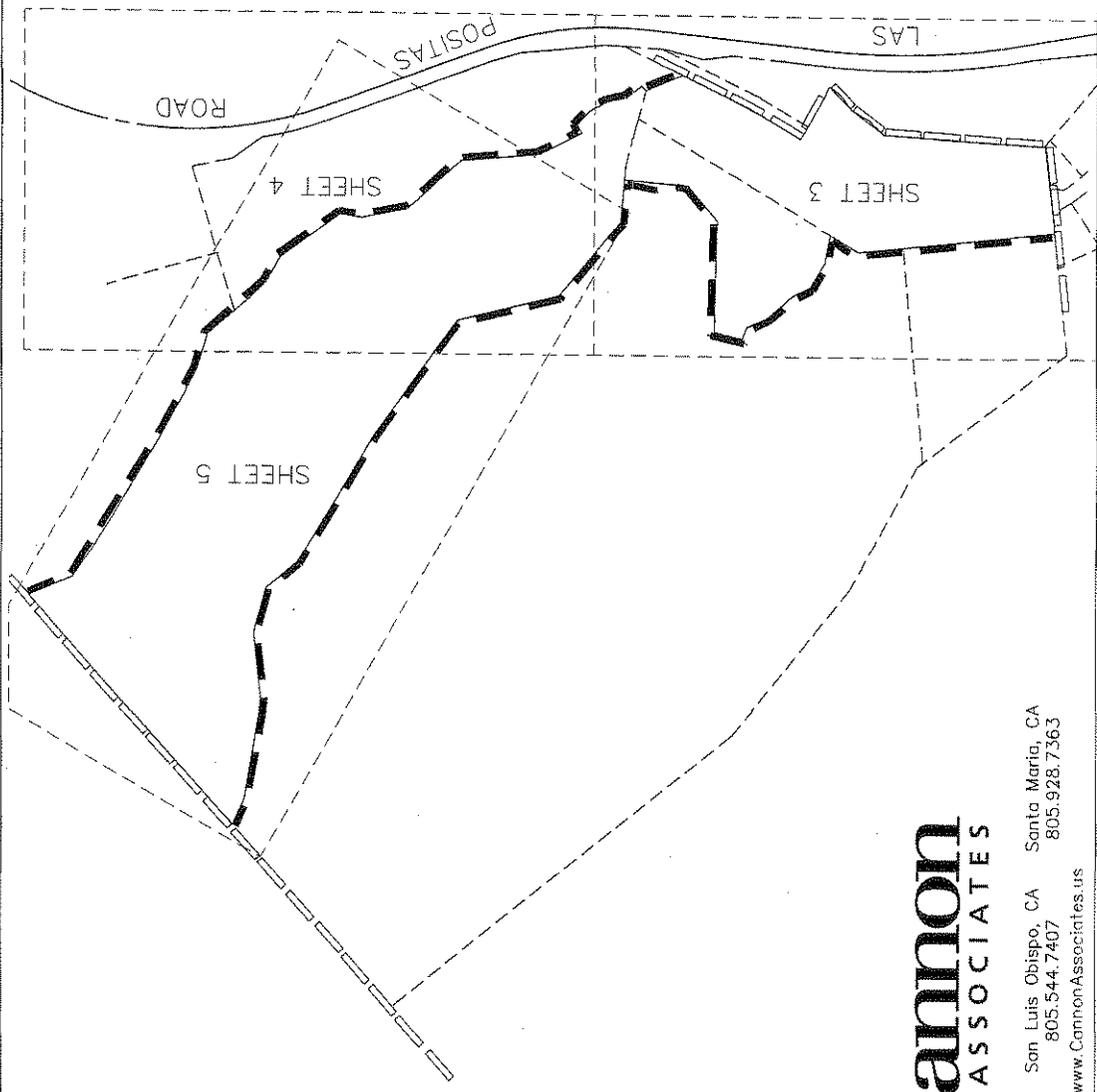
## LEGEND

-  = EXISTING CITY LIMITS LINE
-  = PROPOSED CITY LIMITS LINE



VERONICA MEADOWS  
REORGANIZATION: ANNEXATION TO  
THE CITY OF SANTA BARBARA/  
DETACHMENT FROM THE GOLETA  
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BEING A PORTION OF  
RANCHO LAS POSITAS Y LA CALERA  
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**LEGEND**

-  = EXISTING CITY LIMITS LINE
-  = PROPOSED CITY LIMITS LINE

BOUNDARY OF BRAEMAR ANNEXATION PER CITY OF SANTA BARBARA COUNCIL ORDINANCE NO. 25666 DATED AUGUST 30, 1956

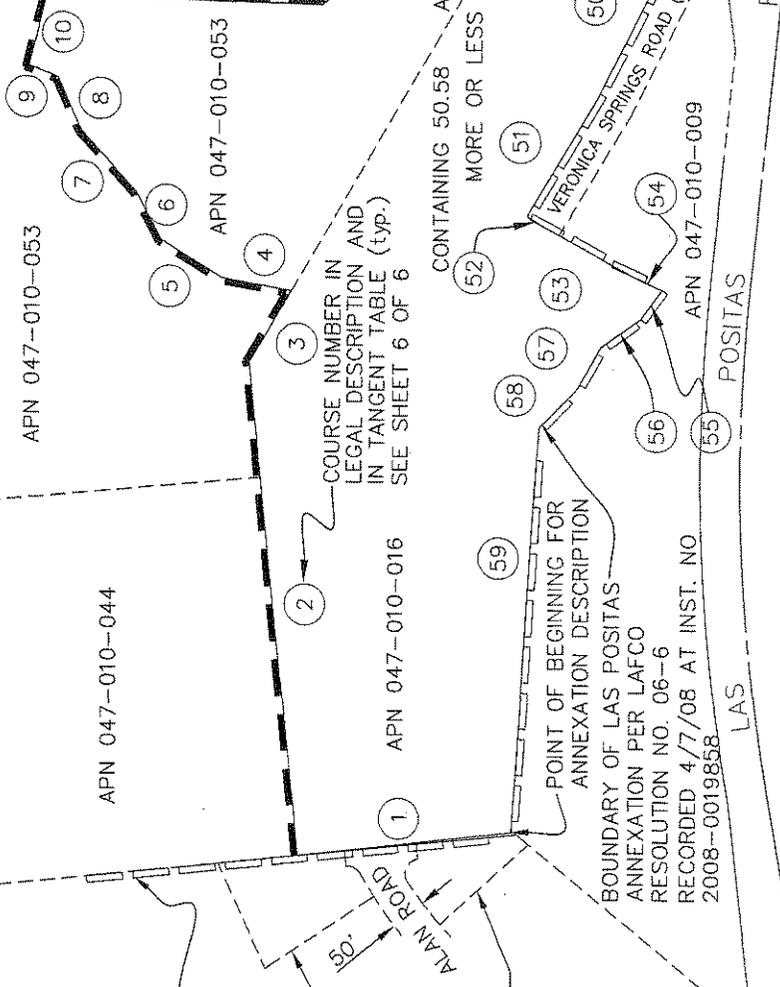
APN 047-061-001

BRAEMAR PARK  
15 MB 398-402

APN 047-063-001

NOTE: NO STREETS CURRENTLY EXIST WITHIN THE PROPOSED ANNEXATION AREA

**EXHIBIT "B"**  
SHEET 3 OF 6

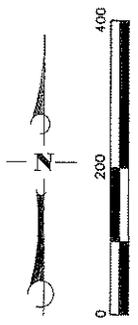


COURSE NUMBER IN LEGAL DESCRIPTION AND TANGENT TABLE (typ.) SEE SHEET 6 OF 6

CONTAINING 50.58 ACRES MORE OR LESS

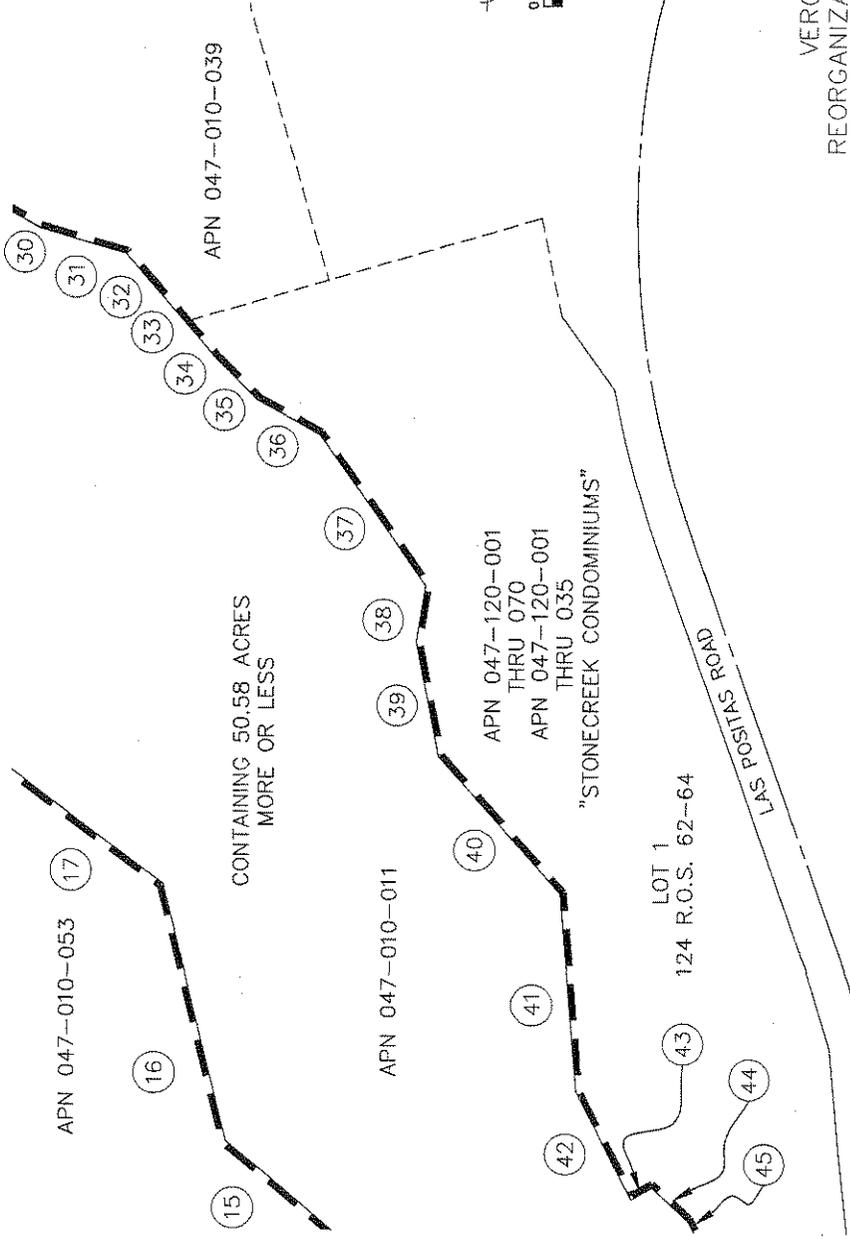
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VERONICA MEADOWS REORGANIZATION: ANNEXATION TO THE CITY OF SANTA BARBARA/ DETACHMENT FROM THE GOLETA WATER DISTRICT/ DETACHMENT FROM THE SANTA BARBARA COUNTY FIRE PROTECTION DISTRICT



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EXHIBIT "B"  
SHEET 4 OF 6



LEGEND

- - - - - EXISTING CITY LIMITS LINE
- - - - - PROPOSED CITY LIMITS LINE

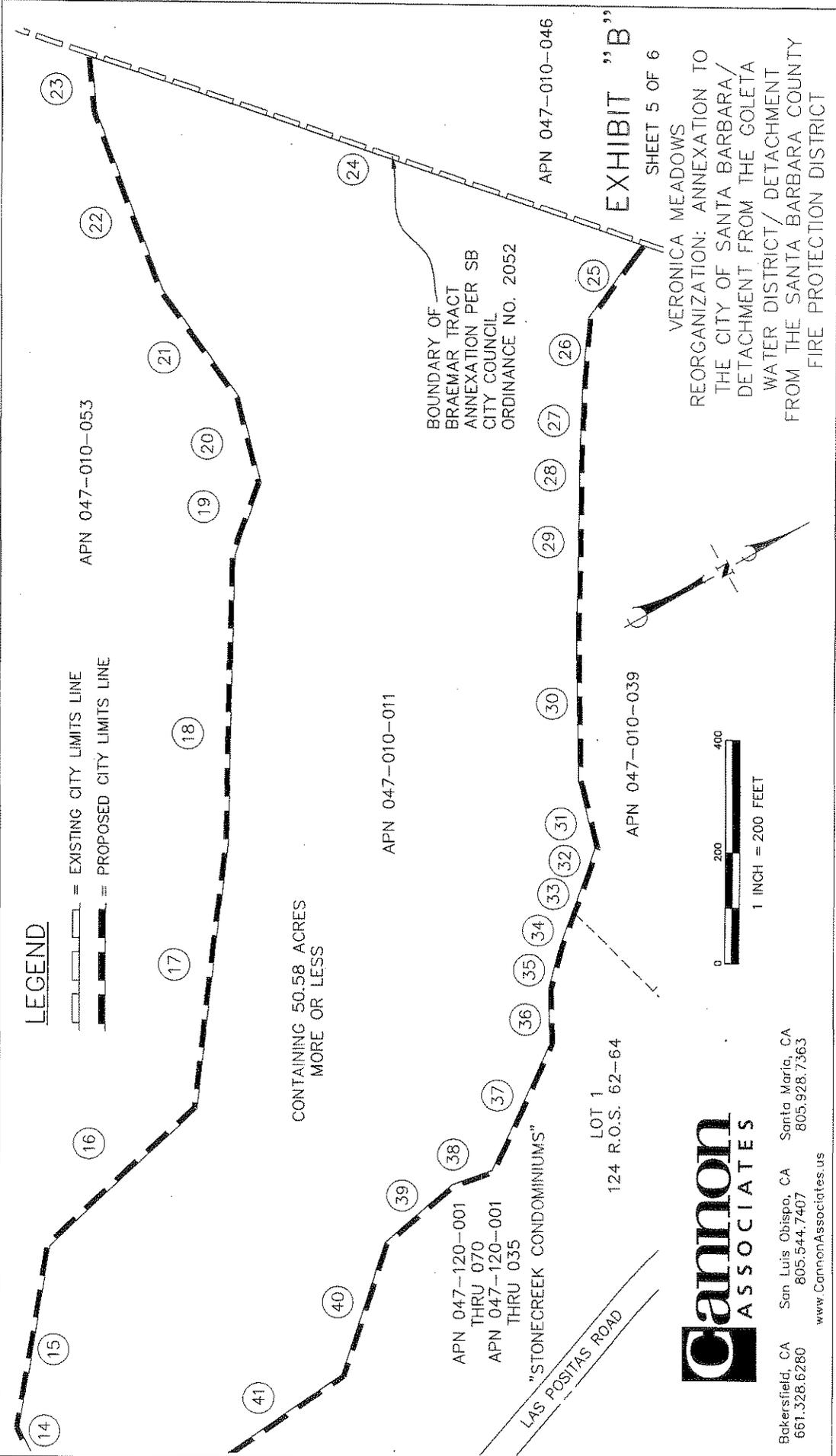
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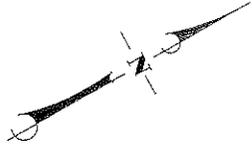
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**LEGEND**

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**EXHIBIT "B"**  
SHEET 5 OF 6  
VERONICA MEADOWS  
REORGANIZATION: ANNEXATION TO  
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**Cannon ASSOCIATES**

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TANGENT TABLE

	BEARING	DISTANCE	BEARING	DISTANCE	BEARING	DISTANCE	BEARING	DISTANCE	BEARING	DISTANCE
1	S 84°46'00" W	304.30	N 53°29'07" W	484.01	S 40°19'30" E	5.32	S 41°50'13" E	115.56		
2	N 05°56'45" W	674.89	N 58°56'22" W	507.81	S 40°20'13" E	65.31	S 26°06'45" W	304.04		
3	N 30°33'20" E	112.6±	N 39°57'58" W	137.00	S 45°20'13" E	79.90	S 30°33'20" W	188.18		
4	N 79°45'00" W	96.07	N 74°54'16" W	157.43	S 61°22'13" E	97.10	S 56°54'20" E	27.29		
5	N 58°55'42" W	97.23	S 84°05'38" W	233.24	S 35°50'13" E	250.93	S 61°11'01" E	136.49		
6	N 27°28'59" W	73.74	N 80°27'14" W	337.68	S 09°24'47" W	76.60	S 64°56'01" E	42.91		
7	N 42°00'08" W	109.74	N 65°25'55" W	98.00	S 11°05'13" E	159.14	S 35°43'59" W	48.18		
8	N 23°56'52" W	79.42	N 47°59'20" E	1040.00	S 41°49'13" E	249.07	S 53°33'59" W	66.00		
9	N 68°48'19" W	61.00	S 23°19'30" E	162.95	S 04°50'13" E	270.74	S 28°48'59" W	66.00		
10	N 13°44'24" E	92.21	S 55°04'30" E	108.90	S 27°05'13" E	165.08	S 43°33'59" W	72.60		
11	S 88°37'24" E	394.19	S 58°09'30" E	138.60	N 60°09'47" E	33.02	S 03°44'13" W	552.32		
12	N 49°59'35" E	156.72	S 59°49'30" E	62.04	S 47°50'13" E	66.03				
13	N 15°01'20" E	219.67	S 59°04'30" E	254.10	S 28°00'13" E	66.03				
14	N 85°18'02" W	178.75	S 61°09'30" E	264.00	S 12°05'13" E	66.03				
15	N 50°18'22" W	328.80	S 74°04'30" E	122.10	S 38°20'13" E	66.03				
16	N 13°48'18" W	360.41	S 41°04'30" E	116.16	S 48°09'47" W	33.02				
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EXHIBIT "B"

SHEET 6 OF 6

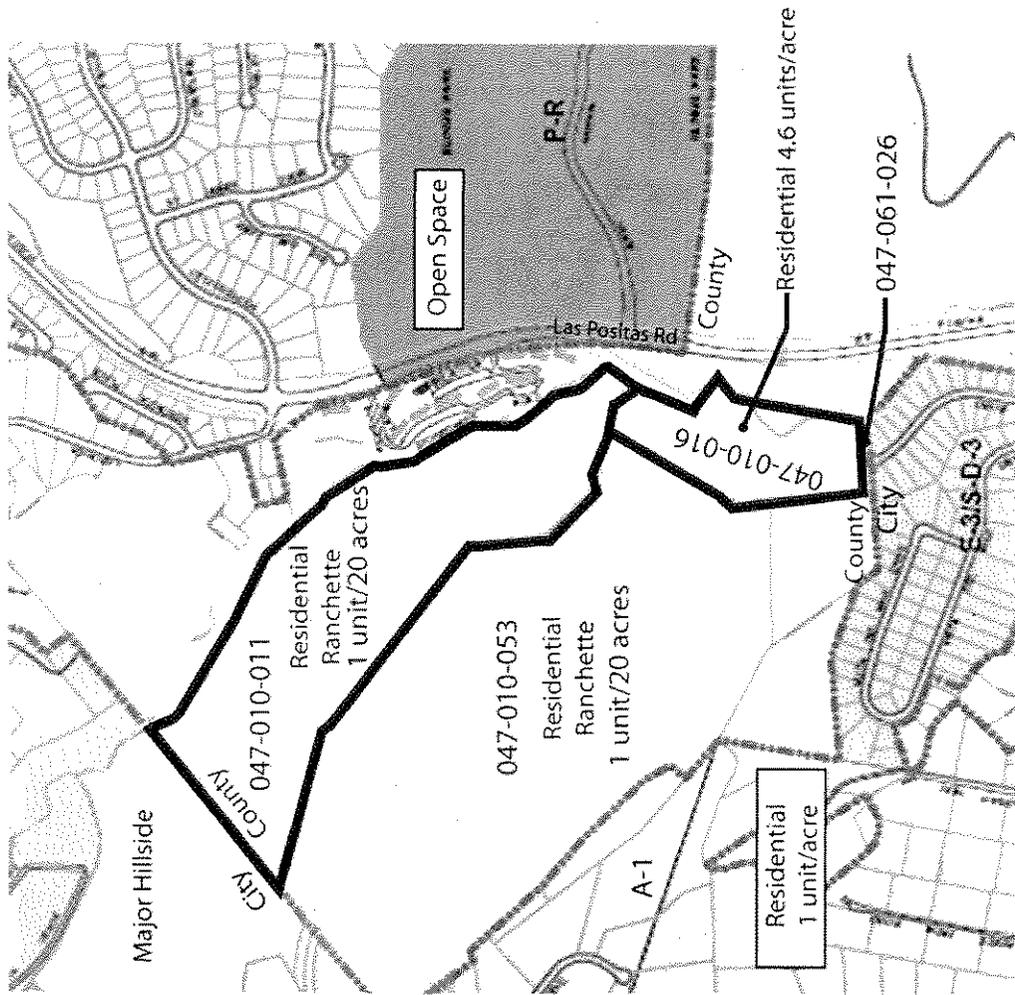
VERONICA MEADOWS  
 REORGANIZATION: ANNEXATION TO  
 THE CITY OF SANTA BARBARA/  
 DETACHMENT FROM THE GOLETA  
 WATER DISTRICT/ DETACHMENT  
 FROM THE SANTA BARBARA COUNTY  
 FIRE PROTECTION DISTRICT



Bakersfield, CA 661.328.6280  
 San Luis Obispo, CA 805.544.7407  
 Santa Maria, CA 805.928.7363  
 www.CannonAssociates.us

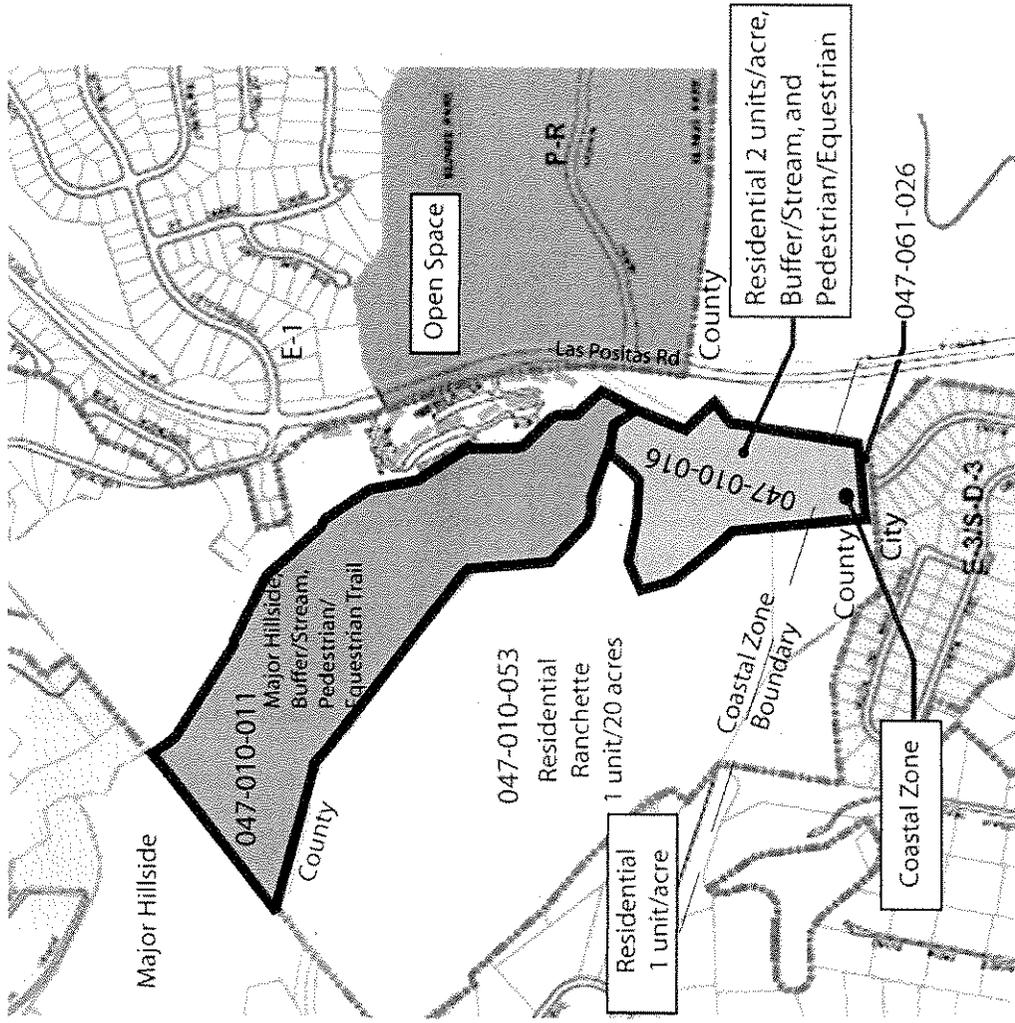
# CURRENT

County Comprehensive Plan Designation:  
 Residential Ranchette (1 unit/20 acres)  
 Residential (4.6 units/acre)



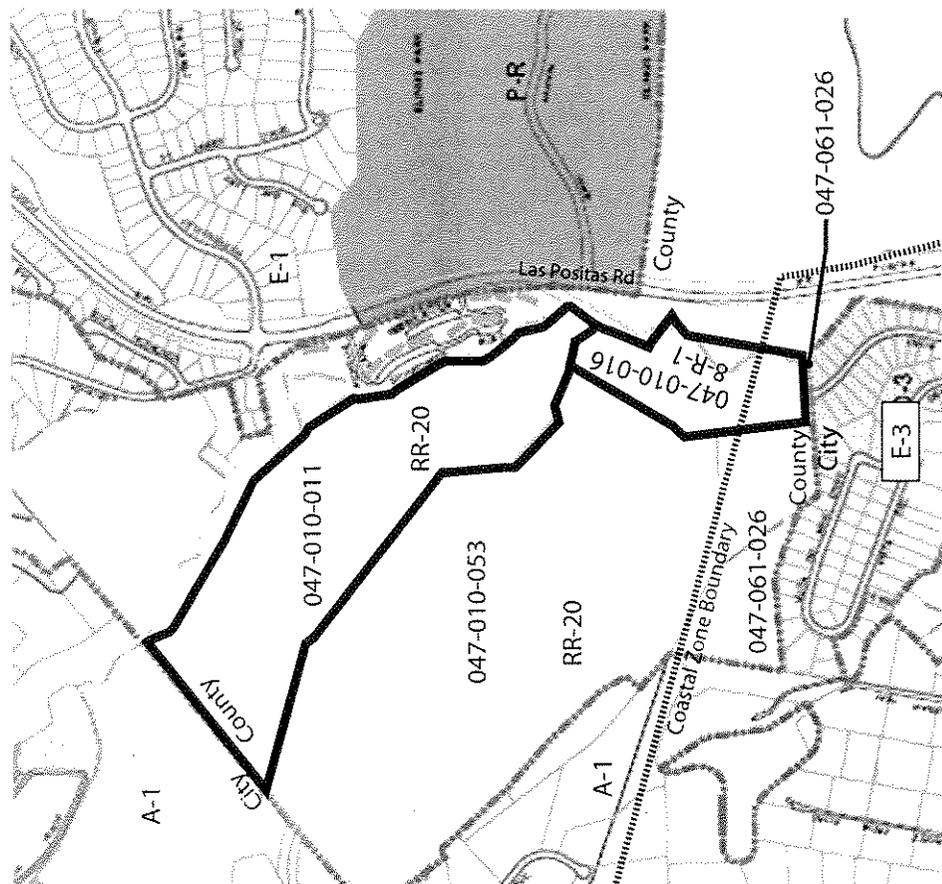
# PROPOSED

City General Plan / Local Coastal Plan Designation:  
 Residential (2 units/acre), Buffer/Stream, Pedestrian/Equestrian Trail  
 Major Hillside, Buffer/Stream, Pedestrian/Equestrian Trail



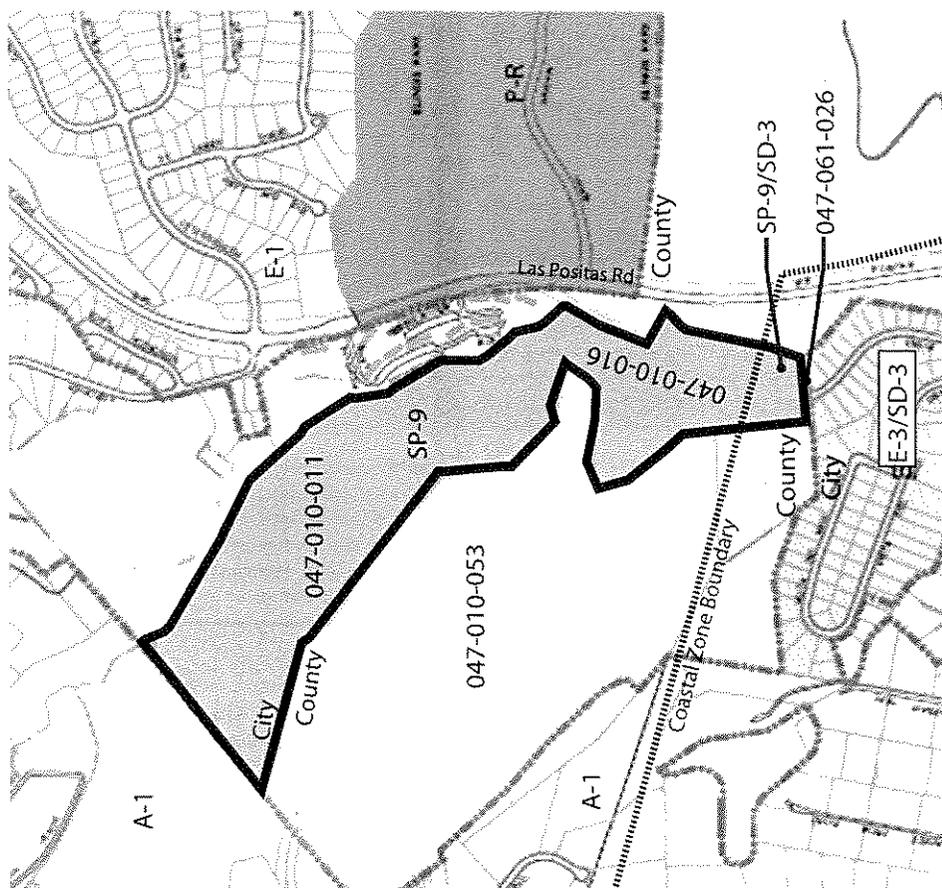
### CURRENT COUNTY ZONING:

8-R-1 (Single Family Residential: 8,000 sq. ft. minimum lot size)  
RR-20 (Rural Residential: 20 acre minimum lot size)



### PROPOSED CITY ZONING:

SP-9 (Veronica Meadows Specific Plan) and  
SD-3 (Coastal Overlay Zone)



Zoning Map  
Exhibit D