

ATTACHMENT B

Findings for Approval

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Findings for Approval Isla Vista Master Plan Update

1.0 CEQA FINDINGS

Supplemental Environmental Document Appropriate (per CEQA Section 15163)

The Santa Barbara County Planning Commission finds, and recommends that the Santa Barbara County Board of Supervisors finds, that only minor changes and additions would be necessary to make the Final Environmental Impact Report (EIR) adequate to fulfill the environmental review requirements for the 2015 amendments to the Isla Vista Master Plan. Therefore, the Santa Barbara County Planning Commission finds, and recommends that the Santa Barbara County Board of Supervisors finds, that a Final Supplemental Environmental Impact Report (Final SEIR) is the appropriate environmental document to prepare for 2015 amendments to the Isla Vista Master Plan.

1.1 FINDINGS PURSUANT TO THE PUBLIC RESOURCES CODE SECTION 21081 AND THE CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES SECTIONS 15090, 15091, AND 15163:

1.1.1 CONSIDERATION OF THE SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT

The Final SEIR (14EIR-00000-00002) for the Isla Vista Master Plan Update augments the previously certified Isla Vista Master Plan EIR and Revision Document (RV1) (State Clearinghouse No. 2003101095) certified by the Board of Supervisors on August 21, 2007. The Final SEIR was presented to the County Planning Commission and all voting members of the County Planning Commission have reviewed and considered the information contained in the Final SEIR (14EIR-00000-00002) and its appendices prior to approving the project. In addition, all voting members of the County Planning Commission have reviewed and considered testimony and additional information presented at or prior to public hearing on September 2, 2015. The Final SEIR reflects the independent judgment and analysis of the County Planning Commission and is adequate for this project.

1.1.2 FULL DISCLOSURE

The County Planning Commission finds that the Final SEIR (14EIR-00000-00002) constitutes a complete, accurate, adequate, and good faith effort at full disclosure under CEQA. The County Planning Commission further finds that the Final SEIR has been completed in compliance with CEQA.

1.1.3 LOCATION OF RECORD OF PROCEEDINGS

The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Planning and Development Department located at 123 East Anapamu Street, Santa Barbara, CA 93101.

1.1.4 MITIGATION OF PROJECT IMPACTS

The County Planning Commission finds that in accordance with the environmental impact analysis provided in 14EIR-00000-00002, the Isla Vista Master Plan Update as approved will not result in new significant environmental effects or a substantial increase in the severity of previously identified significant impacts that require major revisions to the previously certified Isla Vista Master Plan EIR (SCH# 2003101095).

The County Planning Commission also finds the previously certified Isla Vista Master Plan EIR and Revision Document (RV1) eliminated or substantially mitigated impacts related to the Isla Vista Master Plan Update and that the Final SEIR (14EIR-00000-00002) analysis has demonstrated that the Isla Vista Master Plan Update would not result in any new significant effects that require mitigation. Therefore, the previously certified Isla Vista Master Plan EIR is consistent with CEQA with the minor additions and changes incorporated by the Final SEIR (14EIR-00000-00002).

1.1.5 ENVIRONMENTAL REPORTING AND MONITORING PROGRAM

Public Resources Code Section 21081.6 and CEQA Guidelines Section 15091(d) require the County to adopt a reporting or monitoring program for the changes to the project that it has adopted or made a condition of approval in order to avoid or substantially lessen significant effects on the environment.

The previously certified Isla Vista Master Plan EIR and Revision Document (RV1) (State Clearinghouse No. 2003101095) included a Mitigation Monitoring and Reporting Plan that was approved by the Board of Supervisors in August 2007 and is still in place and applies to the Plan. The Santa Barbara County Planning Commission finds the Final SEIR (14EIR-00000-00002) analysis has demonstrated the Isla Vista Master Plan Update would not result in any new significant effects that require mitigation. Therefore, a new mitigation monitoring and reporting program is not required for the Isla Vista Master Plan Update.

2.0 FINDINGS THAT CERTAIN IMPACTS ARE INSIGNIFICANT

The Final SEIR (14EIR-00000-00002) identified two subject areas for which the project is considered to contribute less than significant environmental impacts (Class III). These impacts require no mitigation measures.

Transportation and Circulation

Impacts: The SEIR identified less than significant impacts from focused parcel re-zones (Impact 4.1.1) and from amendments to Parking and Transit Action 1.1 within the Isla Vista Master Plan (Impact 4.1.2).

Mitigation: No mitigation measures are required.

Findings: The County Planning Commission finds that the environmental impacts on transportation and circulation are found to be less than significant and require no mitigation.

Greenhouse Gas Emissions

Impacts: The SEIR identified less than significant impacts from greenhouse gas emissions (Impact 4.2.1) due to consistency with the County’s Energy and Climate Action Plan.

Mitigation: No mitigation measures are required.

Findings: The County Planning Commission finds that the environmental impacts on greenhouse gas emissions are found to be less than significant and require no mitigation.

3.0 FINDINGS REGARDING PROJECT ALTERNATIVES

The Final SEIR (14EIR-00000-00002) evaluated a No Project Alternative and a Permit Parking Program Alternative as methods of reducing or eliminating potentially significant environmental impacts. The County Planning Commission finds that the following alternatives are infeasible for the reasons stated:

1. No Project Alternative

The No Project Alternative assumes that Parking and Transit Policy 1 would remain as-is; no surveys or parking monitoring would be implemented, and no option for a permit parking program would be established. There would be no formal method to assess on-going parking capacity and vacancy rates in the community. Additionally, the re-zones of the two County-owned parcels would not occur and these parcels would remain Retail Commercial (C-2). The No Project Alternative would allow mixed commercial and residential uses on the two County-owned parcels currently zoned C-2; however, the slight increase in residential use (16 apartment units) allowed under the Community Mixed Use (CM-40) zone district would not occur under the No Project Alternative.

The No Project Alternative would result in similar impacts on the following resources relative to the Isla Vista Master Plan (IVMP):

- Transportation and Circulation
- Greenhouse Gas Emissions

Cumulatively, the No Project Alternative would have similar impacts as identified in the IVMP FEIR certified in 2007; however, the No Project Alternative would not meet all of the IVMP focused update project objectives and the flexibility and public benefit associated with these focused re-zones would not be realized. These project objectives include: minor amendments to IVMP policies, actions, and development standards within the Parking and Transit Section; ordinance amendments to implement parking related amendments; focused re-zones of two County-owned parcels for public benefit; and IVMP text edits to remove references to the County's Redevelopment Agency. Therefore, the County Planning Commission finds that No Project Alternative is infeasible.

2. Permit Parking Program Alternative

This alternative is similar to the proposed IVMP focused update project, with the exception that the Permit Parking Program would be implemented immediately upon adoption, compared to the IVMP focused update approach to establish an on-street parking monitoring program per Parking and Transit Action 1.1. The Permit Parking Program Alternative would achieve some of the IVMP focused update project objectives by establishing a formal parking permit program. The goal of permit parking in Isla Vista would be to preserve the use of existing on-street parking for community residents and business patrons while maintaining adequate parking for coastal access.

The Permit Parking Program Alternative would result in similar impacts on the following resources relative to the IVMP:

- Transportation and Circulation
- Greenhouse Gas Emissions

From an administrative and policy/planning perspective, immediate implementation of a permit parking program is not currently warranted and would not meet all of the project objectives. These project objectives include: minor amendments to IVMP policies, actions, and development standards within the Parking and Transit Section; ordinance amendments to implement parking related amendments; focused re-zones of two County-owned parcels for public benefit; and IVMP text edits to remove references to the County's Redevelopment Agency. Therefore, the County Planning Commission finds that the Permit Parking Program Alternative is infeasible.

4.0 ADMINISTRATIVE FINDINGS

4.1 AMENDMENTS TO THE COASTAL ZONING ORDINANCE, LOCAL COASTAL PROGRAM, AND ZONING MAP

Findings required for all amendments to the County Land Use and Coastal Zoning Ordinance, the Local Coastal Program, and the County Zoning Map. In compliance with Section 35-180.6 of the County Coastal Zoning Ordinance (Article II), prior to the approval or conditional approval of an application for an amendment to the Coastal Zoning Ordinance, Local Coastal Program, or Zoning Map, the review authority shall first make all of the following findings.

4.1.1 The request is in the interest of the general community welfare.

The IVMP accomplishes two underlying purposes. First, it identifies general goals, policies, and development standards for Isla Vista that update the existing Countywide Comprehensive Plan, the Goleta Community Plan, and the Coastal Land Use Plan. Second, the IVMP identifies specific catalyst projects that are designed to eliminate blight and to address specific improvements to the commercial core, housing, transportation, parking, and infrastructure. The updates to the IVMP address coastal access and other aspects important to general community welfare.

4.1.2 The request is consistent with the Comprehensive Plan, the Coastal Land Use Plan, the requirements of State planning and zoning laws and this Article.

As discussed in Chapter 5.0 of the Final SEIR, herein incorporated by reference, the project is consistent with the Comprehensive Plan, Goleta Community Plan, and Coastal Land Use Plan (CLUP).

IVMP build-out, including proposed IVMP focused amendments, will not result in significant impacts to coastal access or on-street parking availability within the Plan Area; therefore, the IVMP focused update is consistent with the following below policies within the Coastal Land Use Plan, which are also discussed in Chapter 5 of the original IVMP FEIR:

CLUP Policy 3-5; CLUP Policy 3-6; CLUP Policy 3-7; CLUP Policy 3-8; CLUP Policy 3-10; CLUP Policy 3-11; CLUP Policy 3-12; CLUP Policy 3-13; CLUP Policy 3-14; CLUP Policy 3-20; CLUP Policy 4-5; CLUP Policy 4-6; CLUP Policy 4-7; CLUP Policy 9-35; CLUP Policy 9-36.

The incremental increase in potential residential units associated with the proposed re-zones will not increase IVMP build-out impacts previously analyzed in the original IVMP FEIR; therefore, the IVMP focused update is consistent with the following policies within the Goleta Community Plan, which are also discussed in Chapter 5 of the original IVMP FEIR:

Policy RRC-GV-2; Policy RRC-GV-3; Policy SCH-GV-1; Policy RRC-GV-2;
Action CIRC-GV-2.32; Policy CIRC-GV-7; Policy WAT-GV-5; Policy WAT-
GV-6–12; Policy AQ-GV-1; DevStd AQ-GV-5; DevStd AQ-GV-5.1; Policy BIO-
GV-3; DevStd Bio-GV-19.1; DevStd BIO-GV-19.2; Policy FLD-GV-1; Policy
GEO-GV-3.

The Final SEIR identified no potential inconsistencies between the original adopted IVMP, the proposed updated IVMP, and the adopted Comprehensive Plan, Goleta Community Plan, and Coastal Land Use Plan policies.

4.1.3 The request is consistent with good zoning and planning practices.

The IVMP update includes focused parcel re-zones which provide a public benefit. The proposed re-zones provide greater flexibility for public uses of the parcels and greater alignment with the IVMP goals and objectives. Future growth is accommodated by existing land use and zoning. The project updates zone districts within the Isla Vista Plan Area for future growth, consistent with good zoning and planning practices. The IVMP update also includes policy additions for monitoring parking vacancy rates in the Plan Area. Depending on the vacancy rates within the community, a permit parking program could be triggered. Establishing this monitoring is consistent with good planning practices.

4.2 COMPREHENSIVE PLAN AMENDMENT FINDINGS

Government Code Section 65358(a) requires a Comprehensive Plan amendment to be in the public interest.

The IVMP Update includes minor text amendments to the IVMP policies, actions, and development standards in the Parking and Transit Section which aligns with IVMP project objectives to develop an efficient parking strategy that minimizes impacts on the community. The IVMP Update also includes minor clarifying amendments to the Goleta Community Plan and Coastal Land Use Plan. Overall, the IVMP Update is in the public interest to address future development in the Plan Area consistent with the IVMP adopted objectives, goals, policies, development standards, and actions.