

PLANNING COMMISSION RESOLUTION 14-__
ATTACHMENT 1, EXHIBIT 2
DEVELOPMENT PLAN PERMIT FINDINGS
ELLWOOD MESA COASTAL TRAILS
AND HABITAT RESTORATION PROJECT
CASE NO. 13-039-DP

Pursuant to GMC § 35-174 governing Development Plans in the Coastal Zone, the Planning Commission finds the following:

1. A Final Development Plan application shall only be approved or conditionally approved if all of the following findings are made:

- a. *That the site for the project is adequate in size, shape, location and physical characteristics to accommodate the density and level of development proposed.*

The proposed trail improvements and habitat restoration will not change or expand the use of the site.

- b. *That adverse environmental impacts are mitigated to the maximum extent feasible.*

The project would not pose the potential for creating a significant impact. The project has been fully analyzed as outlined in the associated Mitigated Negative Declaration (MND), which identifies air quality, biological resources, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, noise, recreation, and traffic as areas where there could be a significant impact, but the MND also sets out mitigation measures that would reduce the impacts to levels of insignificance. These measures have been incorporated into the conditions of approval for the project.

- c. *That streets and highways are adequate and properly designed to carry the type and quantity of traffic generated by the proposed use.*

The existing streets and highways within the vicinity of the proposed project site area adequately designed to support the safe and efficient movement of residents and employees in the project area. Potential traffic impacts were analyzed in the MND. No long-term traffic impacts would occur and short-term construction impacts are addressed with the incorporation of mitigation measures that would reduce the impacts to levels of insignificance.

- d. *That there are adequate public services, including but not limited to fire protection, water supply, sewage disposal, and police protection to serve the project.*

The project is served by the Santa Barbara County Fire Department, Goleta Water District, Goleta West Sanitary District, and City of Goleta Police Department. The project site does not connect to a sanitary sewer. Water would be used on a temporary basis while plants in restored areas are established and would be trucked from off-site. There would be no increased water use in the long-term. These agencies and districts have adequate capacity to serve the ongoing use at the site.

- e. *That the project will not be detrimental to the health, safety, comfort, convenience, and general welfare of the neighborhood and will not be incompatible with the surrounding area.*

The project will not be detrimental to the health, safety, comfort, convenience, and general welfare of the neighborhood and will not be incompatible with the surrounding areas, with implementation of project conditions of approval.

With implementation of the construction noise mitigation measures included in the conditions of project approval, the project-generated construction noise will be sufficiently mitigated to ensure that associated impacts on sensitive receptors in the vicinity of the project site will be reduced to less than significant levels.

With implementation of a Construction-Related Temporary Trail Closure Plan mitigation measure included in the conditions of project approval, the short-term recreation impacts on site users will be reduced to less than significant levels.

- f. *That the project is in conformance with 1) the General Plan, including the Coastal Land Use Plan, and 2) with the applicable provisions of this Article and/or the project falls with the limited exception allowed under Section 35-161.7.*

The project is in conformance with all applicable policies of the City's General Plan/Coastal Land Use Plan as shown Exhibit 4 of this Resolution, which is attached and incorporated herein by reference. Such policies include protection of environmentally sensitive resources, mitigation of noise impacts, and provision of adequate infrastructure and services to serve the project.

The project is in conformance with all applicable provisions of Article II, Chapter 35 of the Municipal Code (Coastal Zoning Ordinance) including all development standards as shown in Exhibit 2 of this Resolution, which is attached and incorporated herein by reference.

- g. *That in designated rural areas the use is compatible with and subordinate to the scenic and rural character of the area.*

The project is not located in any designated rural area in the City.

- h. *That the project will not conflict with any easements required for public access through, or public use of the property.*

The project is not in conflict with any easements required for public access.