

101 STATE STREET / 16 W. MASON STREET
FINAL MITIGATED NEGATIVE DECLARATION
RESPONSE TO COMMENTS

JANUARY 14, 2013

INTRODUCTION:

An Initial Study was prepared for the 101 State Street/16 W. Mason Street project because the California Environmental Quality Act (CEQA) requires that an environmental assessment of the proposed project be provided. The Environmental Analyst found that, although the proposed project could potentially have significant adverse impacts related to **Hazards and Water Quality**, mitigation measures described in the Initial Study and agreed to by the applicant would reduce potential impacts to less than significant levels. In addition, recommended mitigation measures were identified to reduce less than significant impacts associated with Biological Resources, Cultural Resources, Geophysical Conditions and Noise.

A Draft Mitigated Negative Declaration (MND) was prepared for the proposed project, and a public review period was held from November 21, 2012 to December 21, 2012.

Responses to the comments received regarding the Draft MND are provided below, and the comment letter is attached.

Letter No. 1

Carly Wilburton, Santa Barbara County Air Pollution Control District (APCD)
December 4, 2012

- 1-1 Comment:** The applicant should contact the APCD's Engineering and Compliance Division as soon as possible to determine if Authority to Construct and/or Permit to Operate permits will be required for this activity.

Response: This comment relates to the remediation of the site. This remediation activity is not specifically part of the project description, but is required prior to construction of the project. The City of Santa Barbara is responsible for the remediation, which is tentatively scheduled to begin in January 2013. The City has been in contact with the APCD to determine the appropriate permits required for the remediation work.

A project condition of approval will be recommended to ensure the APCD is contacted to confirm the need for any permits in the event remediation work is undertaken as part of the project.

- 1-2 Comment:** Suggested inclusion of project-related conditions of approval.

Response: As appropriate, said conditions will be added to the recommended conditions of approval for the project.

Attachment: Letter from APCD dated December 4, 2012



Santa Barbara County
Air Pollution Control District

Our Vision  Clean Air

December 4, 2012

Allison De Busk
City of Santa Barbara
P.O. Box 1990
Santa Barbara, CA 93102-1990

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CITY OF SANTA BARBARA
PLANNING DIVISION

Re: **APCD Comments on 101 State Street and 16 W. Mason Street, MST2011-00171**

Dear Ms. De Busk:

The Air Pollution Control District (APCD) has reviewed the Mitigated Negative Declaration (MND) for the referenced case, which consists of the demolition of an existing 714 square foot (SF) commercial (laundry) building and 40-space surface parking lot, and construction of a 34-room hotel totaling 20,439 SF with a 33-space parking garage. A laundry area of 1,088 SF is proposed within the new hotel building to replace the existing laundry building that is used by the Harbor View Hotel. Grading for the proposed project is anticipated to be minor at 240 cubic yards. The subject properties, a 0.11 and a 0.32-acre parcel zoned HRC-2 (Hotel and Related Commerce 2/Coastal Zone Overlay) and identified in the Assessor Parcel Map Book as APN's 033-075-006 and 033-075-011, is located at 101 State Street and 16 W. Mason Street in the City of Santa Barbara.

The project site contains contaminated soils caused by a leaking underground storage tank (UST) associated with a prior use of the site. Although contaminated soil was removed at the time the UST was removed in 1991, the remedial excavation did not remove all of the hydrocarbon impacted soil. Additional remediation of the site is scheduled to begin in mid-December 2012. **The applicant should contact the APCD's Engineering and Compliance Division at (805) 961-8800 as soon as possible to determine if Authority to Construct and/or Permit to Operate permits will be required for this activity.**

Air Pollution Control District staff offers the following suggested conditions:

1. APCD Rule 345, *Control of Fugitive Dust from Construction and Demolition Activities* establishes limits on the generation of visible fugitive dust emissions at demolition and construction sites. The rule includes measures for minimizing fugitive dust from on-site activities and from trucks moving on- and off-site. The text of the rule can be viewed on the APCD website at www.sbcapcd.org/rules/download/rule345.pdf.
2. Prior to occupancy, APCD permits must be obtained for all equipment that requires an APCD permit. APCD Authority to Construct permits are required for diesel engines rated at 50 bhp and greater (e.g., firewater pumps and emergency standby generators) and boilers/large water heaters whose combined heat input rating exceeds 2.0 million BTUs per hour.
3. Small boilers and water heating units (rated between 75,000 and 2.0 million Btu/hr) must comply with the emission limits and certification requirements of APCD Rule 360. Combinations of units totaling 2.0 million Btu/hr or greater are required to obtain a District permit prior to installation. Please see www.sbcapcd.org/eng/boiler/rule360/rule_360.htm for more information and a list of certified boilers (note: any units fired on fuel(s) other than natural gas

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must be certified by the SBCAPCD on a case-by-case basis, even if the unit is certified when fired on natural gas).

4. If contaminated soils are found at the project site, the APCD must be contacted to determine if Authority to Construct and/or Permit to Operate permits will be required.
5. At a minimum, prior to occupancy any feasible greenhouse gas reduction measures from the following sector-based list should be applied to the project:
 - Energy use (energy efficiency, low carbon fuels, renewable energy)
 - Transportation (reduce vehicle miles traveled, compact and transit-oriented development, pedestrian- and bicycle-friendly communities)
 - Water conservation (improved practices and equipment, landscaping)
 - Waste reduction (material re-use/recycling, composting, waste diversion, waste minimization)
 - Architectural features (green building practices, cool roofs)
6. Asphalt paving activities shall comply with APCD Rule 329, *Cutback and Emulsified Asphalt Paving Materials*.

If you or the project applicant have any questions regarding these comments, please feel free to contact me at (805) 961-8890 or via email at cw@sbcapcd.org.

Sincerely,



Carly Wilburton,
Air Quality Specialist
Technology and Environmental Assessment Division

cc: Cearnal Andrulaitis, LLP
TEA Chron File

