



# City of Santa Barbara California

**NOTICE OF PUBLIC HEARING OF THE  
CITY OF SANTA BARBARA PLANNING COMMISSION  
TO RECEIVE COMMENTS ON A DRAFT MITIGATED NEGATIVE DECLARATION  
(MST2008-00032) FOR THE SAN PEDRO CREEK STORM DRAIN OUTFALL PROJECT**

**THURSDAY, JANUARY 22, 2009 1:00 P.M.\* (SEE NOTE BELOW)  
CITY HALL, DE LA GUERRA PLAZA, CITY COUNCIL CHAMBERS**

A Draft Mitigated Negative Declaration has been prepared for the following project, pursuant to the State of California Public Resources Code and the "Guidelines for Implementation of the California Environmental Quality Act of 1970," as amended to date.

**PROJECT LOCATION: 400 Block of South Fairview Avenue**

**PROJECT DESCRIPTION:** The project consists of the installation of two storm drain outfalls and rock rip-rap on the eastern bank of San Pedro Creek in the City of Santa Barbara on Santa Barbara Airport Property along Fairview Avenue. This proposed project would satisfy conditions of approval for the Towbes office development project on the east side of Fairview Avenue in the City of Goleta.

The northern outfall (culvert 1) would be new construction 70 feet south of the Carson Street/Fairview Avenue intersection. This outfall would enter the creek through a cement wall in a channelized section of the creek bank. The southern outfall (culvert 4) would replace an existing rusted outfall with a new storm drain and rip-rap at a location on the creek 40 feet north of the intersection of Daley Street and Fairview Avenue. Storm water from the Towbes property that has been treated through an existing bioswale on the Towbes property would be directed directly to this new outfall. Approximately 1,500 square feet of creek bank vegetation would be disturbed as a part of the installation of the outfall and rip-rap for culvert 4.

The proposed project also includes the restoration of 1,000 square feet of habitat on the bank of San Pedro Creek to mitigate for the permanent loss of riparian habitat associated with the installation of a 250 square foot rip rap headwall.

The project requires approval of a Coastal Development Permit (SBMC §28.45.009).

**DRAFT ENVIRONMENTAL DOCUMENT:** An Initial Study and a Draft Mitigated Negative Declaration (DMND) have been prepared for this project and are available for review and comment. The DMND examines environmental impacts which may be associated with this project. Significant environmental effects identified in the DMND which are anticipated as a result of the project include impacts related to air quality, biological resources, and the water environment. The DMND includes proposed mitigation measures to mitigate potentially significant impacts to a less than significant level. No hazardous materials are known to exist at the proposed project site. The DMND is available for review at the Planning Division, 630 Garden Street, between the hours of 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday – please check our website [www.santabarbaraca.gov](http://www.santabarbaraca.gov) to verify office closure dates -, and online at [www.santabarbaraca.gov/eir](http://www.santabarbaraca.gov/eir)

**PUBLIC COMMENT PERIOD:** The public is encouraged to provide written comment on this and other projects. The public review period began on **Wednesday, December 24, 2008**. The comment period has been extended to **Monday, January 26, 2009, at 4:30 p.m.** and all comments must be submitted by that date. Please send your comments to: City of Santa Barbara, Airport Department, Attn: Andrew Bermond, Associate Planner, P.O. Box 1990, Santa Barbara, CA 93102-1990, or send them electronically to [ABermond@SantaBarbaraCA.gov](mailto:ABermond@SantaBarbaraCA.gov).

**ENVIRONMENTAL HEARING:** A hearing to take public comments on the Draft Negative Declaration will be held before the Planning Commission on **Thursday, January 22, 2009**, at 1:00 p.m.\* in the Council Chambers at City Hall. You are invited to attend this hearing and address your verbal comments to the Planning Commission. If you have any questions, wish to know more about this application, or wish to review the plans, please contact Andrew Bermond, Associate Planner, at Tel. (805) 692 – 6032, between 8:00 a.m. and 5:00 p.m., Monday through Friday.

**FINAL ENVIRONMENTAL DOCUMENT:** Following the end of the DMND public review period, a Final Mitigated Negative Declaration including responses to comments will be prepared, and subsequent noticed public hearing will be held at the Planning Commission and City Council to consider actions to approve the project. If you challenge the permit approval or environmental document in court, you may be limited to raising only those issues you or someone else raised in written correspondence delivered to the Planning Commission, or in a public hearing on the project.

**NOTES REGARDING PUBLIC HEARINGS:**

**AMERICANS WITH DISABILITIES ACT:** In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in this meeting, please contact the City Administrator's Office at (805) 564-5305. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.

\* The regular Planning Commission meeting begins at 1:00 p.m. Thursday afternoon. On Friday, January 16, 2009, an Agenda with all items to be heard on Thursday, January 22, 2009, will be available at 630 Garden Street. **AGENDAS, MINUTES and REPORTS:** Copies of all documents relating to agenda items are available for review at 630 Garden St. and posted online at [www.SantaBarbaraCa.gov/pc](http://www.SantaBarbaraCa.gov/pc) Please note that online Staff Reports may not include some exhibits.

\* **Agenda items are subject to change.** It is recommended that applicants and interested persons plan to arrive at 1:00 p.m. However, for longer agendas, all parties are encouraged to monitor Channel 18 and when the item prior to the application of interest begins come to the Commission hearing. Continuances will not be granted unless there are exceptional circumstances.

*This regular meeting of the Planning Commission will be broadcast live and rebroadcast in its entirety on Friday at 6:00 p.m. and again on Sunday at 9:00 a.m. on Channel 18.*