



City of Santa Barbara California

PLANNING COMMISSION STAFF REPORT

REPORT DATE: August 11, 2011
AGENDA DATE: August 18, 2011
PROJECT ADDRESS: 200 Block Chapala Street
TO: Planning Commission
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner *DJK*
 Michael Berman, Project Planner/Environmental Analyst *MB*

I. SUBJECT

The purpose of the environmental hearing is to receive comments from the Planning Commission, interested agencies and the public on the adequacy and completeness of the Draft Mitigated Negative Declaration (MND) for the replacement of the Chapala Street Bridge over Mission Creek. **No action on the Draft MND or project approval will be taken at this hearing.**

II. PROJECT DESCRIPTION

The proposed project would replace the existing single span 4,655 square foot (s.f.) Chapala Street Bridge over Mission Creek with a single span 2,740 s.f. bridge. The new bridge deck would provide for a single lane of vehicular traffic in each direction, but would have a smaller footprint than the existing bridge. No load limitation would be imposed. Five foot wide sidewalks would be added to both sides of the bridge, would tie into the existing sidewalks along Chapala Street and Yanonali Street, and include pedestrian access ramps. New combination vehicular/pedestrian railings would be installed on each side of the bridge over Mission Creek.

The existing north sandstone bridge abutment wall would be removed and replaced with a new concrete abutment wall that would support the bridge deck and minimize the spatial requirements for the new bridge abutment. The exposed surface of the new abutment wall would be covered with a sandstone veneer derived from the existing sandstone blocks, as much as possible, and would be supplemented with similar sandstone veneer as necessary. Although the project description in the Draft Mitigated Negative Declaration (DMND) states that the north abutment wall would be realigned to eliminate a "jog" in the alignment and match the upstream and downstream channel walls, this is not accurate as the new wall face would be in the same location as the existing wall. The project description in the Final MND will correct this error.

The new bridge foundation on the south side of the channel would be constructed behind the existing sandstone bridge abutment wall, using piles and a concrete wall supported by the piles. Since the existing south side sandstone abutment wall under the bridge is approximately two feet below the

existing ground surface, it would be necessary to add sandstone block to the top of this wall to raise and cap the top of the wall. A code compliant handrail would be placed upon the sandstone wall cap.

Private property hardscape and landscape would be removed and replaced immediately adjacent to the corners of the bridge. A fig and a yucca tree would be removed on private property at the southeast corner of the bridge. One primrose tree would be removed from the Chapala Street right-of-way.

III. REQUIRED APPLICATIONS

The proposed project would require a Coastal Development Permit within the Appealable Jurisdiction of the Coastal Zone

IV. RECOMMENDATION

Receive a Staff presentation outlining the environmental and public review process, and summarizing the Draft MND analysis, and hold a public hearing to receive public, agency, and Planning Commission comments on the Draft MND.

V. ENVIRONMENTAL REVIEW

Environmental review of the project is being conducted pursuant to the California Environmental Quality Act (CEQA). An Initial Study was prepared to analyze the potential environmental impacts of the proposed project.

The Initial Study determined that the project may have potentially significant impacts associated with Air Quality (asbestos), Biological Resources (construction related impacts on Steelhead and tidewater gobies), Cultural Resources, Geophysical Conditions, Hazards, and Water Resources. The Draft Mitigated Negative Declaration includes proposed mitigation measures to mitigate potentially significant impacts to a less than significant level.

The mitigation requires that hazardous materials (lead containing paint and any asbestos that may be found during demolition) be removed, handled, and disposed of according to existing regulations and that the proper permit be obtained from the Air Pollution Control District (APCD). Biological impacts on Steelhead would be addressed by timing of in creek construction outside the rainy season when Steelhead are not present, surveys to identify and remove any steelhead that are in the project area, installation of a temporary coffer dam, and culvert diversion to allow any steelhead that may migrate through the project area to have access. Indirect impacts to gobies and fish in the estuary downstream would be addressed by mitigation that would ensure runoff water quality impacts due to soil erosion and concrete pouring is addressed by construction erosion Best Management Practices, pouring concrete only in dewatered areas, and by diverting water that is contaminated to either a baker tank to remove sediments before discharge or to the City sewer system for treatment prior to discharge. Geologic impacts would be reduced by compliance with engineering recommendations for design. Cultural resource impacts would be addressed by protecting adjacent historic resources, documenting the locally significant bridge railing and north abutment wall before removal, and by installation of a plaque.

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VI. PUBLIC REVIEW PROCESS

The public review period for the Draft MND began on Wednesday July 27, 2011. Comments on the Draft MND must be submitted to the City by Thursday August 26, 2011 at 5:00 p.m. The purpose of this environmental hearing is to provide an opportunity to receive comments from the public and Commissioners on the environmental analysis.

Following the end of the public comment period on the Draft MND, city staff will consider all written and public hearing comments, and will prepare a Final MND, including written responses to comments, and any clarifications or revisions to the document or analysis needed. The proposed Final MND will then be submitted to the Planning Commission for adoption.

Exhibit: Draft MND (previously distributed to the Planning Commission), and available for review at the Community Development Department, City of Santa Barbara, 630 Gardens Street., Santa Barbara, CA 93101, and at:

[http://www.santabarbaraca.gov/Resident/Environmental Documents/200 Block of Chapala Street/](http://www.santabarbaraca.gov/Resident/Environmental_Documents/200_Block_of_Chapala_Street/)

