



City of Santa Barbara California

PLANNING COMMISSION STAFF REPORT

REPORT DATE: November 23, 2016
AGENDA DATE: December 1, 2016
PROJECT ADDRESS: City Right-of-Way along Las Positas and Modoc Roads (MST2014-00055)
 Las Positas/Modoc Road Multiuse Path Project
TO: Planning Commission
FROM: Planning Division, (805) 564-5470, extension 4550
 Beatriz Gularte, Senior Planner *BGS*
 Jessica W. Grant, Project Planner *JWG*

I. PURPOSE

The purpose of the environmental hearing is to receive comments from the public, interested agencies, and Planning Commission on the adequacy and completeness of the Draft Mitigated Negative Declaration (MND) that evaluates environmental effects of the proposed Las Positas/Modoc Road Multiuse Path Project (Project).

The Draft MND concludes that potentially significant project impacts in the areas of visual, biological, geology and soils, noise, water quality and hydrology, and land use and planning, would be reduced to less than significant levels with identified mitigation measures agreed to by the City of Santa Barbara Public Works Department.

This hearing is only for comment on the draft environmental document. No action will be taken at this hearing on either the environmental document or the requested project permit. Public comments received at the hearing, along with written comments received through the end of the draft document public review period (December 22, 2016) will be considered in the preparation of a proposed Final MND. The proposed Final MND along with the requested Coastal Development Permit will be brought to the Planning Commission for action at a subsequent hearing.

II. PROJECT DESCRIPTION

The Project involves design and construction of a 2.6 mile-long separated multiuse pathway for bicyclists and pedestrians in the City right-of-way along Modoc Road from Calle de Los Amigos to Las Positas Road and along Las Positas Road from Modoc Road to Cliff Drive (Exhibit 1: Project Location Map). The Project would provide key connections among Santa Barbara's regional Cross-town and Coastal Bike Routes, the neighborhoods adjacent to the path, Elings Park, Arroyo Burro Beach County Park, and the Douglas Family Preserve. Please see the MND for a detailed project description.

III. REQUIRED APPLICATIONS

No action will be taken at this hearing on the environmental document or the Project. The Project will require the following discretionary applications at a future date.

- A. A Coastal Development Permit to allow the proposed development in the Appealable/Non-Appealable Jurisdictions of the City's Coastal Zone (SBMC §28.44.060) for a portion of the project location; and
- B. A Project Design Review Approval by the Architectural Board of Review (SBMC §22.68).

IV. ENVIRONMENTAL REVIEW

The Project was evaluated by City staff for potential effects on the environment in an environmental Initial Study and Draft Mitigated Negative Declaration (MND) under provisions of the California Environmental Quality Act (CEQA) statute and State guidelines. The Draft MND concludes that all environmental impacts of the Project are less than significant or mitigated to less than significant levels. (Copies of the draft MND were provided to Planning Commission members under separate cover at the start of the public review period.)

Summary of Environmental Analysis.

Class 2 impacts (potentially significant but mitigable) were identified in the areas of visual, biological, geology and soils, noise, water quality and hydrology, and land use and planning. Mitigation measures were identified in each case that could feasibly reduce these potential effects to less than significant levels.

For visual resources there are design measures for the proposed retaining walls and concrete barriers. There are several avoidance and minimization measures to lessen impacts to biological resources as well as measures for a tree protection and replacement plan. With respect to geology and soils, there are measures to address short-term and long-term soil stability and erosion control. Temporary construction noise impacts to neighboring residents would be mitigated with measures limiting construction hours, providing equipment noise controls, and providing neighbor notification of schedule and contacts. Water quality and hydrology would be mitigated with a drainage and storm water management plan. Land use and planning would be mitigated with the application of the biological resources, geology and soil, noise, and water quality and hydrology mitigation measures. The City of Santa Barbara Public Works Department has agreed to incorporate identified mitigation measures as part of the project.

Class 3 impacts (less than significant) were identified for all other environmental effects of the project, based on consideration of existing environmental conditions, project components, and existing regulations and standard measures that apply. These include project effects associated with visual, air quality, cultural resources, hazards and hazardous materials, noise, population and housing, public services and utilities, recreation, transportation/circulation, water quality and hydrology,

Notification. A notice of draft MND document availability, 30-day comment period (November 22, 2016 through December 22, 2016), and public hearing date was mailed to surrounding

property owners, interested parties, organizations, and agencies, and was also provided via newspaper notice. The draft MND was also submitted to the State Clearinghouse for review by State agencies.

Draft Document Availability. The draft MND is available for public review at the City Planning Division offices (630 Garden Street), the Downtown Branch of the public library (40 East Anapamu Street), and on the City web site at www.SantaBarbaraCa.gov/EIRDrafts. A copy of the document is available upon request.

Public Comment Period. The public review period began on Tuesday, November 22, 2016. Comments on the DMND must be submitted by Thursday December 22, 2016, at 4:30 p.m. Please send your comments to: City of Santa Barbara, Planning Division, Attn: Jessica W. Grant, Project Planner, P.O. Box 1990, Santa Barbara, CA 93102-1990, or send them electronically to JGrant@SantaBarbaraCA.gov.

Exhibit A: Project Location Map



**CITY OF SANTA BARBARA
 LAS POSITAS & MODOC ROADS CLASS I CONSTRUCTION
 LOCATION MAP (LOCAL)**

GIS base map provided by:
 amec foster wheeler 

