

**110 WEST SOLA STREET**  
**FINAL MITIGATED NEGATIVE DECLARATION**  
**RESPONSE TO COMMENTS**  
**MAY 13, 2009**

**INTRODUCTION:**

An Initial Study was prepared for the 110 West Sola Street project because the California Environmental Quality Act (CEQA) requires that an environmental assessment of the proposed project be provided. The environmental analysis determined that the proposed project could potentially have significant adverse impacts related to cultural resources and noise; however, 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 further reduce less than significant impacts associated with cultural resources and noise issues.

A Draft Mitigated Negative Declaration was prepared for the proposed project, and a public review period was held from April 16, 2009 to May 5, 2009. Comment letters were received from the following members of the public during the comment period:

1. Vijaya Jammalamadaka, Santa Barbara County Air Pollution Control District
2. Kirk Gradin, agent for Institute of World Culture

Responses to the comments received regarding the Draft Mitigated Negative Declaration are provided below, and the comment letters received are attached.

The purpose of this document is to respond to specific comments received pertaining to environmental issues in the Draft MND. While letters of general support or opposition to the project are acknowledged and included in this document for the record, no formal response is provided. In addition, comments received not related to the environmental issues outlined in the Draft MND, such as land use issues and social or fiscal impacts of the project, are outside the scope and not addressed in this document. However, all comments will be forwarded to the Staff Hearing Officer for consideration.

**Letter No. 1**

**Vijaya Jammalamadaka, Santa Barbara County Air Pollution Control District (via e-mail)**  
**Friday, April 24, 2009**

- 1-1. **Comment:** The document did not include a discussion regarding demolition of a regulated structure and the standard conditions of approval should include submittal of a completed "asbestos Demolition/Renovation Notification" form to the notification of the Santa Barbara County Air Pollution Control District no later than 10 working days prior to the start of work on regulated building.

**Response:** Standard condition of approval inserted as AQ-19:

Asbestos Demolition/Renovation Notification. The applicant must notify Santa Barbara County Air Pollution Control District (SBAPCD) 10 business days prior to the commencement of demolition of a regulated structure by completing the "Asbestos Demolition/Renovation Notification" form and submitting to SBAPCD.

**Letter No. 2**  
**Kirk Gradin, Agent for Institute of World Culture**  
**Tuesday, May 5, 2009**

**2-1. Comment:** Concerns regarding privacy, noise, and visual impacts

**Response:** These above concerns will be addressed by the Staff Hearing Officer at the time of the hearing for the adoption of the Mitigated Negative Declaration and the land use decision. The noise and visual impacts as discussed in the Initial Study were determined to be less than significant.

**2-2. Comment:** How will safe and unobstructed vehicle and pedestrian access be maintained along the Institute's driveway during the demolition and construction period? How would the 18' high brick wall (that occurs along the entire driveway length) be demolished without safety or debris hazard occurring on the Institute property? Even if the new zero lot-line retaining wall could be installed without machinery and workers accessing the institute grounds, how would the walls be plastered and painted without scaffolding being erected on the Institute driveway, thus blocking access?

**Response:** The Staff Hearing Officer will consider the proposed project and land use at the hearing on May 20, 2009. A modification is not required to construct a building with a zero lot line along the common property line of 1407 Chapala Street and 110 West Sola Street. Demolition and construction details provided by the applicant did not include the use of the adjacent site. Permission to access the adjacent property at 1407 Chapala site would have to be obtained in order for workers to use the site for any portion of the demolition and construction of 110 West Sola Street, with the details and timing to be resolved between the property owners.

**2-3. Comment:** How would damage to the property or building at 1407 Chapala be addressed? By what means would the builders at 110 West Sola Street prevent the collapse of portions of the driveway during the removal and recompaction of the soils at the property border? If they were not able to prevent such a collapse or other damage how would the repairs be handled?

**Response:** During building permit plan check, demolition and project construction plans will be reviewed by the Building & Safety Division. A determination will be made if shoring plans will be required for the driveway. See response 2-1 above for additional feedback.

**2-4. Comment:** How and at what intervals will the dust and dirt from demolition, grading and construction that will end up on 1407 Chapala Streets driveway and building be removed.

**Response:** See response to Comment 2-2

## **CONCLUSION**

The environmental analysis demonstrates that, with the identified mitigation measures agreed to by the applicant, the project as proposed would not result in significant environmental impacts. The project therefore qualifies for a Mitigated Negative Declaration and no further analysis of alternatives is

required as part of the environmental document. However, comments regarding the merits of the project, design alternatives, land use compatibility with surrounding residential uses and other planning issues are forwarded to decision-makers in the context of their consideration of project permits and planning policy consistency.

- Attachments: 1. Notice  
2. Public Comments Letters (1 & 2)