



**CITY OF SANTA BARBARA
COMMUNITY DEVELOPMENT DEPARTMENT
FINAL MITIGATED NEGATIVE DECLARATION – MST2005-00831
AUGUST 27, 2009**

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, this Final Mitigated Negative Declaration has been prepared for the following project:

PROJECT LOCATION: 920 Summit Road

PROJECT PROPONENT: Montecito Country Club

PROJECT DESCRIPTION: The project involves several changes to the site plan of the existing Montecito Country Club and Golf Course (MCC). The project includes a redesign of the existing golf course, including grading, removal of trees and a habitat restoration and revegetation plan; improvements to the exterior and perimeter of the existing clubhouse; demolition of the existing maintenance buildings, cart barn, tennis pro shop and flammable materials building; and construction of a new maintenance building, new golf pro shop, new tennis pro shop, new tennis courts and new cart barn. Net new building square footage resulting from the project is 982 square feet. The project would involve approximately 106,000 cubic yards of cut and 86,000 cubic yards of fill. It is anticipated that grading associated with the project will be balanced on site. The project does not propose any substantial changes to existing operations or Conditional use Permit limitations of the MCC: membership is limited to 680 members; the Club is open 7 days a week from 7:00 am to 9:30 pm (closed Christmas and New Year's Day). The total construction period, including demolition, construction and landscape/turf grow-in time, is expected to be approximately one year.

Required Permits: In order for the project to proceed, the following discretionary approvals are required by the Planning Commission:

1. A Modification to allow fencing to exceed 3-½ feet in height along the front lot lines (SBMC §28.92.110.A.3);
2. A Coastal Development Permit (CDP2008-00021) for the portion of the project (grading and vegetation removal) that is within the Appealable and Non-Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060);
3. A Development Plan to allow the construction of 7,771 square feet of nonresidential development on APN 009-091-020 (SBMC §28.87.300); and

4. A Conditional Use Permit Amendment to permit the proposed changes to the site plan for the Montecito Country Club (SBMC 28.94).

MITIGATED NEGATIVE DECLARATION FINDING:

Based on the attached Initial Study prepared for the proposed project, it has been determined that, with implementation of identified required mitigation measures, the proposed project will not have a significant effect on the environment.



Environmental Analyst

August 27, 2009
Date