



City of Santa Barbara California

NOTICE OF INTENT TO ADOPT DRAFT MITIGATED NEGATIVE DECLARATION MST2013-00240 AND NOTICE OF PUBLIC HEARING

A Draft Mitigated Negative Declaration (DMND) has been prepared for the project identified below, pursuant to the California Environmental Quality Act (CEQA, CA Public Resources Code Division 13) and the State CEQA Guidelines (CA Code of Regulations Division 14).

PROJECT LOCATION: The project site address is 1925 El Camino de la Luz, a coastal parcel located on the south side of El Camino de la Luz and north of the Pacific Ocean Mean High Tide Line, in the western Mesa residential neighborhood of the City of Santa Barbara, and within the appealable jurisdiction of the California Coastal Zone.

PROJECT DESCRIPTION: 1925 El Camino de la Luz Residence Project. The project proposes construction of a 3,101 square foot three-story single-family residence and two-car garage, along with associated infrastructure improvements (driveway widening, drainage facilities, utility hook-ups, etc.), and native vegetation restoration and landscaping. The development would entail initial demolition and removal of existing infrastructure and debris (e.g., concrete paving, fencing, landslide debris). Site stabilization and foundation design would utilize deep caissons into bedrock, shear-pins, and tie backs. The project proposes dedication to the City of a lateral public recreational access easement across the beach area of the parcel, an open space easement on the lower coastal bluff and native vegetation area, and an air space public view corridor easement from El Camino de la Luz over the residence toward the ocean. The duration of the demolition, grading, slope stabilization, and construction process is estimated at 94 weeks (1.8 years). The project requires City approval of a Coastal Development Permit.

DRAFT ENVIRONMENTAL REVIEW DOCUMENT: An Initial Study and Draft Mitigated Negative Declaration (DMND) have been prepared for the project and are available for public review and comment. The DMND examines impacts to the environment anticipated to result from the project and concludes that potentially significant environmental impacts associated with geologic impacts (slope instability, erosion), biological resources, and construction noise effects to neighbors would be reduced to less than significant levels with identified mitigation measures agreed to by the applicant. Other project effects on the environment were identified as not significant (visual, air quality, cultural, hazards, population/housing, public services/utilities, transportation, water quality/hydrology, land use/planning, and other biological, geophysical, and noise effects).

DOCUMENT AVAILABILITY: The DMND is available for review at the Planning Division, 630 Garden Street, Santa Barbara between 8:30 a.m. to noon and 1:00 p.m. to 4:30 p.m., and at the Public Library at 40 E. Anapamu Street, Santa Barbara during hours of operation, and online at www.SantaBarbaraCA.gov/EIRDrafts

PUBLIC COMMENT PERIOD: February 10 – March 10, 2016. The City of Santa Barbara encourages the public to comment on this and other projects. The public review period for this draft document begins on Wednesday February 10, 2016. Written comments on the DMND must be submitted by Thursday March 10, 2016, at 4:30 p.m. Please send your comments to: City of Santa Barbara CDD Planning Division, Attn: Kathleen Kennedy, Associate Planner, P.O. Box 1990, Santa Barbara, CA 93102-1990, or send them electronically to KKennedy@SantaBarbaraCA.gov.

ENVIRONMENTAL HEARING: Thursday March 3, 2016. A hearing to take public comments on the DMND will be held by the Planning Commission on Thursday, March 3, 2016. The Planning Commission meeting begins at 1:00 p.m. in the Council Chambers at City Hall located at De La Guerra Plaza/735 Anacapa Street, Santa Barbara (see additional hearing notes below). You are invited to attend this hearing and address your verbal comments to the Planning Commission. No action on the project permit request will be taken at this hearing.

LOCATION STAKES: Stakes at the corners of the proposed residence location will be placed on the project site from February 24 to March 9, 2016 to assist in visualizing the project.

CITY CONTACT PERSON: If you have any questions, wish to know more about this project permit application, or wish to review the plans, please contact Kathleen Kennedy at KKennedy@SantaBarbaraCA.gov or at (805) 564-5470, extension 4560, between 8:30 a.m. to noon and 1:00 p.m. to 4:30 p.m. (Monday through Thursday, and alternate Fridays per www.SantaBarbaraCA.gov/Calendar)

FINAL ENVIRONMENTAL DOCUMENT: Following the end of the DMND public review period and in consideration of comments received, a Final Mitigated Negative Declaration will be prepared. A subsequent noticed public hearing will be held at the Planning Commission to consider adoption of the Final MND and action on the project permit request. Any subsequent court challenge of the permit approval or environmental document may be limited to raising only those issues raised in written correspondence delivered to the Planning Commission, or in a public hearing on the project.

NOTES REGARDING PUBLIC HEARING: On Thursday, February 25, 2016, an Agenda with items to be heard on Thursday, March 3, 2016 will be available at 630 Garden Street and online at www.SantaBarbaraCA.gov/PC. The regular Thursday March 3, 2016 Planning Commission meeting begins at 1:00 p.m. Copies of documents pertaining to agenda items are available for review at 630 Garden St., in the City Clerk's Office, at the Central Library, and at www.SantaBarbaraCA.gov/PC. Agenda items are subject to change. It is recommended that applicants and interested parties plan to arrive for the meeting 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. Meetings can be viewed live on City TV-18, or on your computer at www.SantaBarbaraCA.gov/CityTV. A rebroadcast schedule can be found at www.SantaBarbaraCA.gov/CityTVProgramGuide.

AMERICANS WITH DISABILITIES ACT: If you need auxiliary aids or services or staff assistance to attend 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 usually enable the City to make reasonable arrangements. Specialized services, such as sign language interpretation or documents in Braille, may require additional lead time to arrange.