Print From

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Santa Barbara Polo Villas

Lead Agency: Santa Barbara County Planning and Development

Contact Name: Kara Koenig

Email: kkoenig@countyofsb.org Phone Number: 805-568-3510

Project Location: 3250 - 3282 Via Real Avenue, Carpinteria, CA 93013 County of Santa Barbara

City *County*

Project Description (Proposed actions, location, and/or consequences).

3250-3282 Via Real, LLC proposes the construction of a 40-unit residential subdivision, comprised of 25 single family dwellings and 15 condominium units, and associated infrastructure including open space, access drives, and onsite detention areas. Development of the tract includes associated residential accessory development within the project, a preliminary grading and drainage plan with roads and utilities, landscaping plan, lighting plan, and a public trail easement to be dedicated to the County. All of the existing on-site structures would be demolished as part of the Development Plan, including 12 apartments on the west side of Garrapata Creek, horse corrals, three residences, and an accessory structure on the east side of Garrapata Creek. The project includes a restoration plan for the Environmentally Sensitive Habitat located along Garrapata Creek. The project site is located immediately north of Via Real Avenue and Highway 101, approximately 0.8 miles east of the Padaro Lane on-off ramp/Highway 101 intersection. The 11.48 acre property is addressed as 3250 – 3282 Via Real Avenue, Assessor's Parcel Numbers (APNs) 005-270-017, 005-270-019, 005-270-029, 005-270-033, and 005-270-034, in the Carpinteria area, First Supervisorial District.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Potentially significant but mitigable effects on the environment are anticipated in the following areas:
1) Aesthetic Visual Resources: There are two proposed mitigation measures requiring the final design to be approved by the South Board of Architectural Review and a mitigation measure for exterior lighting to include low intensity, low glare, hooded design; 2) Air Quality: There are two proposed mitigation measures, one for dust control during construction and another for compliance with diesel emission reduction strategies during grading/construction; 3) Coastal Zone: This project is located within the coastal zone and therefore was required to comply with the regulations of the Coastal Zoning Ordinance - Article II, and the Comprehensive Plan, including the Coastal Land Use Plan; 4) Biological Resources: There are several mitigation measures for biological resources including compliance with the riparian buffer setback, habitat restoration, erosion and sediment control plan, equipment storage and equipment washout during construction, tree protection plan, stormwater BMPs, and nesting surveys; 5) Geological Processes: Mitigation measure for erosion and sediment control revegetation; 6) Noise: Mitigation measures including equipment shielding during construction and noise construction hours; 7) Water Resources/Flooding: Mitigation measure includes sediment and contamination containment onsite; 8) Public Facilities: Mitigation measure for Solid Waste Management Plan; 9) Traffic/Circulation; Mitigation measures including traffic plan and onsite construction parking; 10) Land Use: Incorporated into mitigation measures above; 11) Grading: Incorporated into other mitigation measures including erosion and sediment control; 12) Recreation/Parks: Mitigation measure is payment of Quimby fees for new residential development.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

1) Surrounding Properties: There is concern from neighbors immediately to the west regarding obstruction of views. The project has been redesigned to include one-story condominium units for the units proposed closest to the west property line. Additionally, there is a Habitat Restoration Plan proposed for the 50' riparian buffer of Garrapata Creek which will result in extensive planting of native plants on-site, which is close to the west side of the property.

2) California Coastal Commission (CCC): The CCC has concern regarding usage of the existing permitted well on-site to irrigate the proposed plantings on the east side of the proposed development. Comparison of this well's water usage now versus the proposed water usage with the new development is incorporated into the Mitigated Negative Declaration under Section 4.15 Water Resources/Flooding Impact Discussion.

Provide a list of the responsible or trustee agencies for the project.

-California Department of Fish and Wildlife
-California Coastal Commission
-Regional Water Quality Control Board #5