



NOTICE OF AVAILABILITY FOR A MITIGATED NEGATIVE DECLARATION

**Ritz-Carlton, Bacara Beach House Replacement and Demolition Project
8301 Hollister Avenue; APN 079-200-012 and -013
(Project is on Parcel -013)
City of Goleta Case No. 16-002-EMP/DPAM/CDPAM/DRB**

NOTICE IS HEREBY GIVEN that the City of Goleta has completed a Draft Mitigated Negative Declaration (MND) for the project described below and invites comments on the adequacy and completeness of the environmental analysis described in the Draft MND. The public comment period begins on March 3, 2020 and will end on April 1, 2020 at 5:00 P.M. All interested persons are encouraged to submit written comments. All letters should be addressed to Planning and Environmental Review, 130 Cremona Drive, Suite B, Goleta, CA 93117, to the attention of Bret McNulty, Contract Planner, or via email to bmcnulty@cityofgoleta.org.

All comments must be received no later than April 1, 2020 at 5:00 P.M.

PROJECT LOCATION: The project site is an approximately 1.4-acre area located along the shoreline at Haskell's Beach in the City of Goleta Coastal Zone. The site is part of the previously developed 72.73-acre Ritz-Carlton, Bacara Hotel (hotel) property at 8301 Hollister Avenue in the City of Goleta (City) at the western city limits (see Figure 1 below). The hotel property is on the south side of Hollister Avenue approximately 0.6 miles west of the Highway 101 and Cathedral Oaks Road overpass ramps. The hotel is located on Assessor Parcel Numbers (APN) 079-200-012 and -013 with the project site located entirely on parcel -013. The City GP/CLUP Land Use Designation for the site is Visitor Serving Commercial and the current Coastal Zoning Ordinance district is (C-V) Resort/Visitor Serving Commercial.

PROJECT DESCRIPTION:

Ginger Anderson of Stantec on behalf of the Ritz-Carlton, Bacara, Santa Barbara Hotel, Watermark Capital Partners has requested approval of a Development Plan and Coastal Development Permit Amendments (16-002-EMP-DPAM-CDPAM-DRB). The project consists of the following physical construction components to replace the existing Beach House snack bar and restrooms facilities consistent with the existing hotel conditions of approval (Development Plan No. 86-DP-46 and Coastal Development Permit No. 96-CDP-078). The existing building was compromised by winter storms and high tides in 2016. The project includes:

1. Construction of one new 325 square foot single-story building with four restrooms, a storage room, two exterior showers and drinking fountains. To construct the new restroom building, a 743 SF concrete pad, grading and trenching for utilities will be needed; a 65-foot long masonry retaining wall ranging in height up to a maximum of 3 feet is proposed; and a 60-foot linear concrete drainage ditch and a 200 SF earthen stormwater infiltration basin will be constructed.
2. Use of an electric food truck as a snack bar. A designated 15 x 30-foot parking space with utilities along the western side of the existing emergency turnaround is planned to support the food truck.
3. Emergency access road adjustments include replacement of a 2,020 SF section of existing asphalt, the addition of 253 SF of asphalt to improve the turnaround capacity, and regrading of the earthen beach access ramp.

4. Once the new facilities are open to the public,
 - a. the Beach House would be demolished, utilities removed, and the site graded and restored.
 - b. A new east-west segment of the existing public access trail/path with informational signs will be installed along the south edge of the former Beach House building footprint parallel to the ocean.
 - c. A movable fence will be installed along the shoreline terrace to accommodate future shoreline changes.
 - d. The emergency shoreline protection revetment and sheeting placed by permit (16-002 EMP) will be removed.

ENVIRONMENTAL REVIEW FINDINGS: A Draft MND has been prepared pursuant to the requirements of the California Environmental Quality Act (Public Resources Code, §§ 21000, et seq.), the regulations promulgated thereunder (14 Cal. Code of Regulations, §§ 150000, et seq.), and the City's Environmental Review Guidelines. The Draft MND identifies and discusses potential impacts and residual impacts for the identified subject areas. Based on the discussion and analysis provided in the Draft MND, it is anticipated that the project described would not create any significant adverse effects on the environment with the inclusion of mitigation measures in the following areas: biological resources, cultural resources, hazards and hazardous materials, and tribal cultural resources.

CORTESE LIST: The Project site is listed on the EnviroStor online database of hazardous site records maintained by the California Department of Toxic Substances Control TSC in coordination with the California State Water Resources Control Board consistent with Government Code § 65962.5 (the "Cortese list").

DOCUMENT AVAILABILITY: The Draft MND is available for public review at the City of Goleta Planning and Environmental Review Department, 130 Cremona Drive, Suite B, Goleta, California; at the Goleta Valley Library, 500 N Fairview Ave, Goleta; and at the Goleta Valley Community Center, 5679 Hollister Ave, Goleta on and after March 3, 2020. Copies of the Draft MND are also available in electronic format (CD) for \$7.00 per CD. The document along with appendices is posted on the City's web site at <https://www.cityofgoleta.org/city-hall/planning-and-environmental-review/ceqa-review>

Note: If you challenge the City's final action on this project in court, you may be limited to only those issues you or someone else raised in written or oral testimony and/or evidence provided to Planning and Environmental Review on or before the date that the public comment period ends (Government Code Section 65009(b)[2]).

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