



October 31, 2019
**NOTICE OF AVAILABILITY FOR A
MITIGATED NEGATIVE DECLARATION**

**New Synagogue Buildings and Site Improvements
for Chabad of Santa Barbara
6045 Stow Canyon Road; APN 077-170-044
18-031-DP-CUPRV-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 November 1, 2019 and will end on November 20, 2019 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 Chris Noddings, Assistant Planner, (805) 961-7566; cnoddings@cityofgoleta.org

All comments must be received no later than November 20, 2019 at 5:00 P.M.

PROJECT LOCATION: The project is located within the Inland Area of the City of Goleta at 6045 Stow Canyon Road. The property encompasses approximately 3.3 acres which the Chabad of Santa Barbara has been using since 1992. The current buildings/uses of the property including a residence and a building that is used as a synagogue; a school; and, a day care. The General Plan Land Use Designations for the project site are Single-Family (SF) and the Zone District is Design Residential (DR-4.6). Access to the project site is from Stow Canyon Road.

PROJECT DESCRIPTION:

Steve Fort of Suzanne Elledge Planning and Permitting Services has requested approval of a Development Plan and Conditional Use Permit Revision (18-031-DP-CUPRV-DRB) with a modification on behalf of Chabad of Santa Barbara to add two new buildings and make site improvements. The project consists of the following physical construction components:

1. A Development Plan (DP) to allow for the following:
 - Construction of a new, approximately 7,300 square foot (SF) one-story synagogue with a 815 SF roof terrace (approximately 8,100 SF total). The building will include a sanctuary, event hall, kitchen, offices, conference rooms, bathrooms, storage, and mechanical and electrical space.
 - Construction of a new, approximately 840 SF, one-story storage building.
 - Removal of the existing 1,440 SF, approximately 80-year-old barn/storage garage.
 - Approval of the existing, 176-SF, open-sided, lean-to storage container.
 - Removal/demolition of an existing, 120-SF trailer and a 53-SF shed.
 - Consolidation of access to the site into a single driveway.
 - Reorientation, and expansion of the existing 24-space parking area into a 31-space parking area.
 - Addition of two new bioretention basins.

(No development is proposed within the General Plan required 100-foot Stream Protection Area setback from Las Vegas Creek.)

2. A Revision to the existing Conditional Use Permit (92-CP-018) to permit the expanded synagogue and pre-school/daycare operational times and activities.
3. A Modification request to eliminate the requirement of Section 35-256 (1) of the Inland Zoning Ordinance to provide a garage for the three required parking spaces for the residence.

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: cultural resources, and tribal cultural resources.

CORTESE LIST: The Project site is not listed on any hazardous waste facilities or disposal sites identified by 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 and at the Goleta library on and after November 1, 2019. Copies of the Draft MND are also available in electronic format (CD) for \$7.00 per CD. The document 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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