



**NOTICE OF AVAILABILITY OF FINAL
MITIGATED NEGATIVE DECLARATION
AND PLANNING COMMISSION HEARING
Monday, February 29, 2016 at 6:00 PM**

**PRC 421 Access Road Maintenance and Repair Project
Sandpiper Golf Course and Ellwood Onshore Facility
APN: 079-210-059 and 079-210-042
Case No. 15-004-DP, 15-003-CDP, and 15-135-MND**

NOTICE IS HEREBY GIVEN that the City of Goleta has completed a Final Mitigated Negative Declaration (Final MND) for the PRC 421 Access Road Maintenance and Repair Project described below. Further, the Planning Commission will conduct a public hearing on the Project and adequacy of the Final MND. The Planning Commission's action will be final unless appealed to the City Council.

The Planning Commission meeting will take place on:

HEARING DATE AND TIME: Monday, February 29, 2016 @ 6:00PM

**HEARING LOCATION: City of Goleta City Hall
Council Chambers
130 Cremona Drive, Suite B
Goleta, CA 93117**

PROJECT DESCRIPTION SUMMARY: Venoco requests approval of a Development Plan and a Coastal Development Permit for periodic maintenance and repairs to the PRC 421 access road for five years. Future activities on the road would include standard maintenance and repair of the PRC 421 access road in order to allow continued safe and passable access to Venoco's 421-1 and 421-2 piers. The following specific activities would be covered by the permit:

- Perform routine and typical storm maintenance involving the removal of any muddy materials that slough off of the inland bluff and are deposited on the surface of the roadway and install 2-3" of road base to restore an all-weather surface.
- Repair pot holes in the roadway created by runoff. The potholes would be repaired by excavating to a sufficient depth and then filling with angular large rock (4"-12" size rock), crushed rock (approximately 2" size) and finally road base until a drivable surface is restored.
- Repair and/or replace rip rap lining the access road. Displaced rip rap will be relocated using heavy equipment. Operation of the heavy equipment will occur on the access road and not from the beach or from any other adjacent sensitive habitat areas. The equipment used for each maintenance or repair event would vary depending on the necessary level of work.

Additionally, the project includes activities completed to repair and maintain the PRC 421 access road in the past. Past major maintenance activities consist of the addition of rock and plywood. Rock was placed on the seaward side of the road at specific locations, behind the seawall. The purpose of the rock is to stabilize the road fill. Plywood was used to control erosion resulting from road backfill. While the plywood is not structural, the plywood fills in gaps in the wood sheet piles (retaining wall) to prevent the backfill from migrating to the beach. Additional maintenance has included the removal of muddy materials that slough off the inland bluff and are deposited on the surface of the roadway, installation of 2-3" of road base to replace the removed material, and restoration of an all-weather surface.

PROJECT LOCATION: The Project is located on the State Oil and Gas Lease No. PRC 421, which is on an easement from the Sandpiper Golf Course (APN 079-210-059) and on the Ellwood Onshore Facility (APN 079-210-042). Venoco, Inc. has a forty foot wide easement for use and maintenance of the PRC 421

access road, originating at the northwest corner of the Ellwood Onshore Facility (EOF). The easement runs along the western perimeter of the EOF, through a portion of the Sandpiper Golf Course, and then southwest along the coastal bluff for approximately 1,600 feet. The easement terminates at the PRC 421-1 and 421-2 piers. The access road is approximately twelve feet wide for a majority of the coastal bluff portion of the road, with the eastern terminus being slightly wider to allow for equipment access to PRC 421-2.

ENVIRONMENTAL REVIEW FINDINGS: The Final MND has been prepared pursuant to the requirements of the California Environmental Quality Act (Public Resources Code §§ 21000, et seq., CEQA), the regulations promulgated thereunder (14 California Code of Regulations, §§ 15000, et seq., CEQA Guidelines), and the City's Environmental Review Guidelines. The City of Goleta is acting as the Lead Agency.

The Final MND identifies and discusses potential impacts, mitigation measures, monitoring requirements, and residual impacts to identified subject areas. Potentially significant effects on the environment that can be mitigated to levels of less than significance are anticipated in the following areas: Biological Resources. No significant impacts have been identified resulting from this project.

CORTESE LIST: Further, the site is not listed on any hazardous waste facilities or disposal sites as enumerated under Government Code § 65962.5 (the "Cortese list").

PUBLIC COMMENT: All interested persons are encouraged to attend the public hearing and to present written and/or oral comments. All letters should be addressed to the Planning Commission, Goleta City Hall, 130 Cremona Drive, Suite B, Goleta, CA 93117. Letters must be received by the City Clerk's office on or before the date of the hearing or can be submitted at the hearing. For further information please contact **Anne Wells, Advance Planning Manager at 805-961-7557 or awells@cityofgoleta.org**.

DOCUMENT AVAILABILITY: The proposed Final MND and all documents referenced therein are currently available and may be obtained at the City of Goleta, 130 Cremona Drive, Suite B, Goleta, CA 93117, or at the Goleta library. The proposed Final MND is posted on the City's web site at www.cityofgoleta.org. Staff reports and related materials for the Planning Commission hearing will be available at least 72 hours prior to the meeting.

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 the City on or before the date of the public hearing (Government Code Section 65009(b) [2]).

Note: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this hearing, please contact Deborah Lopez, City Clerk, at (805) 961-7505. Notification at least 72 hours prior to the hearing will enable City staff to make reasonable arrangements.

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