



City of Santa Barbara California

NOTICE OF INTENT TO ADOPT DRAFT MITIGATED NEGATIVE DECLARATION – MST2011-00171

A Draft Mitigated Negative Declaration has been prepared for the following project, pursuant to the State of California Public Resources Code and the “Guidelines for Implementation of the California Environmental Quality Act of 1970,” as amended to date.

PROJECT LOCATION: 101 State Street / 16 W. Mason Street

PROJECT DESCRIPTION: The project involves the demolition of an existing 714 square foot commercial (laundry) building and 40-space surface parking lot, and construction of a 34-room hotel totaling 20,439 square feet (s.f.) with a 33-space parking garage. A laundry area of approximately 1,088 s.f. is proposed within the new hotel building to replace the existing laundry building that is used by the Harbor View Hotel. The new hotel would be three stories with a maximum height of 38’-6”.

DRAFT ENVIRONMENTAL DOCUMENT: An Initial Study and a Draft Mitigated Negative Declaration (MND) have been prepared for this project and are available for review and comment. The Draft MND examines environmental impacts which may be associated with this project. Significant environmental effects anticipated as a result of the project are identified in the Draft MND and include impacts related to **Hazards and Water Quality**. The Draft MND includes proposed mitigation measures to mitigate these potentially significant impacts to a less than significant level. An underground fuel tank was previously located on the project site and the site is identified on one of the lists enumerated under Section 65962.5 of the Government Code due to soil and groundwater contamination. Remediation is required in accordance with applicable federal, state and local regulations.

DOCUMENT AVAILABILITY: The Draft MND is available for review at the Planning Division, 630 Garden Street City Clerk’s Office, 735 Anacapa Street and at the Public Library at 40 E. Anapamu Street, during hours of operation. Also online at www.SantaBarbaraCa.gov/eir

PUBLIC COMMENT PERIOD: The City of Santa Barbara encourages the public to provide written comment on this and other projects. The public review period begins on **November 21, 2012**. Comments on the Draft MND must be submitted by **December 21, 2012 at 4:30 p.m.** Please send your comments to: City of Santa Barbara, Planning Division, Attn: **Allison De Busk, Project Planner**, P.O. Box 1990, Santa Barbara, CA 93102-1990, or send them electronically to adebusk@SantaBarbaraCA.gov.

ENVIRONMENTAL HEARING: Any interested person may request a hearing before the Planning Commission to comment on this document by filing a hearing request with the Planning Division on or before Monday, **December 3, 2012**. If a hearing is requested, it will be held on **Thursday, December 20, 2012**.

If you have any questions, wish to know more about this application, or wish to review the plans, please contact **Allison De Busk, Project Planner**, at (805) 564-5470, ext. 4552 from 8:30 a.m. to 4:30 p.m. (Monday through Thursday) and every other Friday from 8:30 a.m. to 4:30 p.m.. Please check office hours on our City website.

FINAL ENVIRONMENTAL DOCUMENT: Following the end of the Draft MND public review period, a Final MND including responses to comments will be prepared, and subsequent noticed public hearing will be held at the Planning Commission to consider actions to approve the project.

If you challenge the permit approval or environmental document in court, you may be limited to raising only those issues you or someone else raised in written correspondence delivered to the Planning Commission, or in a public hearing on the project.