



City of Santa Barbara California

NOTICE OF INTENT TO ADOPT DRAFT NEGATIVE DECLARATION – MST2002-00614

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: 1776 Eucalyptus Hill Road

PROJECT DESCRIPTION: The project involves the subdivision of a 172,137 net square foot lot into two parcels. The parcel is a steep east-facing slope of 35%. Parcel A would be 75,301 net square feet with an average slope of 36%. Parcel B would be 96,836 net square feet with an average slope of 35% and would contain the existing approximately 9,000 square foot single-family residence. Ingress to both lots would be provided via the existing driveway apron located primarily on Parcel B. No residential development is currently proposed for Parcel A, although a conceptual study has been prepared to illustrate development potential. The building envelope for Parcel A is 5,200 square feet, with a 28% slope. The applicant also proposes to remove a paved driveway that leads to the bottom of the hill, restore the hillside to its natural topography, and install a new storm drain that outlets at the edge of the creek, thus correcting an existing erosion problem.

DRAFT ENVIRONMENTAL DOCUMENT: An Initial Study and a Draft Mitigated Negative Declaration have been prepared for this project and are available for review and comment. The Draft Mitigated Negative Declaration examines environmental impacts which may be associated with this project. Significant, but mitigable, environmental effects identified in the Draft Mitigated Negative Declaration which are anticipated as a result of the project include impacts related to **air quality (short-term), biological resources, geophysical conditions, hazards and water resources**. Also evaluated in the document as less than significant impacts are noise (short-term) and traffic/circulation issues. The Draft Mitigated Negative Declaration includes proposed mitigation measures to mitigate potentially significant impacts to a less than significant level, and to minimize less than significant impacts.

DOCUMENT AVAILABILITY: The Draft Mitigated Negative Declaration is available for review at the Planning Division, 630 Garden Street between 8:30 a.m. to noon and 1:00 p.m. to 4:30 p.m., and at the Public Library at 40 E. Anapamu Street during hours of operation.

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 **Wednesday, November 8, 2006**. Comments on the Draft Mitigated Negative Declaration must be submitted by **Friday, December 8, 2006, at 4:30 p.m.** Please send your comments to: City of Santa

Barbara, Planning Division, Attn: Allison De Busk, Associate Planner, P.O. Box 1990, Santa Barbara, CA 93102-1990, or send them electronically to aдебusk@SantaBarbaraCA.gov.

ENVIRONMENTAL HEARING: Any interested person may request a hearing before the Planning Commission to comment on this document by completing and filing a hearing request with the Planning Division on or before **November 18, 2006**. A hearing will then be scheduled and will appear on the agenda for the next available Planning Commission meeting. If you have any questions, wish to know more about this application, or wish to review the plans, please contact **Allison De Busk, Associate Planner**, at (805) 564-5470 between 8:30 a.m. to noon and 1:00 p.m. to 4:30 p.m. (Monday through Friday).

FINAL ENVIRONMENTAL DOCUMENT: Following the end of the Draft Mitigated Negative Declaration public review period, a Final Mitigated Negative Declaration including responses to comments will be prepared, and subsequent noticed public hearing will be held at the Planning Commission and City Council 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.