



City of Santa Barbara California

NOTICE OF EIR PREPARATION/NOTICE OF ENVIRONMENTAL SCOPING HEARING

Project Title: Hillside House **Project Location:** 1235 Veronica Springs Road **Project No.:** MST2003-000793 **APN:** 047-010-039 **General Plan:** Residential – 4.6 Units/acre (County)
Zone: DR 4.6(County)

Public Scoping Hearing: **October 1, 2009**, City Council Chambers, Santa Barbara City Hall,
De La Guerra Plaza, 735 Anacapa Street. *Note time below.

Project Description: The proposed project consists of annexing an approximate 24 acre project site to the City of Santa Barbara, the removal of all existing structures on the site, except the structure known as Harmony House (a single family residence), and the phased development of 120 residential units in 33 buildings. With the conversion of the Harmony House to a triplex, there would be a total of 121 residential units. The buildings would be two to three stories tall and include single and two car garages. Two non-residential buildings are included: a three-car garage and a 6,700 square foot administration and services building for Hillside House clients. The proposed residential units include 70 market-rate condominiums, 12 very-low income rental units (Hillside House units), 11 inclusionary ownership units and 28 low-income rental units. Hillside House, would continue to operate its intermediate care assisted living in the 12 units. The project includes restoration of the portion of Arroyo Burro Creek within the boundaries of the project site, located along the south-west property line. A total of 222 covered and uncovered parking spaces would be provided on site.

As part of the annexation to the City of Santa Barbara the entire lot would receive a General Plan designation of Residential (5 units/acre) and a Zoning Map Amendment to SP-9 (Specific Plan). Two conservation easements are proposed on the project site, which would be recorded as part of the final tract map. The first conservation easement would encompass the entire segment of Arroyo Burro Creek, located within the project site boundaries, and include an area of approximately 100 feet on either side of the creek for its entire length on the project site. The second conservation easement would encompass the hillside on the north-east side of the project site.

The project would include a 36 foot wide public road that would be located along the south-western side of the lot. On the project site, near the intersection of the proposed public road and Veronica Springs Road, would be a turnout for a Metropolitan Transit District (MTD) bus stop. Offsite, a 20 foot wide emergency access road would be improved, within the City 60 foot wide public right-of-way easement, which crosses four privately owned parcels. It would serve as a pedestrian and bike path through to Palermo Road. A new 42 inch storm water pipe line would be trenched within the Veronica Springs Road right-of-way and terminate at an existing headwall in Arroyo Burro Creek, located approximately 420 feet south of the project site on the west side of Veronica Springs Road.

EIR Scope of Analysis: The City of Santa Barbara will be the Lead Agency and will prepare an Environmental Impact Report (EIR) to evaluate impacts of the proposed project. The purpose of an EIR is to provide decision-makers and the public with information that enables them to consider the environmental consequences of the proposed project. The EIR would identify potentially significant effects, and any feasible means of avoiding or reducing these effects through project redesign, the imposition of mitigation measures, or implementation of alternatives to the project.

An Initial Study, describing potentially significant impacts (**Transportation**) as well as potentially significant, but mitigable, and less than significant impacts in other issue areas, is available for review at the City Planning Division located at 630 Garden Street between the hours of 8:00 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday, or online at www.SantaBarbaraCA.gov/eir . Please check our website to verify office closure dates.

Comments: Comments on the proposed EIR scope of analysis are invited from public agencies, community interest groups, and individual members of the public. We request the views of public agencies as to the scope and content of environmental information germane to agency statutory responsibilities for the project. Some agencies may need to use the EIR prepared by our agency when considering approvals for the project. Please provide the name of an agency contact persons, if applicable.

Written comments on the EIR scope of analysis identified in the Initial Study should be sent at the earliest possible date, but **received not later than October 13, 2009, at 4:30 p.m.** Please send your written comments to the attention of **Peter Lawson, Associate Planner** at the above address or PLawson@SantaBarbaraCA.gov.

Public Hearing: An environmental scoping hearing to receive public comments on the proposed EIR scope of analysis will be held before the Planning Commission on **October 1, 2009.**

***NOTE:** The Commission meeting begins at 1:00 p.m. in City Council Chambers, 735 Anacapa Street, and this meeting will have several items, including this hearing. An agenda with all items to be heard on October 1, 2009 will be available on September 28, 2009 at 630 Garden Street. Agendas and Staff Reports are also accessible online at www.SantaBarbaraCa.gov/pc. Environmental documents can be viewed online at www.SantaBarbaraCa.gov/eir. Please note that online Staff Reports may not include some exhibits. Agenda items are subject to change. It is recommended that applicants and interested persons plan to arrive at 1:00 P.M. However, for longer agendas, all parties are encouraged to monitor Channel 18 and when the item prior to the application of interest begins, come to the Commission hearing. Continuances will not be granted unless there are exceptional circumstances.

Meetings can be viewed live on City TV-18, or on your computer. Follow this link and scroll down to Planning Commission: <http://www.santabarbaraca.gov/Government/Video/> Meeting rebroadcast schedule can be found at <http://www.citytv18.com/schedule.htm>.

AMERICANS WITH DISABILITIES ACT: In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in this meeting, please contact the City Administrator's Office at (805) 564-5305. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.