



City of Santa Barbara California

NOTICE OF INTENT TO ADOPT DRAFT MITIGATED NEGATIVE DECLARATION – MST2007-00413

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: 110 West Sola Street

PROJECT DESCRIPTION: Proposal to demolish an existing, one-story 15,730 square foot commercial office building and construct a 21,370 square foot, three-story mixed-use building with a maximum height of 39'-6". The project is comprised of four (4) three-bedroom residential condominium units on the second and third floor ranging in size from 2,243 square feet to 3,430 square feet, and three (3) ground floor commercial condominium units totaling 2,399 square feet. Sixteen covered parking spaces, which include four (4) residential two-car garages, will be provided on the ground level of this 15,883 square foot parcel. There will be approximately 140 cubic yards of grading on the site.

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 environmental effects identified in the Draft Mitigated Negative Declaration which are anticipated as a result of the project include impacts related to cultural resources. The Draft Mitigated Negative Declaration includes proposed mitigation measures to mitigate potentially significant impacts to a less than significant level.

DOCUMENT AVAILABILITY: The Draft Mitigated Negative Declaration 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 **Thursday, April 16, 2009**. Comments on the Draft Mitigated Negative Declaration must be submitted by **May 5, 2009, at 4:30 p.m.** Please send your comments to: City of Santa Barbara, Planning Division, Attn: **Suzanne Johnston, Assistant Planner**, P.O. Box 1990, Santa Barbara, CA 93102-1990, or send them electronically to **SJohnston@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 **Monday, April 27, 2009**. 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 **Suzanne Johnston, Assistant Planner**, at (805) 564-5470 between 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.

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.

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 by the Staff Hearing Officer 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 Staff Hearing Officer, or in a public hearing on the project.