



# City of Santa Barbara California

## NOTICE OF INTENT TO ADOPT DRAFT NEGATIVE DECLARATION – MST2006-00564

A Draft Negative Declaration (DND) 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: 457 North Hope Avenue**

**PROJECT DESCRIPTION:** The project consists of a nine lot subdivision of a 2.96 acre vacant parcel, currently located within the County of Santa Barbara's jurisdiction. As part of the project, the site would be annexed to the City of Santa Barbara. A General Plan designation of Residential (5 units/acre) and Zoning designation of One Family Residential (E-3 - 7,500 square feet/lot) is proposed. No development of the individual lots is currently proposed, but infrastructure serving all of the lots is part of the project. Infrastructure would include a new cul-de-sac road, which would be dedicated as a public road, and all utilities to serve each of the nine lots. Future development of the parcels would be single-family homes.

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**DRAFT ENVIRONMENTAL DOCUMENT:** An Initial Study and a Draft Negative Declaration (DND) have been prepared for this project and are available for review and comment. The DND examines environmental impacts which may be associated with this project. No potentially significant environmental effects as a result of the project were identified in the DND. The DND includes recommended mitigation measures to further reduce any minor impacts.

**DOCUMENT AVAILABILITY:** The DND is available for review at the Planning Division, 630 Garden Street between 8:30 a.m. and 4:30 p.m., and at the Public Library at 40 E. Anapamu Street during hours of operation. And online at [www.SantaBarbaraCa.gov/eir](http://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, July 21, 2011**. Comments on the DND must be submitted by **Monday, August 22, 2011, at 4:30 p.m.** Please send your comments to: City of Santa Barbara, Planning Division, Attn: **Peter Lawson, Associate Planner**, P.O. Box 1990, Santa Barbara, CA 93102-1990, or send them electronically to **Plawson@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, August 1, 2011 at 4:30 p.m.** If a hearing is requested, a tentative hearing has been scheduled for the Planning Commission on **Thursday, August 18, 2011 at 1:00 p.m.** in the Council Chambers at City Hall. If you have any questions, wish to know more about this application, or wish to review the plans, please contact Peter Lawson, Associate Planner, at (805) 564 5470, ext. 4565 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. Additionally, confirm with Mr. Lawson if a hearing will be held as no further notice will be provided.

If a hearing is requested, an Agenda with all items to be heard on Thursday, August 18, 2011, will be available at 630 Garden Street on Thursday, August 11, 2011. **AGENDAS, MINUTES and REPORTS:** Copies of all documents relating to agenda items are available for review at 630 Garden St., in the City Clerk's Office, at the Central Library, and [www.SantaBarbaraCA.gov/pc](http://www.SantaBarbaraCA.gov/pc). Please note that on-line 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. If you have any questions, wish to know more about this application, or wish to review the plans, please contact Peter Lawson, Associate Planner, at (805) 564 5470, ext. 4561 between 8:30 a.m. to 4:30 p.m. Monday through Thursday and every other Friday. Please confirm office closure dates on our City website.

**FINAL ENVIRONMENTAL DOCUMENT:** Following the end of the DND public review period, a Final 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.

**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 Planning Division Office at (805) 564-5470, extension 4535. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.