



**CITY OF SANTA BARBARA
COMMUNITY DEVELOPMENT DEPARTMENT
DRAFT MITIGATED NEGATIVE DECLARATION – MST2007-00413**

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, this Draft Mitigated Negative Declaration has been prepared for the following project:

PROJECT LOCATION: 110 West Sola Street

PROJECT PROPONENT: Jeff Gorrell, Architect

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.

MITIGATED NEGATIVE DECLARATION FINDING:

Based on the attached Initial Study prepared for the proposed project, it has been determined that the proposed project will not have a significant effect on the environment.



Environmental Analyst



Date