



**CITY OF SANTA BARBARA
COMMUNITY DEVELOPMENT DEPARTMENT
FINAL MITIGATED NEGATIVE DECLARATION**

MST2006-00476

DECEMBER 12, 2008

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 Mitigated Negative Declaration has been prepared for the following project:

PROJECT LOCATION: 210 Meigs Road, 216 Meigs Road and 290 Lighthouse Road

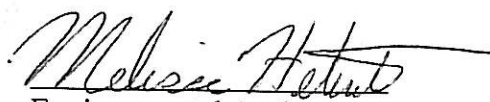
PROJECT PROPONENT: Tynan Group

PROJECT DESCRIPTION: The project consists of a lot merger between 216 Meigs Road and 290 Lighthouse Road, and a lot line adjustment between this newly merged lot and 210 Meigs Road. This would result in two lots, identified as Adjusted Parcel 1 and Adjusted Parcel 2. Adjusted Parcel 1 is then proposed to be subdivided into five single-family residential lots ranging in size from 7,849 to 10,842 square feet. The new residential lots would be served by a new public street with access off of Meigs Road. Appropriate public improvements, including sidewalk, parkway and utilities, and required retaining walls would also be constructed as part of the project. Construction of the single-family residences is not currently proposed. The project also requires a reconfiguration of the Washington School parking lot (under separate permit) on Adjusted Parcel 2.

In order to allow the proposed single-family subdivision and future development, a General Plan and Local Coastal Plan Map amendment from Major Public and Institutional to Residential, 5 units per acre is required for Adjusted Parcel 1, and a Zoning Map Amendment from PR/S-D-3 (Park and Recreation/Coastal Overlay Zone) to E-3/S-D-3 (One-Family Residence/Coastal Overlay Zone) is required for the existing area of 216 Meigs Road.

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. A Mitigation Monitoring and Reporting Program is included as Exhibit B of the attached Initial Study.


Environmental Analyst


Date