



City of Santa Barbara California

NOTICE OF INTENT TO ADOPT DRAFT MITIGATED NEGATIVE DECLARATION – MST2009-00385

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: 1213 Harbor Hills Drive, Santa Barbara, Ca

PROJECT DESCRIPTION: The project involves the assemblage and merger of six lots that were created as part of the illegal Roger's Tract subdivision (see additional information below under Plans and Policy Discussion, Land Use and Zoning Designations) in order to create a new 1.089-acre lot and satisfy a Conditional Certificate of Compliance. A new single family residence would be constructed on the 1.089-acre lot. In order to satisfy the conditions of the Certificate of Compliance, a lot frontage modification is required because the lot would have only 15 feet of frontage on a public street. The new house would total 4,217 net square feet with an attached 672 square foot garage. The building would be two stories and would have a maximum height of 30 feet above finished grade. The building has been designed to follow the topography of the site, and would appear as a one-story structure when viewed from Harbor Hills Drive (north elevation), and would be a full two stories (30 feet) when viewed from the south. Site development also includes a new driveway, site retaining walls, patios, barbeque and fire pit, landscaping and a spa. An existing four-foot wide pedestrian trail easement is proposed to be realigned onto the project site because the proposed driveway would conflict with the existing conceptual alignment. In order to minimize the grading required to carry out the project, the new house would be constructed on caissons. The project includes landscaping (yet to be designed) that would be consistent with the City's Fuel Management Requirements, and storm water management improvements including permeable pavement, cisterns, a catch basin, and vegetated swale with French drain.

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 that may be associated with this project. Potentially significant environmental effects identified in the Draft Mitigated Negative Declaration that are anticipated as a result of the project include impacts related to aesthetics, biological resources, geophysical conditions and hazards. 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 **Friday, June 03, 2011**. Comments on the Draft Mitigated Negative Declaration must be submitted by **Thursday, June 23, 2011, at 4:30 p.m.** Please send your comments to: City of Santa Barbara, Planning Division, Attn: **Allison De Busk, Project Planner**, P.O. Box 1990, Santa Barbara, CA 93102-1990, or send them electronically to ADebusk@SantaBarbaraCA.gov.

ENVIRONMENTAL HEARING: Any interested person may request a hearing before the Staff Hearing Officer to comment on this document by completing and filing a hearing request with the Planning Division on or before

Monday, June 13, 2011. A hearing will then be scheduled and will appear on the agenda for the next available Staff Hearing Officer meeting. If you have any questions, wish to know more about this application, or wish to review the plans, please contact **Allison De Busk, Project Planner**, at (805) 564-5470, ext. 4552 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 at 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.