



City of Santa Barbara California

NOTICE OF INTENT TO ADOPT DRAFT NEGATIVE DECLARATION – MST2004-00349

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: 226 & 232 Eucalyptus Hill Drive

PROJECT DESCRIPTION: The applicant proposes a lot line adjustment between two parcels (2.82 and 2.75 acres in size) by realigning the dividing lot line from a north-south direction to an east-west direction, and resulting in two parcels of 2.47 acres (Parcel 1, upper parcel) and 3.10 acres (Parcel 2, lower parcel). Parcel 1 would have an average slope of 21.3% and Parcel 2 would have an average slope of 22.5%, both parcels sloping north to south. An existing single family residence, greenhouse foundation, and hardscape driveway would be removed and two new single-family residences are proposed on each parcel. Parcel 1 would include a 6,129 square foot residence with an attached 743 square foot garage, a 1,517 square foot residence with a 320 square foot garage, and a detached 430 square foot garage. Parcel 2 would include a 3,927 square foot residence with an a 747 square foot attached garage, and a 1,786 square foot residence with a 352 square foot subterranean garage. The project site is currently accessed from Eucalyptus Hill Drive by an existing unimproved road which extends to the southern portion of the properties. This road would be improved to facilitate access to the proposed lower parcel, via an easement through the upper parcel. An existing driveway on the eastern property is proposed to be expanded to provide for a circular driveway to the upper parcel for a total of three curb cuts. The applicant also proposes two bioswale storm water retention areas totaling 900 square feet for Parcel 1 and 600 square feet for Parcel 2. The total grading quantities proposed for the development of both parcels include 3,090 cubic yards of cut and 2,830 cubic yards of fill.

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, but mitigable, environmental effects identified in the Draft Mitigated Negative Declaration which are anticipated as a result of the project include impacts related to **biological resources, geophysical conditions, hazards and water resources**. Also evaluated in the document as less than significant impacts are noise (short-term) and traffic/circulation issues. The Draft Mitigated Negative Declaration includes proposed mitigation measures to mitigate potentially significant impacts to a less than significant level, and to minimize less than significant impacts.

DOCUMENT AVAILABILITY: The Draft Mitigated Negative Declaration is available for review at

the Planning Division, 630 Garden Street between 8:30 a.m. to noon and 1:00 p.m. to 4:30 p.m.

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, April 6, 2007**. Comments on the Draft Mitigated Negative Declaration must be submitted by **Monday, May 7, 2007, at 4:30 p.m.** Please send your comments to: City of Santa Barbara, Planning Division, Attn: Chelsey Swanson, Assistant Planner, P.O. Box 1990, Santa Barbara, CA 93102-1990, or send them electronically to cswanson@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 **April 16, 2007**. 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 **Chelsey Swanson, Assistant Planner**, at (805) 564-5385, between 8:30 a.m. to noon and 1:00 p.m. to 4:30 p.m. (Monday through Friday).

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 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.