



City of Santa Barbara California

NOTICE OF AVAILABILITY AND INTENT TO ADOPT DRAFT MITIGATED NEGATIVE DECLARATION – MST2006-00510

A Draft Mitigated Negative Declaration (DMND) 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: 803 N. Milpas Street

PROJECT DESCRIPTION: The project involves the redevelopment of a vacant 21,756 square foot lot located at the northwest corner of Milpas and De la Guerra Streets. The project consists of a mixed use development containing five mixed use residential/commercial condominiums, one live/work unit, two residential units and one commercial condominium. The development would be split among three buildings totaling 19,886 net square feet. The overall height of the proposed development would be between 37 feet and 38 feet, 6 inches. Parking would be located within eight two-car garages and on the interior of the lot for a total of 26 parking spaces. Access to the garages and parking lot would be via a driveway from East De la Guerra Street, located between two of the buildings. Pedestrian access to the site would also be provided from North Milpas Street. A landscaped area would be provided in the northwest corner of the site, behind the open parking.

DRAFT ENVIRONMENTAL DOCUMENT: An Initial Study and a DMND have been prepared for this project, and are available for review and comment. The DMND examines environmental impacts which may be associated with this project. Potentially significant environmental effects identified in the DMND that are anticipated as a result of the project include impacts related to Biological Resources and Noise. The DMND includes proposed measures to mitigate potentially significant impacts to a less than significant level.

DOCUMENT AVAILABILITY: The DMND will be 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. The DMND is also available 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 Tuesday, June 9, 2009.** Comments on the DMND must be submitted by Wednesday, July 8, 2009, 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 Planning Commission to comment on this document by completing and filing a hearing request with the Planning Division on or before **Friday, June 19, 2009.** 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 **Allison De Busk, Project Planner**, at (805) 564-5470 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.

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FINAL ENVIRONMENTAL DOCUMENT: Following the end of the DMND public review period, a Final Mitigated Negative Declaration including responses to comments will be prepared, and a subsequent noticed public hearing will be held at the Planning Commission 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.