



City of Santa Barbara California

NOTICE OF AVAILABILITY AND INTENT TO ADOPT DRAFT MITIGATED NEGATIVE DECLARATION – MST2005-00742 AND NOTICE OF PUBLIC HEARING

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: 900 Calle de los Amigos

PROJECT DESCRIPTION: The proposed project is an amendment to the Valle Verde Retirement Community (VVRC) Conditional Use Permit. VVRC is made up of five separate parcels totaling approximately 59.75 acres. The proposed project involves the following components: 1) Construction of 40 two-bedroom independent living units. 2) New access road onto Torino Road for eight of the proposed units. 3) Upgrade the facility's Central Core (Common Area) and commercial facilities by renovating approximately 10,461 net square feet and expanding the buildings by a total of 14,902 net square feet. 4) Construct three new gazebos in various locations throughout the development. 5) Demolish six common parking areas, and relocate the parking spaces to other parking lots on the site. 6) Provide 83 new parking spaces, including two new staff parking lots. 7) Create a 9.8 acre Oak Woodland preserve. 8) Demolish an existing 2,280 s.f. hospice building, 1,300 square foot single family residential unit, four multi-family residential buildings, maintenance buildings and four gazebos. Additionally 15 oak trees are proposed to be removed and six oak trees may be impacted. Grading for the project would involve 11,520 cubic yards of cut, 13,300 cubic yards of fill and 1,780 cubic yards of import.

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 which are anticipated as a result of the project include impacts related to Biology, Hazards (Fire related), Noise (short term) and Water Environment (runoff). The DMND includes proposed measures to mitigate potentially significant impacts to a less than significant level.

DOCUMENT AVAILABILITY: The DMND is available for review at the Planning Division, 630 Garden Street, City Clerk's Office, 735 Anacapa Street, at the Public Library at 40 E. Anapamu Street during hours of operation and 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 Monday, February 23, 2009. Comments on the DMND must be submitted by Monday, March 16, 2009, at 4:30 p.m. Please send your comments to: City of Santa Barbara, Planning Division, Attn: **Peter D Lawson, Associate Planner**, P.O. Box 1990, Santa Barbara, CA 93102-1990, or send them electronically to Plawson@SantaBarbaraCA.gov

ENVIRONMENTAL HEARING: A hearing to take public comments on the DMND will be held before the Planning Commission on Thursday, March 5, 2009 at 1:00 p.m.* in the Council Chambers at City Hall. You are invited to attend this hearing and address your verbal comments to the Planning Commission. If you have any questions, wish to know more about this application, or wish to review the plans, please contact Peter Lawson, Associate 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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And Notice Of Public Hearing

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 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.

NOTES REGARDING PUBLIC HEARING:

The regular Planning Commission meeting begins at 1:00 p.m. Thursday afternoon. On **Monday, March 2, 2009**, an Agenda with all items to be heard on **Thursday, March 5, 2009** will be available at 630 Garden Street. Agenda items are subject to change. It is recommended that applicants and interested persons plan to arrive at 1:00 P.M. However, for longer agendas, all parties are encouraged to monitor Channel 18 and when the item prior to the application of interest begins come to the Commission hearing. Continuances will not be granted unless there are exceptional circumstances.

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.

This regular meeting of the Planning Commission will be broadcast live and rebroadcast in its entirety on Friday at 6:00 p.m. and again on Sunday at 9:00 a.m. on Channel 18.