



City of Santa Barbara California

NOTICE OF INTENT TO ADOPT DRAFT MITIGATED NEGATIVE DECLARATION – MST2004-00743 AND NOTICE OF PUBLIC HEARING

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: 930 Miramonte Drive

PROJECT DESCRIPTION: The project consists of the development of a new 18-bed hospice facility for the Visiting Nurse and Hospice Care of Santa Barbara at the site of the former Community Environmental Council building. The existing 3,990 square foot two-story building would be retained, and the garden center and garage buildings (1,093 square feet total) would be demolished. A new 11,890 square foot hospice facility building would be developed along the north and east sides of the existing building that is to be retained. The new building would provide 18 beds/rooms for clients, along with other accessory facilities. The existing building would be used for offices and other staff-related purposes. A total of 26 parking spaces would be provided including four surface parking spaces and 22 parking spaces in an underground parking garage. The proposed project would widen the existing driveway to a uniform 20-foot width and a new fire truck turn-around area would be provided at the top of the driveway. To facilitate the widening of the driveway, retaining walls would be provided along the western and eastern sides of the driveway.

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. Potentially significant environmental effects identified in the Draft Mitigated Negative Declaration which are anticipated as a result of the project include impacts related to **air quality (short-term), biological resources, geophysical conditions, hazards, noise, public services, transportation/circulation, and water environment.** 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 between the hours of 8:00 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday and 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, September 10, 2007**. Comments on the Draft Mitigated Negative Declaration must be submitted by **Monday, October 1, 2007 at 4:30 p.m.** Please send your comments to: City of Santa Barbara, Planning Division, Attn: **Kathleen Kennedy, Associate Planner**, P.O. Box 1990, Santa Barbara, CA 93102-

1990, or send them electronically to kkennedy@SantaBarbaraCa.gov.

ENVIRONMENTAL HEARING: A hearing to take public comments on the Draft Mitigated Negative Declaration will be held before the Planning Commission on **September 20, 2007** 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 Kathleen Kennedy, Associate Planner at (805) 564-5470 between 8:30 a.m. to noon and 1:00 p.m. to 4:30 p.m. (Monday through Friday).

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in these meetings, please contact the City Administrator's Office at (805) 564-5305. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements.

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 a 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.

NOTES REGARDING PUBLIC HEARING:

* The regular Planning Commission meeting begins at 1:00 p.m. Thursday afternoon. On Monday, September 10, 2007, an Agenda with all items to be heard on Thursday September 20, 2007, will be available at 630 Garden Street. AGENDAS, MINUTES and REPORTS: Copies of all documents relating to agenda items are available for review at 630 Garden St. and posted online at www.SantaBarbaraCa.gov/pc. Please note that online Staff Reports may not include some exhibits.

* **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.

This regular meeting of the Planning Commission is available for live viewing on your computer via <http://www.santabarbaraca.gov/Government/Video/> and then clicking City TV-18 Live Broadcast. This meeting will also 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.