



City of Santa Barbara

Planning Division

NOTICE OF EIR PREPARATION/ NOTICE OF ENVIRONMENTAL SCOPING HEARING

Project Title: Valle Verde Retirement Revised Conditional Use Permit

Project Location: The project site is located at 900 Calle de los Amigos in the Hidden Valley neighborhood and is comprised of five independent parcels totaling approximately 59.75 acres. Cross streets include Calle de los Amigos and Torino Drive.

Project No.: MST2005-00742 **APNs:** Valle Verde Campus - 049-040-054; 049-440-016; 049-040-050; 049-040-053; Rutherford Property - 049-440-015; **General Plan:** Residential 5 units/acre, 1 unit/acre

Zone(s): 049-040-050 = A-1/E-3; 049-040-053 = E-3; 049-040-054 = E-3; 049-440-016 = A-1/E-3; 049-440-015 (Rutherford) = A-1

Public Scoping Hearing: An environmental scoping hearing to receive public comments on the proposed EIR scope of analysis will be held before the Planning Commission on **Thursday, June 4, 2009**, City Council Chambers, Santa Barbara City Hall, De La Guerra Plaza, 735 Anacapa Street. *Note time below.

EIR Scope of Analysis: The proposed EIR scope of analysis would include evaluation of project environmental effects associated with biological resources and traffic/circulation. An Initial Study, describing potentially significant impacts as well as potentially significant, but mitigable, and less than significant impacts in other issue areas, is available for review at the City Planning Division located at 630 Garden Street, or online at www.SantaBarbaraCA.gov/eir Agendas and Staff Reports are also accessible online at www.SantaBarbaraCa.gov/pc Please note that online Staff Reports may not include some exhibits.

Project Description: The proposed project is a revised Conditional Use Permit (CUP) for the Valle Verde Retirement Community (VVRC), a Continuing Care Retirement Community. The facility provides seniors with the following living options; independent living, assisted living, and skilled nursing and all of the services associated with these living options, such as meal service, physical therapy, recreation, transportation, housekeeping and maintenance. VVRC is licensed by the Department of Social Services as a Community Care Facility. Presently, the Valle Verde Retirement Community consists of 214-independent living units (one-bedroom and two-bedroom apartments), 11 studios (which are not considered residential units because they lack private kitchens), a 36 room, 80 bed Skilled Nursing facility, a 45 room, 48 bed Assisted Living facility, a central dining room/kitchen, a campus dayroom, a recreation building, a laundry kiosk, a maintenance building and administration building. In addition to the 213 independent living unit and 11 studios described above, the property contains a single family residence on parcel 049-440-015, which is known as the "Rutherford Property." This house was never counted towards the 254 units allowed by the existing CUP, because it was acquired by Valle Verde after the CUP was approved.

The overall project would include 40 new residential units, additions to the existing common buildings and maintenance buildings, reconfiguring the existing parking areas and a minor lot line adjustment between lots owned by the project applicant. The project will include the dedication of 9.8 acres for an oak woodland. A new access driveway from Torino Road will be provided and grading for the project will be approximately 11,000 cubic yards of cut and 13,000 cubic yards of fill.

The **City of Santa Barbara** will be the Lead Agency and will prepare an Environmental Impact Report (EIR) to evaluate impacts of the proposed project. The purpose of an EIR is to provide decision-makers and the public with information that enables them to consider the environmental consequences of the proposed project. The EIR would identify potentially significant effects, and any feasible means of avoiding or reducing these effects through project redesign, the imposition of mitigation measures, or implementation of alternatives to the

project.

Comments: Comments on the proposed EIR scope of analysis are invited from public agencies, community interest groups, and individual members of the public. **NOTE: Comments that were provided on the previous Initial Study will not be considered for this revised Initial Study. Therefore, all interested parties that commented on the previous document must resubmit their comments on this revised Initial Study.** We request the views of public agencies as to the scope and content of environmental information be germane to agency statutory responsibilities for the project. Some agencies may need to use the EIR prepared by our agency when considering approvals for the project. Please provide the name of an agency contact persons, if applicable. Written comments on the EIR scope of analysis identified in the Initial Study should be sent at the earliest possible date, but **received not later than June 22, 2009, at 4:30 p.m.** Please send your written comments to the attention of Peter Lawson, Associate Planner, P.O. Box 1990, Santa Barbara, CA 93102-1990 or via email to Plawson@SantaBarbaraCA.gov.

***NOTE:** The meeting begins at 1:00 p.m. and will have several items, including this project. An agenda with all items to be heard on Thursday, June 4, 2009 will be available on Monday, June 1, 2009 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.

This regular meeting of the Planning Commission begins at 1:00 p.m. on Thursday and can be viewed live on City TV-18, or on your computer via <http://www.santabarbaraca.gov/Government/Video/> and then clicking City TV-18 Live Broadcast. City TV-18 will also rebroadcast this meeting in its entirety on Friday at 6:00 p.m. and again on Sunday at 9:00 a.m. An archived video copy of this meeting will be viewable, on computers with high speed internet access, the following Tuesday at www.santabarbaraca.gov/pc and then clicking Online Meetings.

AMERICAN 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.