



City of Santa Barbara California

NOTICE OF AVAILABILITY AND INTENT TO ADOPT DRAFT MITIGATED NEGATIVE DECLARATION – MST2005-00831 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: 920 Summit Road

PROJECT DESCRIPTION: The project involves several changes to the site plan of the existing Montecito Country Club and Golf Course (MCC). The project includes a redesign of the existing golf course, including grading, removal of trees and a habitat restoration and revegetation plan; improvements to the exterior and perimeter of the existing clubhouse; demolition of the existing maintenance buildings, cart barn, tennis pro shop and flammable materials building; and construction of a new maintenance building, new golf pro shop, new tennis pro shop, new tennis courts and new cart barn. Net new building square footage resulting from the project is 982 square feet. The project would involve approximately 106,000 cubic yards of cut and 86,000 cubic yards of fill. It is anticipated that grading associated with the project will be balanced on site. The project does not propose any substantial changes to existing operations or Conditional Use Permit limitations of the MCC: membership is limited to 680 members; the Club is open 7 days a week from 7:00 am to 9:30 pm (closed Christmas and New Year's Day). The total construction period, including demolition, construction and turf grow-in time, is expected to be approximately one year.

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 Biology, Cultural Resources, Geophysical Conditions, and Water Environment. 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, 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 Friday, May 22, 2009. Comments on the DMND must be submitted by Monday, June 22, 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: A hearing to take public comments on the DMND will be held before the Planning Commission on Thursday, June 11, 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 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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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 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.

NOTES REGARDING PUBLIC HEARING:

The regular Planning Commission meeting begins at 1:00 p.m. Thursday afternoon. On **Monday, June 8, 2009**, an Agenda with all items to be heard on **Thursday, June 11, 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 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.