



City of Santa Barbara California

****REVISED** NOTICE OF AVAILABILITY OF
DRAFT ENVIRONMENTAL IMPACT REPORT – MST2005-00742
AND NOTICE OF PUBLIC ENVIRONMENTAL HEARING, OCTOBER 14, 2010 AT 1:00 P.M.
FOR THE VALLE VERDE PROJECT**

REVISIONS TO ORIGINAL NOTICE: 1) Hearing date changed from October 7 to October 14 and; 2) The comment period is now extended from October 13 to October 18.

PROJECT LOCATION: The project site is located at 900 Calle de los Amigos, Santa Barbara, CA.

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 existing 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 construction of 40 new residential units, construction of 10,908 s.f. of additions to the existing common buildings and maintenance buildings, reconfiguring the existing parking areas to provide 83 net new parking spaces and a minor lot line adjustment. The project will include the dedication of 9.8 acres for an oak woodland. A new access driveway from Torino Road will be provided. Grading for the project will be approximately 11,000 cubic yards of cut and 13,000 cubic yards of fill.

A Draft Environmental Impact Report (EIR) has been prepared for this project and is available for review and comment. The Draft EIR focuses on project impacts to aesthetic and biological resources, and traffic impacts. The EIR identifies mitigation measures to reduce potentially significant effects.

The public review period begins on **Monday, August 30, 2010**. Comments on the Draft EIR must be received by Wednesday, ****October 18, 2010 at 4:30 p.m.**

Please send your comments by US Mail to: City of Santa Barbara
Planning Division
Attn: **Peter Lawson, Associate Planner**
P.O. Box 1990
Santa Barbara, CA 93102-1990
-OR- electronically to: plawson@santabarbaraca.gov

The City of Santa Barbara encourages the public to provide written comments on this and other projects. The Draft EIR is available for review at the Planning Division, 630 Garden Street, City Clerk's Office, 735 Anacapa Street from 8:30 a.m. to 4:30 p.m. and at the Public Library at 40 E. Anapamu Street during the library's hours of operation, or online at www.SantaBarbaraCA.gov/EIR.

A hearing to take public comments on the Draft EIR will be held before the Planning Commission on ****October 14, 2010** at 1:00 p.m. in the City Council Chambers, 735 Anacapa Street. 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, extension 4565, between 8:00 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday, or by email at plawson@santabararaca.gov. Please check the City Calendar on our website to verify office closure dates.

Following the end of the Draft EIR public review period, a Final EIR including responses to comments will be prepared, and 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 at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to the public hearing.

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 Planning Division Office at (805) 564-5470. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.

* **NOTE:** The regular Planning Commission meeting begins at 1:00 p.m. Thursday afternoon. On Monday, October 11, 2010, an agenda with all items to be heard on Thursday, October, 14, 2010, will be available at 630 Garden Street. Agendas and Staff Reports are also accessible online at www.SantaBarbaraCa.gov/pc Environmental documents can be viewed online at www.SantaBarbaraCa.gov/eir 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.

Meetings can be viewed live on City TV-18, or on your computer via <http://www.santabarbaraca.gov/Government/Video>. Meeting rebroadcast schedule can be found at <http://www.citytv18.com/schedule.htm>.