



City of Santa Barbara California

NOTICE OF INTENT TO ADOPT DRAFT MITIGATED NEGATIVE DECLARATION – MST2008-00496

A Draft Mitigated Negative Declaration (MND) 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: 4151 Foothill Road, 681 Cieneguitas Road and 675 Cieneguitas Road

PROJECT DESCRIPTION: The project involves the annexation of three parcels into the city of Santa Barbara, and detachment from the Goleta Water District, the Goleta Sanitary District, the Santa Barbara County Fire Protection District, County Service Area 3 and County Service Area 32. A City General Plan designation of Commercial/Medium High Density Residential is proposed, with a zoning designation of Limited Commercial/Upper State Street Overlay (C-1/SD-2).

4151 Foothill Road & 681 Cieneguitas Road: These parcels would be merged and the existing abandoned gas station (1,750 net square feet) at the corner of Foothill Road and Highway 154 would be demolished. Two new two-story office buildings totaling 60,122 net square feet would be constructed on the merged parcel. The larger of the two buildings (46,600 net square feet) would be located parallel to Foothill Road, and the smaller building (13,522 net square feet) would face Cieneguitas Road. The proposed new office buildings would be occupied by Sansum Clinic and would include an outpatient surgery center, a medical clinic and administrative offices. A parking lot containing 225 parking spaces (including five on the adjacent 675 Cieneguitas Road parcel) would be located between and behind the proposed new buildings. Access would be provided via two driveways on Cieneguitas Road. A detention basin and vegetated swales would accommodate increased storm water run-off. Ground water remediation due to contamination from the previous use as a full service gas station is currently on-going and would continue. Public improvements, including but not limited to curb, gutter and sidewalk, are proposed.

675 Cieneguitas: The existing 2,500 square foot building, currently used as a veterinary hospital, would remain. The only change would be the addition of five parking spaces in an existing easement along the north property line for use by the occupants of the new office buildings described above.

DRAFT ENVIRONMENTAL DOCUMENT: An Initial Study and a Draft MND have been prepared for this project and are available for review and comment. The Draft MND examines environmental impacts which may be associated with this project. Significant environmental effects identified in the Draft MND that are anticipated as a result of the project include impacts related to **hazards**. The Draft MND includes proposed mitigation measures to mitigate potentially significant impacts to a less than significant level. Underground fuel tanks were previously located on the project site and the site is identified on one of the lists enumerated under Section 65962.5 of the Government Code. The tanks have been removed and soil and groundwater remediation has occurred. Site monitoring is on-going as required by federal, state and local regulations.

DOCUMENT AVAILABILITY: The Draft MND is available for review beginning April 4, 2012 at the Planning Division, 630 Garden Street between 8:30 a.m. and 4:30 p.m. Monday through Thursday and alternate Fridays, and at the Public Library at 40 E. Anapamu Street during hours of operation. The DMND is also available for review 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 **Wednesday, April 4, 2012**. Comments on the Draft MND must be submitted by **Friday, May 4, 2012, 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: Any interested person may request a hearing before the Planning Commission to comment on this document by filing a hearing request with the Planning Division on or before **April 16, 2012**. If a hearing is requested, a tentative hearing has been scheduled for the Planning Commission on **Thursday, May 3, 2012 at 1:00 p.m.** in the Council Chambers at City Hall. If a hearing is requested, you will not receive additional notice, so please contact Allison De Busk, Project Planner to confirm the hearing date.

If a hearing is requested, an Agenda with all items to be heard on Thursday, May 3, 2012, will be available at 630 Garden Street on Thursday, April 26, 2012. **AGENDAS, MINUTES and REPORTS:** Copies of all documents relating to agenda items are available for review at 630 Garden St., in the City Clerk's Office, at the Central Library, and www.SantaBarbaraCA.gov/pc. Please note that on-line 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.

If you have any questions, wish to know more about this application, wish to review the plans, or wish to find out if an environmental hearing will be held, please contact **Allison De Busk, Project Planner**, at (805) 564-5470, ext. 4552 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 our website for closure dates.

FINAL ENVIRONMENTAL DOCUMENT: Following the end of the Draft MND public review period, a Final MND 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 in written correspondence delivered to the Planning Commission, or in a public hearing on the project.

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 Planning Division Office at (805) 564-5470, extension 4535. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.