



City of Santa Barbara California

NOTICE OF AVAILABILITY AND INTENT TO ADOPT DRAFT MITIGATED NEGATIVE DECLARATION – MST2007-00092 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: 540 West Pueblo Street

PROJECT DESCRIPTION: The proposal is a new comprehensive outpatient cancer treatment facility for the Cancer Center of Santa Barbara. The project site consists of ten lots, located between West Junipero and West Pueblo Streets that would be merged into one 3.38-acre lot.

The existing development consists of a 17,444 square foot main medical building, 9,248 square feet of medical office space located in other structures onsite, and five residential units.

The project includes the demolition of all structures onsite except for three buildings along West Junipero Street. The existing main medical building which is located within the 25-foot setback of Mission Creek would be replaced with a new 53,407 square foot, three-story medical facility, located approximately 130 feet from the top of bank. The new facility would have a maximum height of 45 feet except for an architectural feature that would extend to 50 feet. The proposal includes a new three-story (four tier), 66,170 square foot parking structure with 169 parking spaces. The parking structure would have a maximum height of 39 feet. Three additional uncovered parking spaces would be located onsite, for a total of 172 proposed parking spaces. Vehicular access to the site would be provided by one driveway on West Pueblo Street and one driveway on West Junipero Street.

Two of the buildings to be retained would continue to be used as medical offices and one would be converted to a residential unit. Five new residential units would be constructed. The proposed project would result in a total of 57,239 square feet of medical office space and six residential units.

Grading would consist of 2,700 cubic yards of cut and 5,500 cubic yards of fill. The project includes revegetation of the creek bank and creek setback area.

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. Significant environmental effects identified in the DMND that are anticipated as a result of the project include impacts related to air quality, biological resources, cultural resources, hazards and noise. The DMND includes proposed mitigation measures to mitigate potentially significant impacts to a less than significant level.

DOCUMENT AVAILABILITY: The DMND will be available for review at the Planning Division, 630 Garden Street between 8:30 a.m. to 4:30 p.m., Monday through Thursday and alternating Fridays, 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 **Thursday, April 15, 2010**. Comments on the DMND must be submitted by Monday, May 17, 2010 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 DMND will be held before the Planning Commission on May 13, 2010 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 the hours of 8:30 a.m. and 4:30 p.m., Monday through Thursday, and every other Friday.

FINAL ENVIRONMENTAL DOCUMENT: Following the end of the public review period for the Draft Initial Study and Draft Mitigated Negative Declaration, 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 at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to the public hearing.

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. 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, May 10, 2010, an Agenda with all items to be heard on Thursday, May 13, 2010, 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 parties 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>.