NOTICE OF DOCUMENT AVAILABILITY/ INTENT TO ADOPT
A MITIGATED NEGATIVE DECLARATION
PLANNING COMMISSION PUBLIC HEARING
Ukiah Valley Medical Center
Emergency Department and Intensive Care Unit Expansion project

NOTICE IS HEREBY GIVEN that the Ukiah City Planning Commission will conduct a public hearing on February 25, 2015 to review and take action on a proposed Mitigated Negative Declaration and Site Development Permit to expand and modernize the Emergency Department and Intensive Care Unit at the Ukiah Valley Medical Center. The public hearing will be conducted at 6:00 p.m. or soon thereafter in the Ukiah City Council Chambers in the Ukiah Civic Center, 300 Seminary Avenue, Ukiah, CA.

PUBLIC REVIEW AND COMMENT PERIOD: The public review and comment period for the Mitigated Negative Declaration is January 13, 2015 through February 12, 2015. Potential impacts include aesthetics, biological, cultural resources, noise, traffic, air quality and geology. The Mitigated Negative Declaration and associated Initial Environmental Study conclude that the project, as mitigated does not have the potential to produce significant adverse impacts on the environment. The Mitigated Negative Declaration can be reviewed at the Ukiah Department of Planning and Community Development, 300 Seminary Avenue, Ukiah, CA and on the City of Ukiah website: www.cityofukiah.com. All written comments on the proposed Mitigated Negative Declaration must be submitted by 5:00 p.m. on February 11, 2015 to Charley Stump, Director of Planning and Community Development, 300 Seminary Avenue, Ukiah / cstump@cityofukiah.com. Comments submitted after the deadline will not be considered.

PROJECT DESCRIPTION: The project involves the expansion of the main hospital building to the east. This approximate 26,125 square foot addition will house the Emergency/Intensive Care Unit. To accommodate this expansion, the two existing small buildings located east of the main building will be removed (demolition approved with previous approved application). The Helipad will be relocated to the roof of the addition, which will allow additional parking, landscaping and lighting to be constructed in front of the main building where the previous helipad was located. The project also includes an outdoor patio/café dining area in the front central portion of the campus just east of the new main entrance to the facility and an outdoor garden area with similar roof covering will be added to the northeast side of the proposed building addition adjacent to the Intensive Care Unit area. The proposal also includes the development of Parking Lot 7 located adjacent to Hospital Drive northwest of the hospital campus. This area is currently marginally developed and used for overflow parking. The proposed improvements include 48 parking spaces, landscaping and lighting consistent with City Code requirements. Fill will be added to Lot 7 east of the new parking lot to prepare it for possible future development. There will also be minor modifications to other existing parking lots, mainly to add additional landscaping or new parking spaces. The project includes the development of 20 additional bicycle parking spaces including 5 bike lockers. The proposal includes new ADA improvements for parking and access to the facility. The proposal also includes a new emergency vehicle access from East Perkins Street past the existing Physical Therapy building to the proposed new Emergency Department on the east side of the campus. The proposal also includes the removal trees and the planting of new trees, groundcovers, shrubs, and sod. A number of “Green Walls” (Landscaped fencing) will also be added to the site. Bio-retention areas intended to manage storm-water will be constructed in the area of expanded parking at the front of the main building, as well as along the east side of the campus and in lot 7 northwest of the campus (see documents for more detailed description). The project site is not on a list enumerated under section 65962.5 of the Government Code (hazardous waste facilities, hazardous waste site/property).

PROJECT LOCATION: The project site is located at 275 Hospital Drive, Ukiah, CA.

ADDITIONAL INFORMATION: For more information contact Charley Stump, Director of Planning and Community Development, 300 Seminary Avenue, Ukiah / cstump@cityofukiah.com.