



DATE: March 8, 2024

TO: Responsible Agencies, Interested Parties, and Organizations

SUBJECT: **NOTICE OF INTENT TO ADOPT AN INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION FOR THE 2794 PENNINGTON ROAD MEDICAL CLINIC GENERAL PLAN AMENDMENT, REZONE, AND USE PERMIT PROJECT.**

Project Location: 2794 Pennington Road, Live Oak, CA.
Assessor's Parcel Number: 061-710-001

Project Description: The 2794 Pennington Road Medical Clinic General Plan Amendment, Rezone, and Use Permit Project (proposed project) is seeking a General Plan Amendment, Rezone, and issuance of a Use Permit to convert the existing on-site single-family residence into a medical office and clinic. Only 1,034-sf of the existing building's first floor would be renovated to be a medical clinic. The existing detached garage would remain for storage, but may be removed to increase the proposed parking area. In addition, the existing shed and two existing on-site trees would be removed. Proposed building modifications include the addition of a registration counter near the entrance, a 32-inch-wide door to the hallway entrance, and additional kitchen counters for clinical supply storage. Proposed exterior building modifications include the conversion of the existing backyard into a parking lot; repairing gaps in the existing fencing; constructing a 36-inch-wide walkway from the parking lot to the building's backdoor; constructing a 36-inch-wide wooden ramp for the front entrance; increasing the dimensions of the existing front entrance walkway; and replacing the existing backyard fence with a new sliding metal door to allow access between the medical clinic and the parking lot. All walkways and ramps associated with the proposed project would be constructed in compliance with the Americans with Disabilities Act (ADA). Project site access would be provided by McElroy Way to the west and would connect to the proposed parking lot.

Public Review Period: In compliance with CEQA, the City of Live Oak Community Development Department has established a 20-day public review period beginning **March 8, 2024** to solicit comments and input on the Draft IS/MND. Written comments should be submitted to the address below no later than **1:00 PM on April 8, 2024**.

Kevin Valente, AICP, Planning Director
City of Live Oak
9955 Live Oak Boulevard
Live Oak, CA 95953

Correspondence and comments regarding the scope and content of information in the Draft IS/MND may also be submitted to: Kevin Valente, AICP, Planning Director at kvalente@liveoakcity.org

Document Availability: Copies of the Draft IS/MND are available for review Monday through Friday, between the hours of 8:00 AM and 5:00 PM at the City of Live Oak City Hall, 9955 Live Oak Boulevard, Live Oak, CA 95953. The Draft IS/MND is also available online at: <http://www.liveoakcity.org/>.