



**NOTICE OF AVAILABILITY OF
DRAFT ENVIRONMENTAL IMPACT REPORT &
NOTICE OF ENVIRONMENTAL HEARING
OFFICER HEARING
Wednesday, July 20, 2016 at 5:30 P.M.**

**HERITAGE RIDGE 360 RESIDENTIAL RENTAL UNIT PROJECT
CASE NO. 14-049-VTM-DP-GPA
Located on the North Side of Camino Vista Between
S. Los Carneros and Aero Camino Roads (North of Willow Springs II);
APNs 073-060-031 through -043**

NOTICE IS HEREBY GIVEN that the City of Goleta (City), as Lead Agency under the California Environmental Quality Act (Public Resources Code §§ 21000, et seq.; %GEQA+), completed a Draft Environmental Impact Report (Draft EIR) for the Heritage Ridge Residential Project (Project). A detailed description of the Heritage Ridge Residential Project is provided below. The City invites comments on the adequacy and completeness of the environmental analysis and mitigation measures described in the Draft EIR from June 15, 2016 through August 1, 2016.

A public hearing to take comments on the Draft EIR will be held by the City Environmental Hearing Officer on:

DATE AND TIME: Wednesday, July 20, 2016 at 5:30 P.M.

**PLACE: Goleta City Hall, Council Chambers
130 Cremona Drive, Suite B, Goleta, CA 93117**

DOCUMENT AVAILABILITY and FURTHER INFORMATION: The Draft EIR may be reviewed, or copies may be purchased, on and after June 15, 2016 at the City of Goleta Planning and Environmental Review Department, 130 Cremona Drive, Suite B, Goleta, CA 93117. Hard copies are also available for review at the Goleta Public Library. The Draft EIR is also posted on the City's website at www.cityofgoleta.org. Copies of the Draft EIR are also available for purchase on CD for \$7.00. Documents referenced in the Draft EIR are on file with the City and are also available upon request.

PUBLIC COMMENT PERIOD: The public review period begins on June 15, 2016 and ends on August 1, 2016 at 5:00 P.M. All letters should be addressed and mailed to Ms. Mary Chang, Supervising Senior Planner or Ms. Stephanie Diaz, Contract Planner, City of Goleta, 130 Cremona Drive, Suite B, Goleta, CA 93117 or emailed to mchang@cityofgoleta.org or sdiaz@cityofgoleta.org. **All comments must be received no later than 5:00 P.M. on August 1, 2016.** Please limit comments to environmental issues.

PROJECT DESCRIPTION SUMMARY: The Project components include the following:

1. A General Plan Amendment (14-049-GPA) to remove a designation of Environmentally Sensitive Habitat Area (ESHA) on the Open Space Map (Figure 3-5 in the Open Space Element of the

General Plan/Coastal Land Use Plan) and on the Special Status Species and Environmentally Sensitive Habitat Areas Map (Figure 4-1 in the Conservation Element of the General Plan/Coastal Land Use Plan).

2. A Vesting Tentative Map (14-049-VTM) to allow the subdivision of the existing 17.36 gross acre (16.2 net acres) project site from 13 lots to 3 lots (1 lot for the senior housing complex, 1 lot for the workforce housing, and 1 lot for the publicly accessible park). The subdivision map would also abandon two unused roads (Via Maya and Via Luisa).
3. A Development Plan (14-049-DP) pursuant to GMC § 35-317 to allow construction of 360 rental units with associated recreational facilities. The rental units would be broken into two neighborhoods as follows: 132 rental apartments for seniors aged 62 years and older with separate recreational facilities including a swimming pool; and 228 workforce rental units (intended to be occupied by households whose head is in the workforce) with separate recreational facilities including a swimming pool.

Also proposed are a two-acre neighborhood park open to the public located in the center of the site and three above ground bio-retention basins including a 15,000 square foot bio-retention basin in the southeast portion of the site. The site would be served by three access points onto Camino Vista. Preliminary raw earthwork volumes are estimated at 178,000 cubic yards of cut and 15,500 cubic yards of fill and 115,000 cubic yards of export.

The Development Plan also includes a three (3) percent density bonus associated with the senior units and a modification to reduce the number of parking spaces. The modification requests that the project provide 152 parking spaces for senior apartments where 183 spaces are required and provide 345 parking spaces for the workforce housing where 367 parking spaces are required.

Location: The property affected by the project is situated on unaddressed parcels located on the north side of Camino Vista between Aero Camino and Calle Koral Roads in the City of Goleta, Santa Barbara County (APNs 073-060-031 through -043). Access to the Heritage Ridge site is from Camino Vista Road. The 17.36 gross acre (16.2 net acres) Heritage Ridge site is bounded on its north by Union Pacific Railroad (UPRR) tracks, on the east by industrial buildings on Aero Camino Road, on its south by Camino Vista Road and Willow Springs II apartments, and on its west by S. Los Carneros Road/Overpass. The Project site has a Goleta General Plan/Coastal Land Use Plan land use designation of Medium-Density Residential (R-MD) with an Affordable Housing Overlay. The site has an Inland Zoning Ordinance designation of Design Residential (DR-20).

ENVIRONMENTAL REVIEW FINDINGS: The Draft EIR identifies and discusses potential impacts, mitigation measures, monitoring requirements, and residual impacts for identified subject areas. Significant and unavoidable project specific and cumulative impacts (Class I) are identified in the areas of aesthetic and visual resources (impact on foothill and mountain views from a scenic corridor); cultural resources (impact on a heritage artifact); hazardous materials/risk of upset (exposure of residents to risk of upset from adjacent businesses, derailed trains, and accidents on U.S. Highway 101); land use (loss of views); noise (short construction noise impacts); and utilities and service systems (solid waste project and cumulative).

Potentially significant, but mitigable, impacts on the environment (Class II) are anticipated in the areas of: aesthetics and visual resources (building heights/massing compatibility & lighting); air quality (exposure of sensitive receptors); biological resources (nesting/foraging birds, indirect habitat impacts/wildlife linkage); cultural resources (impacts on Native American Site #CA-SBA-56); geology and soils (liquefaction potential, expansive and erodible soils); hydrology and water quality (alteration of drainage patterns/increased impermeability); land use (short term construction impacts and quality of

life issues); noise (long term noise impacts from UPRR and U.S. 101); and transportation and traffic (pre-construction soil export).

CORTESE LIST: The Project site is not listed on any hazardous waste facilities or disposal sites identified by Government Code § 65962.5 (the Cortese list).

If you have any questions regarding the project, please contact Ms. Mary Chang or Ms. Stephanie Diaz as indicated above or at 805-961-7543.

NOTE: If you challenge the City's final action on this project in court, you may be limited to only those issues you or someone else raised in written or oral testimony and/or evidence provided to the City of Goleta Planning and Environmental Review Department on or before the date that the public comment period ends (Gov. Code § 65009 (b)(2)).

NOTE: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in the hearing, please contact the City Clerk at (805) 961-7505. Notification at least 48 hours before the meeting will enable the staff to make reasonable arrangements.