



**Date of Notice: June 13, 2019
NOTICE OF INTENT TO ADOPT A
MITIGATED NEGATIVE DECLARATION
AND PLANNING COMMISSION HEARING**

**Cox Communications Headquarters Upgrade
and New Critical Facility Project
22 South Fairview Avenue; 071-021-001 and -044
18-093-DPRV/MND**

NOTICE IS HEREBY GIVEN that the City of Goleta has completed a Mitigated Negative Declaration (MND) for the Cox Communications Headquarters Upgrade project (described below) and circulated the MND for public review and comments from May 4, 2019, ending May 24, 2019. A public hearing to consider adoption of the MND and the merits of the Project has been scheduled as indicated below.

The public hearing before the Planning Commission will occur on:

HEARING DATE AND TIME: Monday, June 24, 2019 at 6:00 PM

**HEARING LOCATION: City of Goleta City Hall
Council Chambers
130 Cremona Drive, Suite B
Goleta, CA 93117**

ENVIRONMENTAL REVIEW FINDINGS: A Mitigated Negative Declaration has been prepared pursuant to the requirements of the California Environmental Quality Act (Public Resources Code §§ 21000, et seq., CEQA), the regulations promulgated thereunder (14 California Code of Regulations, §§ 15000, et seq., CEQA Guidelines), and the City's Environmental Review Guidelines. The City of Goleta is acting as the Lead Agency.

The Mitigated Negative Declaration is appropriate pursuant to CEQA Guidelines §15064(f)(2), since revisions in the project plans, agreed to by the applicant, would mitigate the effects of the Development Plan Revision to a point where clearly no significant effect on the environment would occur and there is no substantial evidence in light of the whole record that the project, as revised, may have a significant effect on the environment.

PROJECT DESCRIPTION: Cox Communications has requested approval of a Development Plan Revision (18-093-DPRV) with modifications that would add a new critical facility building, remove two existing buildings and make various site improvements encompassing the following

1. Demolition of Buildings A (3,360 square feet) and B (4,124 square feet). The uses within these buildings (office and warehouse use) would be relocated to the existing two-story Building C Headquarters (27,310 square feet).
2. Construction of an elevator on the south elevation of Building C Headquarters along with interior tenant improvements. The improvements to Building C Headquarters are to accommodate relocated uses from Buildings A & B and make the building accessible.
3. Construction of a new single-story 6,519 square foot Critical Telecommunications Facility (Critical Facility). The new building would be located in the southeastern portion of the site as shown on the site plan.
4. Installation of two new 750kw backup diesel generators in the existing utility yard located to the north of Building C Headquarters. The two new generators will replace two of the three existing backup generators after the new Critical Facility is operational. One of the existing backup generators will remain.

5. The project includes construction of a new exterior loading area at Building C Headquarters, a new parking lot design, landscape changes, extension of existing site masonry screen walls, and relocation of the existing vehicular and pedestrian security access gates and fencing currently located 135 feet east of South Fairview to a new position 70 feet from the roadway edge. A new card access island for the gate will also be located just inside the driveway entrance.

In addition to the above listed construction improvements, the following modifications are requested:

1. A 3-foot height increase (to 15 feet from 12 feet) for the backup generator enclosures located within the required rear yard setback to provide for the visual screening and sound attenuation for the new backup generators.
2. A 5-foot wide perimeter landscaping planter is required, and a modification is requested to allow 4-foot wide perimeter planters along the property boundary southwest and east of the proposed Critical Telecommunications Facility, and no perimeter landscape planter along the property boundary north of and immediately east of the existing Building C.
3. A reduction of the landscape parking islands intervals requirement (from one for every 8 spaces to one for every 10 spaces) at the center of the project site.
4. Allow the wrought iron security fencing height at the site entry abutting Fairview Avenue to exceed the 30-inch height limitation within 25 feet of the entry/exit.

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”).

DOCUMENT AVAILABILITY: The proposed Mitigated Negative Declaration and all documents referenced therein are currently available and may be obtained at the City of Goleta, 130 Cremona Drive, Suite B, Goleta, CA 93117. The proposed Addendum is posted on the City’s web site at www.cityofgoleta.org. Staff reports and related materials for the Planning Commission hearing will be available at least 72 hours prior to the meeting.

PUBLIC COMMENT: All interested persons are encouraged to attend the meeting and to present written and/or oral comments. Written submittals concerning this project may be emailed to Kim Dominguez, Management Assistant, e-mail: kdominguez@cityofgoleta.org; or mail: Attn: Planning Commission at 130 Cremona Drive, Suite B Goleta, California 93117. In order to be disseminated to the Planning Commission for consideration during the meeting, written information must be submitted no later than Monday by noon prior to the Planning Commission meeting. Materials received after this time may not be reviewed by the Planning Commission prior to the meeting.

FOR FURTHER INFORMATION: Additional information is on file at the Planning and Environmental Review Department, Goleta City Hall, 130 Cremona Drive, Suite B, Goleta, CA 93117. For more information, contact Mary Chang, Supervising Senior Planner at 805-961-7567 or mchang@cityofgoleta.org.

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 on or before the date of the public hearing (Government Code Section 65009(b) [2]).

Note: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this hearing, please contact Deborah Lopez, City Clerk, at (805) 961-7505. Notification at least 72 hours prior to the hearing will enable City staff to make reasonable arrangements.