



**NOTICE OF CONSIDERATION AND
ADOPTION OF FINAL
MITIGATED NEGATIVE DECLARATION
AND CITY COUNCIL HEARING
Tuesday, August 18, 2015 at 6:00 P.M.**

**Old Town Village Mixed-Use Project
West of Kellogg Way and South Kellogg Avenue
APN: 071-130-064 (Formerly 071-130-023)
Case No. 14-026-GPA -RZ -VTM -DP and 15-MND-001**

NOTICE IS HEREBY GIVEN that the City of Goleta has completed a Final Mitigated Negative Declaration (Final MND) and an Addendum to the General Plan Final Environmental Impact Report (FEIR) for the Old Town Village Mixed-Use Project described below. Further, the City Council will conduct a public hearing on the Project and adequacy of the Final MND and Addendum. The City Council will be the decision maker for the Project.

The City Council meeting will take place on:

HEARING DATE AND TIME: Tuesday, August 18, 2015 at 6:00 P.M.

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

PROJECT DESCRIPTION SUMMARY: The Project requires approval of the following:

- A Development Plan to allow the construction of a 175-unit mixed-use complex comprised of 113 traditional townhomes, 28 mixed-use shopkeeper units, 34 live-work townhomes, 489 parking spaces, and a 1,644 sq. ft. community fitness center for the complex. The Development Plan also requests a modification for building height limits, a Good Cause finding to allow an increase in building height limits and a reduction of required affordable housing from 20% to 15%;
- A Vesting Tentative Map that creates two lots (one for condominium purposes and one for stormwater purposes to be dedicated to the City);
- A Rezone from Resort/Visitor Serving Commercial (CV) to Old Town Residential/General Commercial (OT-R/GC);
- A Final MND and Mitigation Monitoring and Reporting Program that analyzes the impacts of the Development Plan, Vesting Tentative Map and Rezone;
- A General Plan Amendment to change the Project site's land use designation under General Plan/Local Coastal Land Use Plan Figure 2-1 (the Land Use Map) from Commercial Visitor Serving (C-VS) to Commercial Old Town (C-OT); and
- An Addendum to the General Plan FEIR that analyzes the impacts of the General Plan Amendment.

PROJECT LOCATION: The Project is located within the Inland area of the City of Goleta at an unaddressed parcel located west of Kellogg Way and South Kellogg Avenue (also known as the

“Page Site”). The subject property is 12.31 acres in size with a land use designation of Commercial Visitor Serving (C-VS) and is zoned Resort/Visitor Serving Commercial (CV). APN: 071-130-064 (formerly 071-130-023).

ENVIRONMENTAL REVIEW FINDINGS: The Final MND and Addendum for the General Plan Amendment have 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 Final MND identifies and discusses potential impacts, mitigation measures, monitoring requirements, and residual impacts to identified subject areas. Potentially significant effects on the environment that can be mitigated to levels of less than significance are anticipated in the following areas: Aesthetics, Air Quality, Cultural Resources, Hydrology/Water Quality, Noise and Transportation/Traffic. No significant impacts have been identified resulting from this Project.

The Addendum is appropriate pursuant to CEQA Guidelines § 15164 since only minor changes and additions to the General Plan FEIR are necessary to address the Project’s General Plan Amendment and no circumstances exist calling for the preparation of a subsequent or supplemental environmental impact report pursuant to CEQA Guidelines §§ 15162 and 15163.

CORTESE LIST: Further, the site is not listed on any hazardous waste facilities or disposal sites as enumerated under Government Code § 65962.5 (the “Cortese list”).

PLANNING COMMISSION RECOMMENDATION: On July 27, 2015, the Planning Commission of the City of Goleta held a public hearing on the Project. The Planning Commission recommended adoption of the Final MND, MMRP, Addendum and Project approval to the City Council of the City of Goleta.

PUBLIC COMMENT: All interested persons are encouraged to attend the public hearing and to present written and/or oral comments. All letters should be addressed to the City Council, Goleta City Hall, 130 Cremona Drive, Suite B, Goleta, CA 93117. Letters must be received by the City Clerk’s office on or before the date of the hearing or can be submitted at the hearing. For further information, please contact Deborah Lopez, City Clerk at (805) 961-7505 or dlopez@cityofgoleta.org .

DOCUMENT AVAILABILITY: The proposed Addendum, Final MND 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 and Final MND are posted on the City’s web site at www.cityofgoleta.org. Staff reports and related materials for the City Council hearing will be available at least 72 hours prior to the meeting.

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.