



Date of Notice: May 4, 2019
NOTICE OF INTENT TO ADOPT A
MITIGATED NEGATIVE DECLARATION

**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 Draft Mitigated Negative Declaration (MND) for the project described below and invites comments on the adequacy and completeness of the environmental analysis described in the Draft MND. The public comment period begins on May 4, 2019 and will end on May 24, 2019 at 5:00 P.M. All interested persons are encouraged to submit written comments. All letters should be addressed to Planning and Environmental Review, 130 Cremona Drive, Suite B, Goleta, CA 93117, to the attention of Mary Chang, Supervising Senior Planner, (805) 961-7567; mchang@cityofgoleta.org

All comments must be received no later than May 24, 2019 at 5:00 P.M.

PROJECT LOCATION: The project is located within the Inland Area of the City of Goleta at 22 South Fairview Avenue, north of Hollister Avenue and south of the Union Pacific Railroad (UPRR) and U.S. Highway 101 Rights-of-Way. The project is located on the existing Cox Communications Headquarters property adjacent to Old Town Goleta in the urbanized core of the community. The project site is 2.43 acres in size on two Assessor Parcel Numbers (APN) 071-021-001 and 071-021-044. The General Plan Land Use Designations for the project site are General Commercial (C-G) and General Industry (I-G) and the Zone District is Light Industrial (M-1). Access to the project site is from the South Fairview Avenue cul-de-sac.

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 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. Construction of a new single-story 6,519 square foot Critical Telecommunications Facility (Critical Facility) is also proposed in the southeastern portion of the site as shown on the site plan.
3. Installation of two new 750kw backup diesel generators in the existing utility yard located to the north of Building C Headquarters to replace two of three existing backup generators once the new Critical Facility is up and running. One of the existing backup generators will remain.
4. 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. Height increase to 15 feet for structures located within the required setback to provide for the visual screening and sound attenuation for the new backup generators.
2. New 8-foot-high masonry screen wall along the northeast property boundary.
3. Setback modification of the north property line associated with the placement of the backup generators enclosure to within 10 feet of the property line.
4. A 1-foot perimeter landscaping planter width modification to allow the existing 4-foot wide perimeter planters to remain.
5. 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.
6. Allow the wrought iron security fencing height at the site entry abutting Fairview Avenue to exceed the 30-inch height limitation.

ENVIRONMENTAL REVIEW FINDINGS: A Draft MND has been prepared pursuant to the requirements of the California Environmental Quality Act (Public Resources Code, §§ 21000, et seq.), the regulations promulgated thereunder (14 Cal. Code of Regulations, §§ 150000, et seq.), and the City's Environmental Review Guidelines. The Draft MND identifies and discusses potential impacts and residual impacts for the identified subject areas. Based on the discussion and analysis provided in the Draft MND, it is anticipated that the project described would not create any significant adverse effects on the environment with the inclusion of mitigation measures in the following areas: biological resources, cultural resources, and tribal cultural resources.

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 Draft MND is available for public review at the City of Goleta Planning and Environmental Review Department, 130 Cremona Drive, Suite B, Goleta, California and at the Goleta library on and after May 4, 2019. Copies of the Draft MND are also available in electronic format (CD) for \$7.00 per CD. The document is posted on the City's web site at <https://www.cityofgoleta.org/city-hall/planning-and-environmental-review/cega-review>

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 Planning and Environmental Review on or before the date that the public comment period ends (Government Code Section 65009(b)[2]).

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