



**NOTICE OF AVAILABILITY OF PROPOSED
HERITAGE RIDGE PROJECT FINAL EIR
AND PLANNING COMMISSION PUBLIC HEARING
(Held Electronically and Telephonically)
February 28, 2022, at 6:00 PM**

**HERITAGE RIDGE 332 RESIDENTIAL RENTAL UNIT PROJECT
CASE NO. 14-049-GPA-VTM-DP
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**

ATTENTION: The Virtual Meeting is held pursuant to Assembly Bill (AB) 361. The meeting will be Virtual because meeting in person would present imminent risks to the health or safety of attendees. The public may only view the meeting on Goleta Channel 19 and/or online at <https://www.cityofgoleta.org/goletameetings> and not in Council Chambers.

NOTICE IS HEREBY GIVEN that the City of Goleta Planning Commission will conduct a public hearing regarding the above mentioned Final Environmental Impact Report (EIR), and development project which are further described below as follows:

LOCATION: Teleconference Meeting
Given the local, state, and national state of emergency, this meeting will be a teleconferenced meeting (with detailed instructions for participation included on the posted agenda)

DATE/TIME: Monday, February 28, 2022 at 6:00 PM

Project Description: FLT Heritage Ridge TG, LLC, Housing Authority of the County of Santa Barbara, and The Towbes Group, has requested approval of the Heritage Ridge 332 Residential Rental Unit Project. The site location noted above has a Medium-Density Residential (R-MD) with an Affordable Housing Overlay Goleta General Plan land use designation and is subject to Design Residential (DR-20) zone in the former Inland Zoning Ordinance. The site is current zoning Residential Medium (RM). The request is also to certify the proposed Final EIR, adopt the Mitigation Monitoring and Reporting Program (MMRP), and adopt a Statement of Overriding Considerations (SOC), pursuant to 14 California Code of Regulations § 15090.

The project proposes a General Plan Amendment to remove a designation of Environmentally Sensitive Habitat Area (ESHA); a Vesting Tentative Map for the re-subdivision from 13 lots to 4 lots; a Development Plan; and a request to vacate five roadway and two landscape easements and the acceptance of a new roadway easement. The proposal is for 332 apartment units (104 affordable senior and family units and 228 market rate units), and a 2-acre neighborhood public park with 13 parking spaces. The project requests are:

1. Certify the Final EIR, adopt the Mitigation Monitoring and Reporting Program (MMRP); and adopt a Statement of Overriding Considerations (SOC), pursuant to 14 California Code of Regulations § 15090;
2. Adoption of a General Plan Amendment to remove an Environmental Sensitive Habitat Area designation on the property;
3. Approval of Vesting Tentative Map to consolidate the 13 existing lots from a previous industrial subdivision into four residential (one to be a park) lots;
4. Approval to vacate five roadway easements held by the City and acceptance of a new roadway easement (the official vacation of the five roadway easements will be subject to the public process for vacation of a public right-of-way pursuant to the Streets & Highways Code);
5. Approval of a Development Plan to allow the construction of 332 units (104 Affordable and 228 Market Rate units); and
6. Approval of Park Fee credit of a 2-acre park proposed to be dedicated to the City.

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

The Final EIR identifies and discusses potential impacts, mitigation measures, monitoring requirements, and residual impacts for identified subject areas. Significant and unavoidable impacts are identified in the issue areas of cumulative level Cultural Resources, Project level Noise, and Project Level Solid Waste. Potentially significant but mitigable effects on the environment are anticipated in the following areas: Aesthetics, Air Quality, Biology, Cultural Resources, Geology and Soils, and Hydrology, and Transportation/Circulation. To approve the Heritage Ridge project, the City Council would need to adopt a Statement of Overriding Considerations in accordance with applicable law.

CORTESE LIST: The Project site is not listed on the EnviroStor online database of hazardous site records maintained by the California Department of Toxic Substances Control TSC in coordination with the California State Water Resources Control Board consistent with Government Code § 65962.5 (the "Cortese list").

PUBLIC COMMENT: Interested persons are encouraged to view the meeting and to provide written and/or oral comments. All letters/comments should be sent to kdominguez@cityofgoleta.org. Letters must be received on or before the date of the hearing or can be submitted at the hearing prior to the conclusion of the public comment portion of the Public Hearing.

IN LIGHT OF THE CITY'S NEED TO HOLD PUBLIC MEETINGS ELECTRONICALLY AND TELEPHONICALLY PURSUANT TO AB 361, written comments may be submitted as instructed above or via email to: kdominguez@cityofgoleta.org or by electronic means during the Public Hearing (date and time noted above), provided they are received prior to the conclusion of the public comment portion of the Public Hearing. Instructions on how to submit written comments during the hearing will be available on the City's website: <https://www.cityofgoleta.org/i-want-to/news-andupdates/government-meeting-agendas-and-videos>

FOR FURTHER INFORMATION: Additional information is on file at the City Planning and Environmental Review Department, can be obtained by calling Supervising Senior Planner Mary Chang at (805) 961-7567 or mchang@cityofgoleta.org. For inquiries in Spanish, please contact City staff at 805-562-5500 or espanol@cityofgoleta.org.

DOCUMENT AVAILABILITY/STAFF CONTACT: The Planning Commission staff report will be posted at least 72 hours prior to the meeting on the City's web site at www.cityofgoleta.org. The Final EIR for the Heritage Ridge Project will be posted on the City's website at least 10 days prior to the Planning Commission hearing date.

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 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.

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