



**NOTICE OF PLANNING COMMISSION
PUBLIC HEARING**

**Hybrid Public Meeting - Held in Person and via Zoom
Monday, November 14, 2022, at 6:00 P.M.**

**HERITAGE RIDGE 332 RESIDENTIAL RENTAL UNIT PROJECT
AND FINAL ENVIRONMENTAL IMPACT REPORT**

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 meeting will be held in person and via the Zoom platform. The public may also view the meeting on Goleta Channel 19 and/or online at <https://cityofgoleta.org/goletameetings>.

NOTICE IS HEREBY GIVEN that the City of Goleta Planning Commission will conduct a hybrid public hearing to make a recommendation to the City Council regarding the above mentioned Final Environmental Impact Report (EIR), and development project as described below. The date, time, and location of the Planning Commission is as follows:

HEARING DATE/TIME: Monday, November 14, 2022, at 6:00 PM

LOCATION: Goleta City Hall, 130 Cremona Drive, Goleta, CA, 93117 and Teleconference Meeting; this meeting will be held in person and via Zoom (with detailed instructions for participation included on the posted agenda)

The Planning Commission will be acting in an advisory capacity to the City Council and will make a recommendation regarding the project components. The City Council will be the decision makers for this project at a public hearing that has not been scheduled yet. Additional public notice will be provided before the City Council hearing in the future

PROJECT LOCATION: The unaddressed site, referred to as APNs 073-060-031 through -043, is located on the North Side of Camino Vista between S. Los Carneros and Aero Camino Roads (North of Willow Springs II); The site, located in the Inland portion of the city, 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 (Article III). The site is current zoning Residential Medium (RM).

PROJECT DESCRIPTION: The applicants, FLT Heritage Ridge TG, LLC, GF Frontier, LLC., and the Housing Authority of the County of Santa Barbara, have requested approval from the City of the Heritage Ridge 332 Residential Rental Unit Project. Specifically, the proposal is for 332 apartment units (104 affordable senior and family units and 228 market rate units) with a State Density Bonus parking reduction concession; a 2-acre neighborhood public park with 13 parking spaces, a re-subdivision of the site from thirteen (13) lots into four (4) lots, and a General Plan Amendment to Figures 3-5 and 4-1 regarding Environmental Sensitive Habitat designation. 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 requested approvals include:

1. Certification of the Final EIR, adoption of the Mitigation Monitoring and Reporting Program (MMRP); and adoption of 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 as shown in General Plan/Coastal Land Open Space Element Figure 3-5 and General Plan/Coastal Land Use Plan Conservations Element Figure 4-1 based on several studies conducted for the site.
3. Approval of Vesting Tentative Map to consolidate the 13 existing lots from a previous industrial subdivision into three residential lots and one park lot.
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 residential units (104 Affordable and 228 Market Rate units) with a State Density Bonus parking reduction concession; 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 short term 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, 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.

A Preface has been added to the Final EIR that responds to the late comments received after the Notice of Availability of the Final EIR that was released in February 2022 and to summarize project changes that the applicant has proposed in response to comments received at the Planning Commission hearings in early 2022. No other changes were made to the Final EIR, and the conclusions identified remain the same.

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 provide public comments during the public hearing in person or virtually through the Zoom webinar, by following the instructions listed on the Planning Commission meeting agenda. 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.

DOCUMENT AVAILABILITY: Staff reports and related materials for the Planning Commission hearing will also be posted on this website at least 72 hours prior to the meeting on the City's web site at www.cityofgoleta.org

FOR PROJECT INFORMATION: For further information on the project, contact Supervising Senior Planner Mary Chang at (805) 961-7567 or mchang@cityofgoleta.org. For inquiries in Spanish, please contact Marcos Martinez at (805) 562-5500 or mmartinez@cityofgoleta.org.

Note: If you challenge the nature of the above action in court, you may be limited to only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the City on or before the date of the hearing (Government Code Section 65009(b)(2)).

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

Publish Date: *Santa Barbara Independent November 3, 2022*