



Date of Notice: May 21, 2015
NOTICE OF AVAILABILITY OF
DRAFT MITIGATED NEGATIVE DECLARATION

Old Town Village Mixed-Use Project
Kellogg Way and South Kellogg; APN 071-130-023
Case No. 14-026-VTM, DP, GPA, RZ
15-MND-001

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 22, 2015 and will end on June 12, 2015 at 5:00 P.M. All interested persons are encouraged to submit written comments. All letters should be addressed to City of Goleta, Planning and Environmental Review, 130 Cremona Drive, Suite B, Goleta, CA 93117, to the attention of Mary Chang, Supervising Senior Planner, Tel: (805) 961-7567; Fax: (805) 961-7551; mchang@cityofgoleta.org. **All comments must be received no later than June 12, 2015 at 5:00 P.M.**

PROJECT LOCATION: The project is located within the Inland Area of the City of Goleta at the intersection of Kellogg Way and South Kellogg Avenue. The subject property is 12.31 gross acres in size with a land use designation of Visitor Serving Commercial (C-V) and zoned Resort-Visitor Serving Commercial (C-V). APN: 071-130-023.

PROJECT DESCRIPTION: The proposal is a 175-unit mixed-use project of 113 traditional townhomes, 28 mixed-use shopkeeper units, and 34 live-work townhomes. The project includes a General Plan Amendment (14-026-GPA) to change the General Plan and Land Use Element Figure 2-1 (the Land Use Plan Map) from Visitor-Serving Commercial (C-V) to Old Town Commercial (C-OT) which is analyzed in an associated General Plan Final EIR Addendum and is not analyzed within the MND; a zone change (re-zone) (14-026-RZ) to change the zoning designation of the property from Resort/Visitor Servicing Commercial (C-V) to Old Town Residential/General Commercial (OT), consistent with the proposed General Plan Amendment; a Vesting Tentative Map (14-026-VTM) for the creation of condominiums; and a Development Plan (14-026-DP).

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: Aesthetics, Air Quality, Cultural Resources, Hydrology/Water Quality, Noise, and Transportation/Traffic. Further, the site is not listed on any hazardous waste facilities or disposal sites as enumerated under Section 65962.5 of the California Government Code.

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 22, 2015. 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 www.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 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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