

JULY 27, 2015
ERRATA NO. 2
TOWN VILLAGE PROJECT
FINAL MITIGATED NEGATIVE DECLARATION; DEVELOPMENT CONDITIONS OF
APPROVAL; AND VESTING TENTATIVE MAP CONDITIONS OF APPROVAL

FINAL MITIGATED NEGATIVE DECLARATION DATED JULY 2015

1. This errata item modifies text in the “Hydrology and Water Quality” section of the Final Mitigated Negative Declaration (MND) to more accurately reflect the requirements of Federal Emergency Management Agency regarding construction in a flood plain, to clarify the requirement only applies to that portion of the site within the flood plain, and to clarify the review responsibilities. Further, additional clarifications were made to the MND and Conditions of Approval below.

Final Mitigated Negative Declaration Pg. 74

HYD-1 Flood Protection. The following mitigation must be implemented if the Flood Insure Rate Map has not been amended by the Federal Emergency Management Agency (FEMA) to remove the AE zone from the project site before the city issues any building or grading permit for the units located on that portion of the site within the flood plain.

~~The finished floor elevation of the buildings within the AE zone must be a minimum of 1’ above existing adjacent grade base flood elevation of the area or a design such as a berm can be considered and approved by the Planning and Environmental Review Director, or designee, as a temporary measure until the AE zone is removed. As an alternative to waiting until FEMA changes the AE zone designation or elevating the site above the base flood elevation, interim protective measures, such as a berm, found acceptable to both the Public Works Director and the Planning and Environmental Review Director, must be constructed.~~

Plan Requirements and Timing: This information must be reviewed and approved by the Planning and Environmental Review Director, or designee, before the City issues any building or grading permits for the units located on that portion of the site within the floodplain. .

Monitoring: The Planning and Environmental Review Director, or designee, must verify compliance before the City issues any grading or building permit(s).

2. Final Mitigated Negative Declaration Pg. 117

This errata item is to clarify the language on Page 117 of the Final Mitigated Negative Declaration regarding the water setting. The second sentence in the fifth paragraph is revised to read:

Because of the restriction in water supply during ongoing drought conditions, the GWD Board adopted a resolution for a temporary halt on new water services, effective October 1, 2014 in accordance with the voter enacted 1991 SAFE Ordinance.

DEVELOPMENT PLAN CONDITIONS OF APPROVAL

The following revisions and deletions are proposed to the Development Plan Conditions of Approval:

1. Page 118 – 120.

4bi1 The Permittee is responsible for ascertaining and paying all City *Development fees, including without limitation, fire facility fees, library fees, park and recreation fees, police services fees, public administration fees, and transportation fees* as required by the GMC and making the Housing In-Lieu contribution. In addition, the impact fees established by the Santa Barbara County Fire Department (Fire Protection Fee) and the Goleta Union/Santa Barbara Unified School Districts (School Fees) shall also be paid in accordance with the requirements of those entities. This condition also serves as notice pursuant to Government Code Section 66020 (d) that the City of Goleta is imposing development impact fees (“DIFs”).

The Permittee must pay all applicable development impact fees and other contributions in full no later than at the time specified in the below chart. The amount of the actual fee may be different than that listed below, as the Permittee must pay the most current rate of the fee in effect at the time of payment and on the latest edition of the Institute of Traffic Engineers Trip Manual. This application is exempt from an additional impact fee types enacted after July 9, 2014 (date of Vesting Tentative Map was deemed complete) . ~~If any additional impact fees are adopted between the time of this approval and payment of fees, the Permittee is required to pay those impact fees as well.~~ At the Permittee’s discretion, the Permittee may choose to pay the below listed fees at any time, but no later than the time frame specified.

Fee	Rate	Estimated Fee	Due	Agency/ Department
Fire Facility	\$.75/ sq. ft.	\$235,989	CO *	City

(314,652 sq. ft. of Res)				
Fire Facility (14,228 sq. ft. of Commercial Space)	\$.77/ sq. ft.	\$10,955	CO	City
Library (175 Res Units)	\$333/Unit	\$58,275	CO	City
Library (14,228 sq. ft. of Commercial Space)	\$158/ 1000 sq. ft.	\$2,248	CO	City
Park and Recreation (14,228 sq. ft. Non Res.)	\$1,620/1000 sq. ft.	\$23,050	CO	City
Police (175 Res. Units)	\$378/ Unit	\$66,150	CO	City
Police (14,228 sq. ft. of Commercial Space)	\$358/ 1000 sq. ft.	\$5,094	CO	City
Public Admin. (175 Res. Units)	\$1,478/Unit	\$258,650	CO	City
Public Administration (14,228 sq. ft. of Commercial Space)	\$698/ 1000 sq. ft.	\$9,931	CO	City
Transportation (109 PM Peak Trips per Project Traffic)	\$16,151/ Peak Hour Trip	\$1,760,459	CO	City

Report)				
Housing In Lieu Contribution for 13 units	----	\$1,048,385	CO	City
Fire Protection	Set by County of Santa Barbara	---	CO	Santa Barbara County Fire Department
School Fees	Set by School Districts	---	BP ⁺	Goleta Union & SB Unified School Districts
Estimated Total	—	\$3,479,186	---	----

*Certificate of Occupancy/Final Inspection

+Building Permit

2. Page 116. Delete condition number 4aiii 7 as it is redundant to condition number 4aiv 7 on page 117.

3. Page 121. Delete condition number 4bi5 as it is not applicable to the project site since the site does not contain archaeological resources.

4. Page 126. Delete condition number 4bii9 as the project does not contain swimming pools.

5. Page 128. Delete condition number 4biii5 as the project does not contain swimming pools.

VESTING TENTATIVE MAP CONDITIONS OF APPROVAL

1. Page 104 & 105.

4a9. The Permittee is responsible for ascertaining and paying all City Development fees required for Map Recordation, including without limitation, Quimby Fees as required by the GMC. This condition also serves as notice pursuant to Government Code Section 66020 (d) that the City of Goleta is imposing development impact fees (“DIFs”).

The Permittee must pay all applicable development impact fees and other contributions in full no later than at the time specified in the below

chart. The amount of the actual fee may be different than that listed below, as the Permittee must pay the most current rate of the fee in effect at the time of payment. This application is exempt from an additional impact fee types enacted after July 9, 2014 (date of Vesting Tentative Map was deemed complete). ~~If any additional impact fees are adopted between the time of this approval and payment of fees, the Permittee is required to pay those impact fees as well.~~ At the Permittee's discretion, the Permittee may choose to pay the below listed fee at any time, but no later than the time frame specified.

Fee	Rate	Estimated Fee	Due	Agency/ Department
Quimby Park Fee (Residential Portion Only)	\$10,583	\$1,852,025	Map Recordation	City
Estimated Total	---	\$1,852,025	---	----