



Date of Notice: January 19, 2016
NOTICE OF AVAILABILITY OF A
DRAFT SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT
AND NOTICE OF PUBLIC HEARING on February 11, 2016 at 5:30 P.M.
Planning and Environmental Review

NEW ZONING ORDINANCE
UNDER THE JURISDICTION OF CITY OF GOLETA
(City Case No. 13-084-SEIR)

NOTICE IS HEREBY GIVEN that the Planning and Environmental Review Department of the City of Goleta has completed a program-level Draft Supplemental Environmental Impact Report (Draft SEIR) for the project described below and invites comments on the adequacy and completeness of the environmental analysis and mitigation measures described in the Draft SEIR and will conduct a public hearing on Thursday, February 11, 2016 at 5:30 P.M. on the adequacy of the Draft SEIR.

LOCATION: The location of the project includes the entire geographic area within the incorporated City of Goleta limits, including a population of nearly 30,000. The City includes approximately 7.9 square miles, or 5,075 acres.

The City is located in southern Santa Barbara County, California west of the City of Santa Barbara between the foothills of the Santa Ynez Mountains and the Pacific Ocean. This area is generally referred to as the "Goleta Valley." The City is bisected by Highway 101 which extends in an east-west alignment across the City. State Route 217 connects Highway 101 with the University of California, Santa Barbara (UCSB) to the south. Portions of the City are bordered by UCSB and by the City of Santa Barbara, including the Santa Barbara Airport. The southern portions of the City are within the California Coastal Zone subject to the jurisdiction of the California Coastal Commission.

BACKGROUND: Land use in the City of Goleta is governed by the General Plan/Coastal Land Use Plan (GP/CLUP) as well as the Zoning Ordinance. While the GP/CLUP sets the long-range policy for the City, the Zoning Ordinance implements the General Plan through the Zoning Map and regulations that define specific allowable uses, permit requirements, and development standards. California State law requires zoning to be consistent with the General Plan.

When the City of Goleta was incorporated in 2002 it adopted the County of Santa Barbara's Zoning Ordinance and Zoning Map. In 2006 the City adopted the GP/CLUP. The new Zoning Ordinance is being prepared in order to reflect the new standards of and implement the GP/CLUP and provide continuity (where appropriate) with the present zoning code.

PROJECT DESCRIPTION: The proposed Zoning Ordinance includes regulations and development standards for each parcel of land in the City, and a Zoning Map. The Zoning Ordinance consists of six parts:

- Part I: General Provisions (Chapters 17.01 to 17.06): This portion contains introductory provisions, rules for the construction of language, rules of interpretation, and rules of measurement.
- Part II: Base Zoning Districts (Chapters 17.07 to 17.16): This portion specifies land use and development regulations for residential, commercial, office, industrial, public and quasi-public, open space and agricultural, and planned development districts.
- Part III: Overlay Districts (Chapters 17.17 to 17.24): This portion describes the airport environs, affordable housing, hospital, master plan, and old town heritage overlay districts.
- Part IV: Regulations Applying to Multiple Districts (Chapters 17.25 to 17.51): This portion contains regulations that apply to multiple districts, which are: general site regulations; coastal access; coastal zone visual resource preservation; density bonuses and other incentives; inclusionary housing program; demolition and relocation; environmentally sensitive habitat areas; floodplain management; hazards; historic resource preservation; landscaping; lighting; nonconforming uses, structures, and signs; oil and gas facilities; parking and loading; performance standards; signs; standards for specific uses and activities; telecommunications facilities; tree protection; and wind energy conversion systems.

- Part V: Administration and Permits (Chapters 17.52 to 17.69): This portion specifies planning authorities, common procedures, zoning clearance, use permits, design review, variances, coastal development permits, modifications, reasonable accommodation for persons with disabilities, and development agreements. It also describes the process of amendments, including amendments to zoning regulations and the Zoning Map, amendments to the General Plan, and amendments to the Local Coastal Program.
- Part VI: General Terms (Chapters 17.70 to 17.71): This portion contains use classifications and a list of terms and definitions.

ENVIRONMENTAL REVIEW FINDINGS: The Draft SEIR has been prepared pursuant to the requirements of the State and local guidelines for the implementation of the California Environmental Quality Act (CEQA). The City of Goleta is acting as the Lead Agency and prepared the Draft SEIR for this project. The Draft SEIR identifies and discusses potential impacts for identified subject areas. Significant environmental effects that cannot be avoided are identified for aesthetics and visual resources, agriculture and farmland, hazards and hazardous materials, noise, and transportation and circulation. These impacts are the same impacts as those identified in the 2006 General Plan Final EIR and subsequent addenda. No additional mitigation measures are needed above those specified in the 2006 General Plan Final EIR and addenda. No other new significant impacts (Class I) associated with the proposed Zoning Ordinance have been identified in this Draft SEIR.

The implementation of the proposed Zoning Ordinance will not result in changes to the cumulative impacts as described in the 2006 General Plan Final EIR and addenda.

The City of Goleta will conduct an environmental hearing to receive testimony from all interested parties on the Draft SEIR at the time and place listed below:

MEETING DATE AND TIME: Thursday, February 11, 2016, at 5:30 P.M.

PLACE: Goleta City Hall, Council Chambers
130 Cremona Drive, Suite B,
Goleta, California 93117

All interested parties are encouraged to attend the public hearing and to present written and/or oral comments.

DOCUMENT AVAILABILITY: A copy of the notice and Draft SEIR will be available for public review at the City of Goleta Planning and Environmental Review Department, 130 Cremona Drive, Suite B, Goleta, CA on and after January 19, 2016. Copies of the document are also available in electronic format (CD) for \$7.00/CD. The document will also be posted to the City's website at www.cityofgoleta.org and to www.GoletaZoning.com.

PUBLIC COMMENT PERIOD: The 45-day public review period begins on January 19, 2016 and ends on March 4, 2016 at 5:00 P.M. All letters should be addressed to Anne Wells, Advance Planning Manager, City of Goleta, 130 Cremona Drive, Suite B, Goleta, CA 93117 or emailed to awells@cityofgoleta.org. **All comments must be received no later than March 4, 2016 at 5:00 P.M.** Please limit comments to environmental issues.

If you have any questions or would like a copy of this notice or the Draft SEIR, please contact Anne Wells at the above address, by phone at (805) 961-7557, or email at awells@cityofgoleta.org.

NOTE: If you challenge the City's final action on this matter 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 of Goleta Planning and Environmental Review Department on or before the date that the public comment period ends.

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

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