

Appendix A

Notice of Preparation

Distribution List

Scoping Comment Letters

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Edmund G. Brown Jr.
Governor

STATE OF CALIFORNIA
Governor's Office of Planning and Research
State Clearinghouse and Planning Unit



Ken Alex
Director

Notice of Preparation

August 31, 2017

To: Reviewing Agencies

Re: Fire Station 10
SCH# 2017081066

Attached for your review and comment is the Notice of Preparation (NOP) for the Fire Station 10 draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

Claudia Dato
City of Goleta
130 Cremona Drive, Suite B
Goleta, CA 93117

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan
Director, State Clearinghouse

Attachments
cc: Lead Agency

NOP Distribution List

County: Santa Barbara

SCH#

2017081066

<input checked="" type="checkbox"/> <u>Resources Agency</u> Nadell Gayou	<input type="checkbox"/> <u>Fish & Wildlife Region 4</u> Julie Vance	<input type="checkbox"/> <u>Native American Heritage Comm.</u> Debbie Treadway	<input type="checkbox"/> <u>Caltrans, District 9</u> Gayle Rosander	<input type="checkbox"/> <u>Regional Water Quality Control Board (RWQCB)</u>
<input type="checkbox"/> <u>Dept. of Boating & Waterways</u> Denise Peterson	<input checked="" type="checkbox"/> <u>Fish & Wildlife Region 5</u> Leslie Newton-Reed Habitat Conservation Program	<input checked="" type="checkbox"/> <u>Public Utilities Commission</u> Supervisor	<input type="checkbox"/> <u>Caltrans, District 10</u> Tom Dumas	<input type="checkbox"/> <u>RWQCB 1</u> Cathleen Hudson North Coast Region (1)
<input checked="" type="checkbox"/> <u>California Coastal Commission</u> Allyson Hitt	<input type="checkbox"/> <u>Fish & Wildlife Region 6</u> Tiffany Ellis Habitat Conservation Program	<input type="checkbox"/> <u>Santa Monica Bay Restoration</u> Guangyu Wang	<input type="checkbox"/> <u>Caltrans, District 11</u> Jacob Armstrong	<input type="checkbox"/> <u>RWQCB 2</u> Environmental Document Coordinator San Francisco Bay Region (2)
<input type="checkbox"/> <u>Colorado River Board</u> Lisa Johansen	<input type="checkbox"/> <u>Fish & Wildlife Region 6 I/M</u> Heidi Calvert Inyo/Mono, Habitat Conservation Program	<input type="checkbox"/> <u>State Lands Commission</u> Jennifer Deleong	<input checked="" type="checkbox"/> <u>Caltrans, District 12</u> Maureen El Harake	<input checked="" type="checkbox"/> <u>RWQCB 3</u> Central Coast Region (3)
<input checked="" type="checkbox"/> <u>Dept. of Conservation</u> Crina Chan	<input type="checkbox"/> <u>Dept. of Fish & Wildlife M</u> William Paznokas Marine Region	<input type="checkbox"/> <u>Tahoe Regional Planning Agency (TRPA)</u> Cherry Jacques	<input type="checkbox"/> <u>Airport & Freight</u> Jack Wursten	<input type="checkbox"/> <u>RWQCB 4</u> Teresa Rodgers Los Angeles Region (4)
<input checked="" type="checkbox"/> <u>Cal Fire</u> Dan Foster	<input type="checkbox"/> <u>Other Departments</u>	<input type="checkbox"/> <u>Cal State Transportation Agency CalSTA</u>	<input type="checkbox"/> <u>Transportation Projects</u> Nesamani Kalandiyur	<input type="checkbox"/> <u>RWQCB 5S</u> Central Valley Region (5)
<input type="checkbox"/> <u>Central Valley Flood Protection Board</u> James Herota	<input type="checkbox"/> <u>California Department of Education</u> Lesley Taylor	<input checked="" type="checkbox"/> <u>Caltrans - Division of Aeronautics</u> Philip Crimmins	<input type="checkbox"/> <u>Industrial/Energy Projects</u> Mike Tollstrup	<input type="checkbox"/> <u>RWQCB 5F</u> Central Valley Region (5) Fresno Branch Office
<input type="checkbox"/> <u>Office of Historic Preservation</u> Ron Parsons	<input checked="" type="checkbox"/> <u>OES (Office of Emergency Services)</u> Monique Wilber	<input type="checkbox"/> <u>Caltrans - Planning HQ LD-IGR</u> Christian Bushong	<input type="checkbox"/> <u>California Department of Resources, Recycling & Recovery</u> Sue O'Leary	<input type="checkbox"/> <u>RWQCB 5R</u> Central Valley Region (5) Redding Branch Office
<input checked="" type="checkbox"/> <u>Dept of Parks & Recreation Environmental Stewardship Section</u>	<input type="checkbox"/> <u>Food & Agriculture</u> Sandra Schubert Dept. of Food and Agriculture	<input checked="" type="checkbox"/> <u>California Highway Patrol</u> Suzann Ikeuchi Office of Special Projects	<input type="checkbox"/> <u>State Water Resources Control Board</u> Regional Programs Unit Division of Financial Assistance	<input type="checkbox"/> <u>RWQCB 6</u> Lahontan Region (6)
<input type="checkbox"/> <u>S.F. Bay Conservation & Dev't. Comm.</u> Steve Goldbeck	<input type="checkbox"/> <u>Dept. of General Services</u> Cathy Buck Environmental Services Section	<input type="checkbox"/> <u>Dept. of Transportation</u>	<input type="checkbox"/> <u>State Water Resources Control Board</u> Cindy Forbes - Asst Deputy Division of Drinking Water	<input type="checkbox"/> <u>RWQCB 6V</u> Lahontan Region (6) Victorville Branch Office
<input type="checkbox"/> <u>Dept. of Water Resources Agency</u> Nadell Gayou	<input checked="" type="checkbox"/> <u>Housing & Comm. Dev. CEQA Coordinator</u> Housing Policy Division	<input type="checkbox"/> <u>Caltrans, District 1</u> Rex Jackman	<input type="checkbox"/> <u>State Water Resources Control Board</u> Div. Drinking Water # _____	<input type="checkbox"/> <u>RWQCB 7</u> Colorado River Basin Region (7)
<input type="checkbox"/> <u>Fish and Game</u>	<input type="checkbox"/> <u>Independent Commissions, Boards</u>	<input type="checkbox"/> <u>Caltrans, District 2</u> Marcelino Gonzalez	<input type="checkbox"/> <u>State Water Resources Control Board</u> Phil Crader Division of Water Quality	<input type="checkbox"/> <u>RWQCB 8</u> Santa Ana Region (8)
<input type="checkbox"/> <u>Dept. of Fish & Wildlife</u> Scott Flint Environmental Services Division	<input type="checkbox"/> <u>Delta Protection Commission</u> Erik Vink	<input type="checkbox"/> <u>Caltrans, District 3</u> Eric Federicks - South Susan Zanchi - North	<input type="checkbox"/> <u>State Water Resources Control Board</u> Student Intern, 401 Water Quality Certification Unit	<input type="checkbox"/> <u>RWQCB 9</u> San Diego Region (9)
<input type="checkbox"/> <u>Fish & Wildlife Region 1</u> Curt Babcock	<input type="checkbox"/> <u>Delta Stewardship Council</u> Kevan Samsam	<input type="checkbox"/> <u>Caltrans, District 4</u> Patricia Maurice	<input type="checkbox"/> <u>Other</u> _____	
<input type="checkbox"/> <u>Fish & Wildlife Region 1E</u> Laurie Harnsberger	<input type="checkbox"/> <u>California Energy Commission</u> Eric Knight	<input type="checkbox"/> <u>Caltrans, District 5</u> Larry Newland		
<input type="checkbox"/> <u>Fish & Wildlife Region 2</u> Jeff Drongesen	<input type="checkbox"/> <u>Department of Pesticide Regulation</u> CEQA Tracking Center	<input type="checkbox"/> <u>Caltrans, District 6</u> Michael Navarro		
<input type="checkbox"/> <u>Fish & Wildlife Region 3</u> Craig Weightman	<input type="checkbox"/> <u>Dept. of Toxic Substances Control</u> CEQA Tracking Center	<input type="checkbox"/> <u>Caltrans, District 7</u> Dianna Watson		
		<input type="checkbox"/> <u>Caltrans, District 8</u> Mark Roberts		
		<input type="checkbox"/> <u>Department of Pesticide Regulation</u> CEQA Coordinator		

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

2017081066

SCH # 2017081066

Project Title: Fire Station 10

Lead Agency: City of Goleta Contact Person: Claudia Dato
Mailing Address: 130 Cremona Dr, Ste. B Phone: (805) 961-7554
City: Goleta, CA Zip: 93117 County: Santa Barbara

Project Location: County: Santa Barbara City/Nearest Community: City of Goleta
Cross Streets: Hollister Avenue at Cathedral Oaks Road Zip Code: 93117
Longitude/Latitude (degrees, minutes and seconds): ... Total Acres: 1.51 acre
Assessor's Parcel No.: 079-210-075 Section: Twp.: Range: Base:
Within 2 Miles: State Hwy #: 101 Waterways:
Airports: Santa Barbara Railways: Union Pacific Railroad Schools: Ellwood Elementary

Document Type:

CEQA: [X] NOP [] Draft EIR NEPA: [] NOI Other: [] Joint Document
[] Early Cons [] Supplement/Subsequent EIR [] EA Other: [] Final Document
[] Neg Dec (Prior SCH No.) [] Draft EIS Other:
[] Mit Neg Dec Other:
Governor's Office of Planning & Research
AUG 31 2017
STATE CLEARINGHOUSE

Local Action Type:

[] General Plan Update [] Specific Plan [X] Rezone [] Annexation
[X] General Plan Amendment [] Master Plan [] Prezone [] Redevelopment
[] General Plan Element [] Planned Unit Development [] Use Permit [X] Coastal Permit
[] Community Plan [] Site Plan [] Land Division (Subdivision, etc.) [X] Other: Development Plan

Development Type:

[] Residential: Units _____ Acres _____
[] Office: Sq.ft. _____ Acres _____ Employees _____
[] Commercial: Sq.ft. _____ Acres _____ Employees _____
[] Industrial: Sq.ft. _____ Acres _____ Employees _____
[] Educational: _____
[] Recreational: _____
[] Water Facilities: Type _____ MGD _____
[] Transportation: Type _____
[] Mining: Mineral _____
[] Power: Type _____ MW
[] Waste Treatment: Type _____ MGD
[] Hazardous Waste: Type _____
[X] Other: County Fire Station

Project Issues Discussed in Document:

[X] Aesthetic/Visual [] Fiscal [] Recreation/Parks [X] Vegetation
[] Agricultural Land [] Flood Plain/Flooding [] Schools/Universities [] Water Quality
[X] Air Quality [] Forest Land/Fire Hazard [] Septic Systems [] Water Supply/Groundwater
[X] Archeological/Historical [X] Geologic/Seismic [] Sewer Capacity [] Wetland/Riparian
[X] Biological Resources [] Minerals [X] Soil Erosion/Compaction/Grading [] Growth Inducement
[X] Coastal Zone [X] Noise [] Solid Waste [X] Land Use
[] Drainage/Absorption [] Population/Housing Balance [X] Toxic/Hazardous [] Cumulative Effects
[] Economic/Jobs [X] Public Services/Facilities [X] Traffic/Circulation [] Other:

Present Land Use/Zoning/General Plan Designation:

Commercial Visitor Serving (C-V)/Limited Commercial (C-1)

Project Description: (please use a separate page if necessary)

The project is a single-story, three apparatus bay fire station of approximately 11,600 square feet. The project would include a bifurcated above-ground fuel tank (250-gallon gasoline and 1,000-gallon diesel), an emergency generator, and outside hose drying racks. Due to on-going erosion of the northerly slope above and south of the UPRR corridor, a soldier pile wall would be constructed at the mid-slope along the northern project site property line. All project grading would be balanced on site and is estimated at approximately 1,350 cubic yards (CY) of cut and 2,250 CY of fill, with 900 CY of import. A General Plan Amendment is required to change the existing land use designation from Commercial Visitor Serving (C-V) to Public and Quasi-Public (P-QP) and a rezone from C-1 Limited Commercial to PI Professional and Institutional. A Coastal Development Permit is also required.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Notice of Preparation

Notice of Preparation

To: State Clearinghouse From: City of Goleta Attn: Claudia Dato
P.O. Box 3044 130 Cremona Dr, Ste. B
Sacramento, CA (Address) 95812-3044 Goleta, CA (Address) 93117

Subject: Notice of Preparation of a Draft Environmental Impact Report

The City of Goleta will be the Lead Agency and will prepare an environmental impact report for the project identified below. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the project.

The project description, location, and the potential environmental effects are contained in the attached materials. A copy of the Initial Study (is is not) attached.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date but not later than 30 days after receipt of this notice.

Please send your response to the City of Goleta at the address shown above. We will need the name for a contact person in your agency.

Project Title: Fire Station 10

Project Applicant, if any: City of Goleta

Date August 30, 2017 Signature *Claudia Dato*

Title Senior Project Manager

Telephone (805) 961-7554

Reference: California Code of Regulations, Title 14, (CEQA Guidelines) Sections 15082(a), 15103, 15375.

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Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613

For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Fire Station 10

Lead Agency: City of Goleta Contact Person: Claudia Dato
 Mailing Address: 130 Cremona Dr, Ste. B Phone: (805) 961-7554
 City: Goleta, CA Zip: 93117 County: Santa Barbara

Project Location: County: Santa Barbara City/Nearest Community: City of Goleta
 Cross Streets: Hollister Avenue at Cathedral Oaks Road Zip Code: 93117
 Longitude/Latitude (degrees, minutes and seconds): _____° _____' _____" N / _____° _____' _____" W Total Acres: 1.51 acre
 Assessor's Parcel No.: 079-210-075 Section: _____ Twp.: _____ Range: _____ Base: _____
 Within 2 Miles: State Hwy #: 101 Waterways: _____
 Airports: Santa Barbara Railways: Union Pacific Railroad Schools: Ellwood Elementary

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: Development Plan

Development Type:

Residential: Units _____ Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational: _____ Waste Treatment: Type _____ MGD _____
 Recreational: _____ Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ Other: County Fire Station

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: _____

Present Land Use/Zoning/General Plan Designation:

Commercial Visitor Serving (C-V)/Limited Commercial (C-1)

Project Description: *(please use a separate page if necessary)*

The project is a single-story, three apparatus bay fire station of approximately 11,600 square feet. The project would include a bifurcated above-ground fuel tank (250-gallon gasoline and 1,000-gallon diesel), an emergency generator, and outside hose drying racks. Due to on-going erosion of the northerly slope above and south of the UPRR corridor, a soldier pile wall would be constructed at the mid-slope along the northern project site property line. All project grading would be balanced on site and is estimated at approximately 1,350 cubic yards (CY) of cut and 2,250 CY of fill, with 900 CY of import. A General Plan Amendment is required to change the existing land use designation from Commercial Visitor Serving (C-V) to Public and Quasi-Public (P-QP) and a rezone from C-1 Limited Commercial to PI Professional and Institutional. A Coastal Development Permit is also required.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input checked="" type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans District #5	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Regional WQCB #3
<input checked="" type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input checked="" type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Fish & Game Region #5	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input checked="" type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	Other: _____
<input type="checkbox"/> Health Services, Department of	Other: _____
<input type="checkbox"/> Housing & Community Development	
<input type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date August 31, 2017 Ending Date September 29, 2017

Lead Agency (Complete if applicable):

Consulting Firm: <u>Dudek</u>	Applicant: <u>City of Goleta</u>
Address: <u>621 Chapala Street</u>	Address: <u>130 Cremona Dr, Ste. B</u>
City/State/Zip: <u>Santa Barbara, CA 93101</u>	City/State/Zip: <u>Goleta, CA 93117</u>
Contact: <u>David Stone</u>	Phone: <u>(805) 961-7554</u>
Phone: <u>(805) 308-8525</u>	

Signature of Lead Agency Representative: *Claudia Dato* Date: 8/30/17

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.



NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT

FIRE STATION 10 PROJECT; CASE NOS. 17-044-GPA and 17-069-DRB 7952 Hollister Avenue; APN 079-210-075

NOTICE IS HEREBY GIVEN that the Neighborhood Services and Public Safety Department of the City of Goleta is providing a Notice of Preparation (NOP) for a Draft Environmental Impact Report (DEIR) on the Fire Station 10 Project.

PROJECT LOCATION: The project would be located on a vacant 1.21-acre site on the north side of Hollister Avenue, identified as 7952 Hollister Avenue, and a 0.30-acre easement along Hollister Avenue at the northeast corner of the Hollister/Cathedral Oaks intersection within the City of Goleta, Santa Barbara County. The site is located south of U.S. 101 and the Union Pacific Railroad (UPRR) corridor and would be accessed from Hollister Avenue. The surrounding land uses include: the UPRR tracks and U.S. 101 to the north; the Cathedral Oaks/U.S. 101 overcrossing to the west; the Hideaway residential development to the east; and Hollister Avenue and the Sandpiper Golf Course to the south. The site is located in the Coastal Zone. The project is proposed on Assessor's Parcel Number (APN) 079-210-075.

GENERAL PLAN: Commercial Visitor Serving (C-V)

ZONING: Limited Commercial (C-1)

PROJECT DESCRIPTION: The City is proposing to construct a single-story, three apparatus bay fire station of approximately 11,600 square feet. The project would include a bifurcated above-ground fuel tank (250-gallon gasoline and 1,000-gallon diesel), an emergency generator, and outside hose drying racks. The project would also include a permeable paver public parking lot with seven spaces (closest to Hollister Avenue), employee parking for nine spaces, and a multi-purpose room with a 30-person capacity. Due to on-going erosion of the northerly slope above and south of the UPRR corridor, a soldier pile wall would be constructed at the mid-slope along the northern project site property line. Some fill soil would be backfilled behind the wall in order to obtain approximately 10 feet of developable site area. All project grading would be balanced on site and is estimated at approximately 1,350 cubic yards (CY) of cut and 2,250 CY of fill, with 900 CY of import.

A General Plan Amendment (GPA) is required to change the existing City General Plan/Coastal Land Use Plan land use designation from Commercial Visitor Serving (C-V) to Public and Quasi-Public (P-QP). General Plan Land Use Element Table 2-4 specifically calls out "Fire Stations" as an allowed use for the P-QP land use. In addition to the GPA, the Fire Station 10 project would require a zoning amendment to change the existing City zoning designation from C-1 Limited Commercial to PI Professional and Institutional. A Coastal Development Permit (CDP) would be required from the California Coastal Commission (CCC).

PURPOSE OF NOTICE OF PREPARATION: The City of Goleta is the Lead Agency under the California Environmental Quality Act (CEQA) and will prepare an Environmental Impact Report (EIR) for this project. The purpose of the Notice of Preparation is to obtain responsible and trustee agency and public comment on the adequacy of the scope of analysis and content of the environmental information and analysis to be conducted, including potentially significant environmental issues, reasonable alternatives, and mitigation measures to be addressed in the Draft EIR. Reference: California Code of Regulations, Title 14 (CEQA Guidelines) Sections 15082(a), 15103, and 15375.

EIR SCOPE OF ANALYSIS: The EIR is intended to provide decision-makers and the public with information that enables them to consider the potential environmental consequences of the proposed project. The EIR will identify potentially significant effects and any feasible means of avoiding or reducing the effects through project redesign, the inclusion of mitigation measures, and/or implementation of feasible alternatives to the project. The EIR will address the issue areas listed in the CEQA Guidelines Appendix G Environmental Checklist, as well as cumulative impacts. The specific issues to be addressed include the following:

- | | |
|---------------------------------|-----------------------------------|
| Aesthetics | Land Use/Planning |
| Biological Resources | Archaeological/Cultural Resources |
| Geology/Soils | Noise |
| Hazards and Hazardous Materials | Public Services |
| Transportation/Traffic | |

Based on a previous Mitigated Negative Declaration (MND) prepared by the City for the Fire Station 10 project, the following issues have been identified to be potentially less than significant issues that do not require extensive additional analysis in the current EIR:

- | | |
|------------------------------|-------------------------|
| Agricultural Resources | Population/Housing |
| Public Utilities/Services | Recreation |
| Air Quality/Greenhouse Gases | Hydrology/Water Quality |
| Mineral Resources | |

The City will make a final determination as to the scope of the Focused EIR based on input received and any comments provided during the NOP comment period.

NOTICE OF PREPARATION PUBLIC COMMENT PERIOD: The 30-day public comment period begins on August 31, 2017, and ends at 12:00 p.m. (Noon) on September 29, 2017. All letters should be addressed to City of Goleta, Attn: Claudia Dato, 130 Cremona Drive, Suite B, Goleta, CA 93117 or emailed to cdato@cityofgoleta.org. **All comments must be received no later than September 29, 2017 at 12:00 PM (Noon).** Please limit comments to environmental issues. For questions, please contact Claudia Dato, Senior Project Manager at (805) 961-7554 or by email at cdato@cityofgoleta.org

Distributed: August 30, 2017



**NOTICE OF PREPARATION
OF A DRAFT ENVIRONMENTAL
IMPACT REPORT
AND ENVIRONMENTAL HEARING
OFFICER SCOPING MEETING**

**FIRE STATION 10 PROJECT; CASE NOS. 17-044-GPA and 17-069-DRB
7952 Hollister Avenue;
APN 079-210-075**

NOTICE IS HEREBY GIVEN that the Neighborhood Services and Public Safety Department of the City of Goleta is providing a Notice of Preparation (NOP) for a Draft Environmental Impact Report (DEIR) on the Fire Station 10 Project. The Environmental Hearing Officer will conduct a scoping meeting on the date set forth below for the Fire Station 10 Project proposed by the City of Goleta:

MEETING DATE AND TIME: Tuesday, August 29, 2017, at 5:30 PM

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

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

PROJECT LOCATION: The project would be located on a vacant 1.21-acre site on the north side of Hollister Avenue, identified as 7952 Hollister Avenue, and a 0.30-acre easement along Hollister Avenue at the northeast corner of the Hollister/Cathedral Oaks intersection within the City of Goleta, Santa Barbara County. The site is located south of U.S. 101 and the Union Pacific Railroad (UPRR) corridor and would be accessed from Hollister Avenue. The surrounding land uses include: the UPRR tracks and U.S. 101 to the north; the Cathedral Oaks/U.S. 101 overcrossing to the west; the Hideaway residential development to the east; and Hollister Avenue and the Sandpiper Golf Course to the south. The site is located in the Coastal Zone. The project is proposed on Assessor's Parcel Number (APN) 079-210-075.

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| Biological Resources | Archaeological/Cultural Resources |
| Geology/Soils | Noise |
| Hazards and Hazardous Materials | Public Services |
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- | | |
|-----------------------------------|-------------------------|
| Archaeological/Cultural Resources | Population/Housing |
| Public Utilities Services | Recreation |
| Air Quality/Greenhouse Gases | Hydrology/Water Quality |
| Mineral Resources | |

The City will make a final determination as to the scope of the Focused EIR based on input received at the Public Scoping Meeting and any comments provided during the NOP comment period. The City of Goleta's Environmental Hearing Officer will conduct one public scoping meeting for the proposed Project to receive oral and written testimony at the time and place noted above.

NOTICE OF PREPARATION PUBLIC COMMENT PERIOD: The 30-day public comment period begins on August 8, 2017, and ends on September 7, 2017. All letters should be addressed to City of Goleta, Attn: Claudia Dato, 130 Cremona Drive, Suite B, Goleta, CA 93117 or emailed to cdato@cityofgoleta.org. **All comments must be received no later than September 7, 2017 at 5:00 PM or submitted at the Public Scoping Meeting.** Please limit comments to environmental issues. For questions, please contact Claudia Dato, Senior Project Manager at (805) 961-7554 or by email.

NOTE: In compliance with the Americans with Disability Act, if you need special assistance to participate in the hearing, please contact the City Clerk at (805) 961-7500. Notification at least 48 hours prior to the meeting would enable staff to make reasonable arrangements to accommodate special needs.

Published: Santa Barbara News-Press, August 7, 2017

**AGENCIES for NOP Mailing for
FS10 8-30-17**

FEDERAL AGENCIES:

U.S. Army Corps of Engineers
Crystal Huerta
2151 Alessandro Drive Ste 110
Ventura, CA 93001

U.S. Army Engineers, District LA
911 Wilshire Blvd.
Los Angeles, CA 90017

Dave Cushing
FAA--Airports LAX 600, ADO Mngr
15000 Aviation Boulevard
AWP-611.3
Lawndale, CA 90261

U.S. Fish and Wildlife Service
2493 Portola Road, Suite B
Ventura, CA 93003

Bryant Chesney
National Marine Fisheries Service
501 W. Ocean Blvd. #4200
Long Beach, CA 90802

U.S. Forest Service
Los Padres National Forest
6755 Hollister #150
Goleta CA 93117

Union Pacific Railroad
Attn: Daniel Z. Moreno
2015 S. Willow
Bloomington, CA 92316

**STATE OF CALIFORNIA
AGENCIES**

STATE CLEARINGHOUSE

Scott Flint
Habitat Conservation Planning Branch
CA Dept. of Fish and Wildlife
1416 Ninth Street, 12th Floor
Sacramento, CA 95814

CA Coastal Commission
South Central Coastal Area
89 South California St Ste 200
Ventura CA 93001

CA Dept of Conservation
Office of Land Conservation
801 K Street M S 13-20
Sacramento, CA 95814

CA Dept. of Fish and Wildlife
3883 Ruffin Rd. Ste. A
San Diego, CA 92123-4813

Sarah Rains, Env. Scientist
Habitat Cons. Planning - North
CA Dept. of Fish and Wildlife
P.O. Box 279
Newbury Park, CA 91319

CA Dept of Conservation
Div of Land Resource Protection
Dennis O'Bryant
801 K Street - MS 18-01
Sacramento, CA 95814

CA Dept. of Fish and Wildlife
Martin Potter
P.O. Box 1797
Ojai, CA 93024

CA Dept. of Toxic Substances
Control
9211 Oakdale Avenue
Chatsworth, CA 91311

CA Native American Heritage Comm.
1550 Harbor Blvd., Suite 100
West Sacramento, CA 95691

Hans Kreuzberg, Review Unit
Cal. Dept. of Parks & Recreation
Office of Historic Preservation
P.O. Box 942896
Sacramento, CA 94296-0001

Paula Richter
RWQCB
Central Coast Region
895 Aerovista Pl #101
San Luis Obispo, CA 93401

Adam Fukushima
CALTRANS, District 5
50 Higuera Street
San Luis Obispo, CA 93401-5415

State Lands Commission
Stephen Jenkins
100 Howe Avenue Ste 100-South
Sacramento, CA 95825-8202

Pat Abel
Division of Oil and Gas
195 S. Broadway, Suite101
Orcutt, CA 93455

COUNTY OF SANTA BARBARA

CLERK OF THE BOARD?

Michael Becker, SBCAG
Planning Division Manager
260 N. San Antonio Rd., Ste. B
Santa Barbara, CA 93110

Janet Wolf
County of Santa Barbara
Second District Supervisor
123 E. Anapamu Street
Santa Barbara, CA 93101

Tom Rejzek
SBC Environmental Health Services
LUFT Program
2125 S. Centerpointe Parkway, Ste 333
Santa Maria, CA 93455

Alice McCurdy
Deputy Director, Dev. Review Div.
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Santa Barbara, CA 93101

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Santa Barbara County Fire Dept.
4410 Cathedral Oaks Blvd.
Santa Barbara, CA 93110

Santa Barbara County
Flood Control District
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Santa Barbara, CA 93101-2058

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Environmental Health Services
225 Camino Del Remedio
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123 E. Anapamu St.
Santa Barbara, CA 93101

S.B. Air Pollution Control District
Mary B. Byrd/Carly Barham
260 N. San Antonio Road, Ste A
Santa Barbara, CA 93110

CITY OF SANTA BARBARA

Santa Barbara Municipal Airport
Andrew Bermond
601 Firestone Road
Goleta, CA 93117

Santa Barbara Municipal Airport
Andrew Bermond
601 Firestone Road
Goleta, CA 93117

Santa Barbara Municipal Airport
Andrew Bermond
601 Firestone Road
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UCSB

Shari Hammond
Campus Planning and Design
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Goleta West Sanitary District
P.O. Box 4
Goleta, CA 93116-0004

General Manager
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4699 Hollister Avenue
Santa Barbara, CA 93110

Southern California Edison
103 David Love Place
Goleta, CA 93117

Goleta Sanitary District
Steve Wagner, General Manager
One William Moffet Place
Goleta, CA 93117

Engineering Manager
Goleta Water District
4699 Hollister Avenue
Santa Barbara CA 93110

The Gas Company
P.O. Box 3150
San Dimas, CA 91773

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Goleta CA 93111-2404

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Manager, Real Estate
Union Pacific Railroad Comp.
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Omaha, NE 68179

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Rosemead, CA 91770

Rondi Guthrie
Region Manager, Local Public Affairs
Southern California Edison
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Goleta, CA 93117**

David Borgatello
Vice President
MarBorg Industries
P.O. Box 4127
Santa Barbara, CA 93140

Cox Com, Inc.
P.O. Box 787
Goleta, CA 93116

SCHOOLS & LIBRARIES

Goleta Branch Library
500 N Fairview Ave
Goleta, CA 93117

Ellwood School
7686 Hollister Avenue
Goleta CA 93117

William J. Cirone, Superintendent
SB County Education Office
4400 Cathedral Oaks Road
Santa Barbara, CA 93110

Goleta Union School District
401 N Fairview Avenue
Goleta, CA 93117

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S.B. Resource Conservation Dist.
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3220 Calle Mariposa
Santa Barbara CA 93105

Goleta Cemetery District
Rick Bower
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Santa Barbara, CA 93110

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PO Box 1389
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Isla Vista Recreation & Park Dist.
961 Embarcadero Del Mar
Goleta, CA 93117-4814

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Barbareno/Ventureno Band of Mission
Indians, Attn: Raudel Joe Banuelos, Jr.
331 Mira Flores Court
Camarillo, CA 93012

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yak tityu tityu - Northern Chumash Tribe
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SLO County Chumash Council
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Grover Beach, CA 93433

Research Archaeologist
Department of Anthropology
University of California
Santa Barbara, CA 93106



**Santa Barbara County
Air Pollution Control District**

Our Vision  Clean Air

September 18, 2017

Claudia Dato
City of Goleta
Planning and Environmental Review
130 Cremona Drive, Suite B
Goleta, CA 93117

Re: APCD Response to Notice of Preparation of an Environmental Impact Report for the Fire Station 10 project, 17-044-GPA and 17-069-DRB

Dear Ms. Dato:

The Santa Barbara County Air Pollution Control District (APCD) appreciates the opportunity to provide comments on the Notice of Preparation (NOP) of a Draft Environmental Impact Report (EIR) for the Fire Station 10 project. The City of Goleta is proposing to construct of a single-story, 11,600 square foot, three apparatus bay fire station. The project would include a bifurcated above-ground fuel tank (250-gallon gasoline and 1,000-gallon diesel), an emergency generator, and outside hose drying racks. The project would also include a permeable paver public parking lot with seven spaces, employee parking for nine spaces, and a multi-purpose room with a 30-person capacity. All project grading will be balanced on site and is estimated at approximately 1,350 cubic yard (cy) cut and 2,250 cy of fill, with 900 cy of import. The subject property, a 1.21-acre parcel zoned C-1 (Limited Commercial) and identified in the Assessor Parcel Map Book as APN 079-210-075, is located at 7952 Hollister Avenue in the City of Goleta.

APCD staff reviewed the NOP of a Draft EIR, and concurs that air quality impacts should be addressed in the EIR. The proposed project includes an emergency generator and a fuel tank that may be subject to APCD permit requirements and prohibitory rules. Therefore, **APCD may be a responsible agency under the California Environmental Quality Act (CEQA), and will rely on the EIR when evaluating any APCD permits for proposed equipment.** The EIR should include the air pollutant emissions for all proposed equipment to avoid additional CEQA documentation requirements related to APCD permit issuance. APCD's guidance document, entitled *Scope and Content of Air Quality Sections in Environmental Documents* (updated June, 2017), is available online at www.ourair.org/apcd/land-use/. This document should be referenced for general guidance in assessing air quality impacts in the Draft EIR. The EIR should evaluate the following potential impacts related to the Fire Station 10 project:

- 1. APCD Permitting Requirements.** Prior to occupancy, APCD permits must be obtained for all equipment that requires an APCD permit. The gas tanks and the emergency generator engine may require an APCD permit. APCD Authority to Construct permits are required for diesel engines rated at 50 bhp and greater. The storage of gasoline having a capacity of 250 gallons or greater requires an APCD permit. The storage and transfer of diesel fuel is exempt from permit requirements.
- 2. Land Use Conflicts and Health Risk Related to Air Pollutant Emissions.** The proposed project may require an APCD permit. **As part of APCD permit issuance, an evaluation of health risk may be required to demonstrate that the operation of project-related equipment does not cause a significant risk to**

the surrounding community and nearby sensitive receptors. We recommend that health risk assessments be performed up front during the land use review process to ensure that project-related equipment will not result in a significant impact. Whenever a Health Risk Assessment analysis is required, the results should be incorporated into the CEQA review for the project.

3. Attainment Status and Consistency with the APCD Ozone Plan. The APCD has posted the most up-to-date attainment status for the County on the APCD website www.ourair.org/air-quality-standards/ and the most recent Ozone Plan (previously known as the Clean Air Plan) was adopted October 2016 and is available at www.ourair.org/clean-air-plans/. The website should be consulted for the most up-to-date air quality information prior to the release of the Public Draft EIR.

Consistency with land use and population forecasts in local and regional plans, including the Ozone Plan (previously known as the Clean Air Plan), is required under CEQA for all projects. Proposed projects subject to the most recent Ozone Plan consistency determinations include a wide range of activities such as commercial, industrial, residential, and transportation projects. By definition, consistency with the Ozone Plan for the projects subject to these guidelines means that direct and indirect emissions associated with the project are accounted for in the Ozone Plan's emissions growth assumptions and the project is consistent with policies adopted in the Ozone Plan. The Ozone Plan relies primarily on the land use and population projections provided by the Santa Barbara County Association of Governments (SBCAG) and ARB on-road emissions forecast as a basis for vehicle emission forecasting. The 2016 Ozone Plan uses SBCAG's Countywide Regional Transportation Demand Model for on-road mobile source emissions estimates and SBCAG's socio-economic projections to form the basis for some stationary and area source growth forecasts.

Many industrial and manufacturing sources, as well as buildings with large heating devices or generator engines, may be subject to APCD rules and permit requirements. Commercial or industrial stationary source projects will be considered consistent with the 2016 Ozone Plan if they are consistent with APCD rules and regulations.

4. Increase in Criteria Pollutant Emissions from Proposed Project. The EIR should present significance thresholds for ozone precursor emissions (reactive organic compounds [ROC], and oxides of nitrogen [NO_x]) and particulate matter and determine whether the proposed project will produce emissions in excess of the thresholds. APCD's *Scope and Content* document contains the APCD Board-adopted criteria for evaluating the significance of adverse air quality impacts for APCD projects. In the absence of locally-adopted thresholds, APCD recommends that these thresholds be used to determine significance of air quality impacts.

5. Construction Impacts. The EIR should include a description and quantification of potential air quality impacts associated with construction activities for the proposed project. APCD's June 2017 *Scope and Content* document, Section 6, presents recommended mitigation measures for fugitive dust and equipment exhaust emissions associated with construction projects. Construction mitigation measures should be enforced as conditions of approval for the project. The EIR should include a Mitigation Monitoring and Reporting Plan that explicitly states the required mitigation and establishes a mechanism for enforcement.

6. Global Climate Change/Greenhouse Gas Impacts. Greenhouse gas (GHG) emissions and global climate change impacts should be addressed in the CEQA document. Global climate change is a cumulative impact; a project participates in this potential impact through its incremental contribution combined with the cumulative increase of all other sources of greenhouse gases.

CEQA documents should include a quantification of GHG emissions from all project sources (direct and indirect), present significance thresholds, and make a determination regarding the significance of impacts. In addition, we recommend that climate change impacts be mitigated to the extent reasonably possible, whether or not they are determined to be significant. The discussion of climate change impacts can be included under cumulative air quality impacts or in its own section. At a minimum, the project should include any feasible greenhouse gas reduction measures as applicable from the following sector-based list:

- Energy use (energy efficiency, low carbon fuels, renewable energy)
- Water conservation (improved practices and equipment, landscaping)
- Waste reduction (material re-use/recycling, composting, waste diversion, waste minimization)
- Architectural features (green building practices, cool roofs)

For guidance regarding greenhouse gas analysis for CEQA environmental documents, please refer to the *CAPCOA CEQA & Climate Change* document. CAPCOA has also published *Quantifying Greenhouse Gas Mitigation Measures*, an extensive sector-by-sector compendium of project-specific mitigation measures, including quantification methods to calculate GHG reductions. Both of these documents are available online at www.capcoa.org.

We hope you find our comments useful. We look forward to reviewing the Draft EIR. Please contact me at (805) 961-8893 or by e-mail at NightingaleK@sbcapcd.org if you have questions.

Sincerely,



Krista Nightingale,
Air Quality Specialist
Technology and Environmental Assessment Division

cc: TEA Chron File



Department of Conservation

Division of Oil, Gas, and Geothermal Resources – District 3

195 South Broadway • Suite 101

Orcutt, CA 93455

(805) 937-7246 • FAX (805) 937-0673

September 5, 2017

Ms Claudia Dato
City of Goleta
Planning Department
130 Cremona Drive, Suite B
Goleta, CA 93117

Dear Ms. Dato:

NOP & DEIR APN 079-210-075 FIRE STATION PROJECT 10

The Division of Oil, Gas, and Geothermal Resources (Division) has reviewed the Notice of Preparation for the above referenced project. The Division has no jurisdiction or statutory responsibility for the project. The Division is mandated by Section 3106 of the Public Resources Code to supervise the drilling, operation, maintenance, and abandonment of oil and gas wells. This is for the purposes of preventing: 1) damage to life, health, property, and natural resources; 2) damage to underground and surface waters suitable for irrigation or domestic use; 3) loss of oil, gas, or reservoir energy; and 4) damage to oil and gas deposits by infiltration of water and other causes.

The Division of Oil, Gas, and Geothermal Resources (Division) possesses records regarding oil and gas wells drilled and operated in the State of California. (Cal. Public Res. Code, §§ 3215, 3126.) The Division provides the information below to facilitate local permitting agencies' exercise of local land use authority regarding use of land where oil and gas wells are situated. In contrast, the Division does not possess local land use decision authority, but alternatively has authority for permitting any necessary work on any well in the State. (Cal. Public Res. Code, §§ 3106 and 3203.)

The Division's records seem to indicate that there are no oil or gas wells within the plan boundary. The following enclosed map shows the approximate location of the wells in the area. Well records are available on our Division website (<https://secure.conservation.ca.gov/WellSearch/>). While the enclosed map shows the general well locations, precise measurements are provided in the well histories found online. The wells may have been plugged to meet the standards applicable at the time of abandonment, however may not meet current Division regulations.

Ms. Claudia Dato, City of Goleta
September 5, 2017
Page 2

It is possible that an old well and/or equipment attendant to oilfield operations may be encountered during trenching, boring, or excavation operations. Drilling in the area dates back to before 1900. If an unknown well is located during construction operations, please contact our office before proceeding. Again, the Division does not recommend that any structures be built that would impede access to any plugged and abandoned well.

Should you have any questions, please do not hesitate to contact our office.

Sincerely,



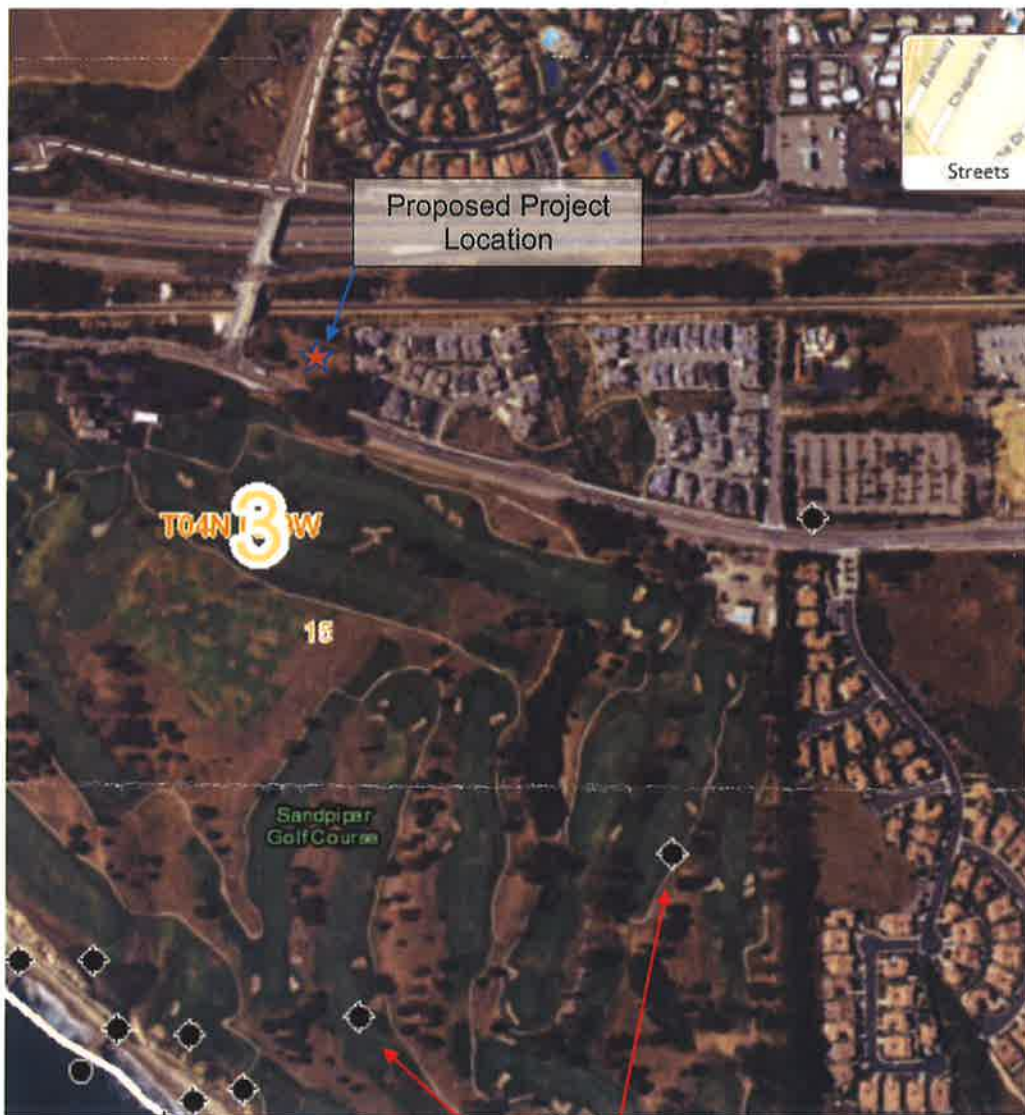
Patricia A. Abel
Coastal District Deputy

Enclosure

cc: Well files
Jan Perez
Crina Chan
Tim Shular
Chrono
cdato@cityofgoleta.org

Map of the Goleta Area

This information may be accessed off of the Division's website under the Well Finder feature.



Example of estimated plugged and abandoned well locations

Santa Barbara County
PUBLIC Health
DEPARTMENT



Environmental Health Services

225 Camino del Remedio • Santa Barbara, CA 93110
805/681-4900 • FAX 805/681-4901

Van Do-Reynoso, MPH, PhD Director
Suzanne Jacobson, CPA Chief Financial Officer
Susan Klein-Rothschild, MSW Deputy Director
Douglas Metz, DPM, MPH Deputy Director
Polly Baldwin, MD, MPH Medical Director
Charity Dean, MD, MPH Health Officer

2125 S. Centerpointe Pkwy. #333 • Santa Maria, CA 93455-1340
805/346-8460 • FAX 805/346-8485

Lawrence Fay Director of Environmental Health

September 5, 2017

Ms. Claudia Dato
City of Goleta
130 Cremona Drive
Goleta, CA 93117

Subject: Fire Station No. 10 Project;
Case Nos. 17-044- GPA and 17-069-DRB
7952 Hollister Avenue, Goleta, California
Former LUFT Site # 502421

Dear Ms. Dato,

The Santa Barbara County Public Health Department, Environmental Health Services Division (EHS), Leaking Underground Fuel Tank Program (LUFT) provides regulatory oversight for the cleanup of unauthorized releases from underground storage tanks in Santa Barbara County. EHS has reviewed the redevelopment plans for the above referenced parcel and notes that the site was previously enrolled in the LUFT Program. The LUFT case was closed in 2012 with residual soil contamination left in place at the location of the former dispenser island. The proposed redevelopment plans included in the April 11, 2017 City of Goleta's Request for Proposal indicate that the residual contamination is located in the vicinity of landscaping and not under the proposed building or under permeable pavers. It is EHS' opinion that this residual contamination should not present a risk to the future building occupants, human health or the environment based upon the proposed building plans. However, there is a potential that previously unknown soil contamination may be encountered during grading activities. EHS requests that a soils management plan be developed to address any soil contamination that may be encountered during grading activities.

If you have any questions regarding the aforementioned, please do not hesitate to call me at (805) 346-8216. Written correspondence regarding this matter should be sent to EHS regular mail at 2125 S. Centerpointe Parkway, Suite 333, Santa Maria, CA 93455, or email to tom.rejzek@sbcphd.org.

Sincerely,

A handwritten signature in black ink, appearing to read "Tom Rejzek".

Thomas M. Rejzek
Professional Geologist #6461
Certified Hydrogeologist #601
LUFT/SMU Programs

tmr:mlc 502421 09_17

CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST AREA
89 SOUTH CALIFORNIA ST., SUITE 200
VENTURA, CA 93001
(805) 585-1800



April 26, 2017

Deborah Lopez
City Clerk
130 Cremona Dr., Suite B
Goleta, CA 93117

RE: Fire Station 10 General Plan Amendment Initiation

Dear Ms. Lopez,

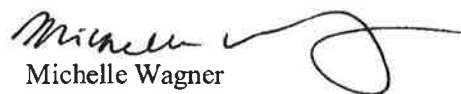
Commission staff would like to take this opportunity to provide comments on the initiation of a General Plan amendment for Fire Station 10. The purpose of the General Plan amendment would be to change the land use designation for APN 079-210-075 from Visitor Commercial (C-V) to Public/Quasi-Public (P-QP), which would allow for the future development of Fire Station 10 on the subject parcel. A coastal development permit (CDP) is required to be obtained from the Coastal Commission for the development of the fire station and our review of more detailed plans may identify issues in the future. At this time, Commission staff would like to provide comments regarding the consideration of the land use designation change.

The goals of the Coastal Act, as stated in Section 30001.5, include maximizing public access to and along the coast and assuring priority for coastal-dependent and coastal-related development over other development on the coast. The subject parcel is currently zoned as Visitor Commercial, which would allow for the development of visitor-serving uses. In order to implement the goals of the Coastal Act, certain uses, such as visitor-serving land uses, are identified as priority uses. Therefore, changing the land use designation of the subject parcel from Visitor Commercial to Public/Quasi-Public in order to allow for development of a fire station, which is not considered a priority use under the Coastal Act, could be considered a loss of a potential visitor-serving use and the provision of a non-priority land use over a priority land use.

Commission staff recommends that the City of Goleta analyze the amount of visitor-serving uses currently within the coastal zone and near the subject site as well as analyze nearby land that is currently zoned to allow for future development of visitor-serving land uses. Additionally, Commission staff recommends that the City analyze feasible alternative locations for the fire station, including potential sites outside of the coastal zone. This analysis should include whether or not the project is consistent with the policies of the Coastal Act at each alternative site within the coastal zone.

Thank you for the opportunity to review and provide comments. These comments represent our preliminary comments of the General Plan amendment for Fire Station 10. Depending on the particular details of the final proposed project reviewed as part of a CDP application, there may be additional comments or issues to be addressed. If you have any questions regarding these comments, please contact me at 805-585-1800.

Sincerely,


Michelle Wagner
Coastal Program Analyst

From: Andrew P. Orfila
To: [Deborah Lopez](#); [Andy Newkirk](#)
Cc: [Peter Imhof](#)
Subject: Fire Station 10 GPA Initiation
Date: Thursday, April 27, 2017 2:55:40 PM

Hi Andy,

We received the notice re: the Fire Station 10 General Plan Amendment initiation. SBCAG acts as the Airport Land Use Commission for Santa Barbara County to fulfill the airport land use compatibility review requirements set forth in the Aeronautics Act (Public Utilities Code §21670 et seq.). The proposed Fire Station 10 site is located within the Airport Influence Area of the Santa Barbara Airport. State law (Public Utilities Code §21676(b)) requires that, prior to the adoption, approval or amendment of any General Plan that affects allowable land uses within the Airport Influence Area (AIA) that the project be referred to the Airport Land Use Commission (ALUC) for determination of consistency with the Airport Land Use Plan prior to the land use action by the local agency.

The land use action will need to be referred to the ALUC for a consistency determination with the Airport Land Use Plan prior to the amendment of the General Plan. Thank you and feel free to contact me if you have any questions.

Andrew Orfila, PTP
Senior Transportation Planner
p: (805) 961-8907
e: aorfila@sbcag.org



Santa Barbara County Association of Governments
260 N. San Antonio Road, Suite B
Santa Barbara, CA 93110
<http://www.sbcag.org/>

From: Ready, Olga
To: [Andy Newkirk](#)
Subject: APN 079-210-075 Case 17-044-gpa
Date: Monday, April 24, 2017 10:06:41 AM

Hello Andy,

Thank you for your letter regarding the new Case 17-044-GPA.

We, the SBCO Flood Control do not have any easements or interest on that Parcel.

Sincerely,

Olga Ready
130 E. Victoria St., Suite 200,
Santa Barbara, CA93101
805-568-3450

Disclosure, I am a member of the Design Review Board but am speaking as an individual.

From General Plan 3.1, Aesthetics and Visual Resources

An essential aspect of Goleta's character is derived from the various scenic resources within and around the City. Views of these resources from public and private areas contribute to the overall attractiveness of the City and the quality of life enjoyed by its residents, visitors, and workforce.

This site is designated as a gateway along a scenic local corridor.

Gateways are significant points of entry into a city or community. From these gateways, motorists and bicyclists are presented with the visual character of the city. The General Plan specifically refers to roadways that extend through Hollister Avenue at the western City boundary.

From Goleta's Environmental thresholds and guidelines manual:

1a. The project site has significant visual resources by virtue of surface waters, **vegetation**, elevation, slope, or other natural or man-made features which are publicly visible.

2a. The project has the potential to impact visual resources of the Coastal Zone.

The presence of large skyline and canopy trees on this specific site constitute significant visual resources. The proposed project will remove virtually all of the visually significant vegetation on the site.

The EIR should explore alternatives to full vegetation removal with various revised site designs.

Mitigation for removal of scenically significant vegetation must be thoroughly discussed, including generous replanting ratios. It is crucial that the replanting be robust and not value engineered from the project or phased for some time later.

Based on the scenic value of the eucalyptus canopy arch at this city gateway, and the fact that the City of Goleta is concurrently proposing to remove a significant number of large trees at Rancho La Patera and the Ellwood Mesa, it is important that the City of Goleta keep the public informed of these proposals, the rationale for tree removal, and plans for full mitigation of lost scenic resources.

Frequent visitors and residents of Goleta will be shocked when the vegetation is removed from this gateway entrance site. The EIR should include photo simulations from multiple viewpoints that depict the site with all of the vegetation removed prior to construction, and photo simulations that depict the site when the proposed replacement vegetation is in various stages of maturity after construction.

Note that the proposed building is significant in mass, bulk and scale and is located on a small site.

What public city review Board or Commission will be reviewing this project to ensure that mitigation plans for replacement vegetation are adequate?

Thank you!

Bill Shelov
bill.shelov@cityofgoleta.com

Claudia Dato

From: Lisa Kus <lisakus1@gmail.com>
Sent: Monday, August 28, 2017 11:04 AM
To: Claudia Dato
Subject: EIR Fire Station

Good morning, Claudia.

I see a notice about meeting tomorrow nite.

Could you clarify about the environmental discussion? The station is getting built, the plans are in process and now we are discussing environmental issues?

Our environmental issues are the location of the fire station (noise from the engines in the middle of the night responding to emergency calls) and the tree removal, which are both already a done deal.

Thank you.

Lisa and Steve Kus