



Date of Notice: May 18, 2016

**NOTICE OF PREPARATION  
OF A DRAFT ENVIRONMENTAL IMPACT REPORT  
AND SCOPING MEETING  
Wednesday, June 1, 2016 at 5:30 P.M.**

**RANCHO GOLETA MOBILE HOME PARK FIRE IMPROVEMENTS PROJECT  
CASE NO. 14-118-CDP  
7465 Hollister Avenue  
APNs 079-210-058 and 079-442-023**

**NOTICE IS HEREBY GIVEN** that the Planning and Environmental Review Department of the City of Goleta is providing a Notice of Preparation (NOP) for a Draft Environmental Impact Report (DEIR) and will conduct a scoping meeting on the date set forth below for the Rancho Goleta Mobile Home Park Fire Improvements Project proposed by Daniel Guggenheim, Goleta Mobile Home Park, LP.

**PROJECT LOCATION:** The project would be located in the City of Goleta (City) at the Rancho Goleta Mobile Home Park (Rancho Goleta), 7465 Hollister Avenue (APN 079-210-058), and on undeveloped City-owned land located between the south end of Coronado Drive and Rancho Goleta just north of Devereux Creek (APN 079-442-023). A paved hammerhead turnaround containing a water faucet and hose is located at the south end of Rancho Goleta, adjacent to undeveloped land and Devereux Creek which has been historically used as a car wash area for residents. The entrance to Rancho Goleta is via Hollister Avenue, and the emergency access road site can be accessed via Coronado Drive or Rancho Goleta. The surrounding land uses include single family residential homes located north of the emergency access road and west of the Rancho Goleta, medium to high-density residential development east of the mobile home park, and protected open space used for passive recreational activities located immediately south, east, and west of the emergency access road and south of Rancho Goleta.

**GENERAL PLAN:** Mobile Home Park (MHP) and Open Space/Passive Recreation (OS/PR)

**ZONING:** Coastal Zone District: Mobile Home Park (MHP) and Recreation (REC)

**PROJECT DESCRIPTION:** The Project is intended to improve fire safety and compliance within Rancho Goleta and consists of the following elements:

- Replacement of two existing fire hydrants at the mobile home park as well as the installation of two new fire hydrants.
- Installation of a new 8-inch fire line between the two new hydrants and along the north side of Devereux Creek to the new fire hydrant at the hammerhead turnaround area.
- Repaving of an area in the southeast corner of the mobile home park to function as a hammerhead turnaround for the Fire Department. (This was completed in late 2014, but is analyzed as part of this EIR because the environmental impacts from repaving and

use of the car wash area located in this turnaround were not previously analyzed, and no permits were issued for these activities.)

- Bring existing unpermitted resident car wash into compliance with applicable local regulations.
- Construct a 20-foot-wide all-weather emergency access road along the north side of Devereux Creek from the south terminus of Coronado Drive to the hammerhead turnaround, along with a retaining wall north of the road that will have a maximum height of 3 feet.
- Construct a pipe gate on the east end of the emergency access road, near Coronado Drive, so that vehicular access is limited to use by the Fire Department during emergencies. The area would continue to be accessible to pedestrians and bicyclists.

**PURPOSE OF NOTICE OF PREPARATION AND SCOPING MEETING:** The City of Goleta will be 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/Notice of Public Scoping Meeting is to obtain agency and public comment on the adequacy of the scope of analysis and content of the environmental information and analysis to be conducted, including significant environmental issues, reasonable alternatives, and mitigation measures that should be included in the DEIR. 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 environmental consequences of the proposed project. The EIR would identify potentially significant effects, and any feasible means of avoiding or reducing the effects through project redesign, the imposition of mitigation measures, or implementation of alternatives to the project. The EIR will address the issue areas listed in the CEQA Guidelines Appendix G Checklist as well as cumulative impacts. The specific issues to be addressed include the following:

Aesthetics	Air Quality
Biological Resources	Cultural Resources
Geology/Soils	Greenhouse Gases
Hazards and Hazardous Materials	Hydrology/Water Quality
Land Use/Planning	Noise
Public Services	Recreation
Transportation/Traffic	Utilities/Service Systems

The issues of Agriculture and Forestry will not be addressed as the project site is not on agricultural or forest land and will not conflict with existing zoning for agricultural or forestry lands. Additionally, Mineral Resources will not be addressed as no minerals are known to be on the site that would be of value to the region or residents of the site. Population and Housing also will not be addressed because the project would not cause an increase in population or a change in the amount of housing available.

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 listed below.

**MEETING DATE AND TIME:** Wednesday, June 1, 2016, 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.

**NOTICE OF PREPARATION PUBLIC COMMENT PERIOD:** The public comment period begins on May 18, 2016 and ends on June 16, 2016 (30 days). All letters should be addressed to Mr. Joe Pearson II, Associate Planner, City of Goleta, 130 Cremona Drive, Suite B, Goleta, CA 93117 or [jpearson@cityofgoleta.org](mailto:jpearson@cityofgoleta.org). Mr. Pearson can be reached at 805-961-7573. **All comments must be received no later than June 16, 2016 at 5:00 PM or submitted at the hearing.** Please limit comments to environmental issues.

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) 961-7505. Notification at least 48 hours prior to the meeting will enable staff to make reasonable arrangements to accommodate special needs.

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