



**NOTICE OF AVAILABILITY OF  
DRAFT ENVIRONMENTAL IMPACT REPORT &  
NOTICE OF ENVIRONMENTAL HEARING OFFICER  
HEARING  
Wednesday, November 9, 2016 at 5:30 P.M.**

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

**NOTICE IS HEREBY GIVEN** that the City of Goleta (City), as Lead Agency under the California Environmental Quality Act (Public Resources Code §§ 21000, et seq.; "CEQA"), completed a Draft Environmental Impact Report (Draft EIR) for the Rancho Goleta Mobile Home Park Fire Improvements Project (Project). A detailed description of the Project is provided below. The City invites comments on the adequacy and completeness of the environmental analysis and mitigation measures described in the Draft EIR from October 7, 2016 through November 21, 2016.

A public hearing to take comments on the Draft EIR will be held by the City Environmental Hearing Officer during the 45 day comment period on:

**DATE AND TIME:** Wednesday, November 9, 2016 at 5:30 P.M.  
**PLACE:** Goleta City Hall, Council Chambers  
130 Cremona Drive, Suite B, Goleta, CA 93117

**DOCUMENT AVAILABILITY and FURTHER INFORMATION:** The Draft EIR may be reviewed, or copies, or may be purchased, on and after October 7, 2016 at the City of Goleta Planning and Environmental Review Department, 130 Cremona Drive, Suite B, Goleta, CA 93117. Hard copies are also available for review at the Goleta Public Library. The Draft EIR is also posted on the City's website at [www.cityofgoleta.org](http://www.cityofgoleta.org). Copies of the Draft EIR are also available for purchase on CD for \$7.00. Documents referenced in the Draft EIR are on file with the City and are also available upon request.

**PUBLIC COMMENT PERIOD:** The public review period begins on October 7, 2016 and ends on November 21, 2016 at 5:00 P.M. All letters should be addressed and mailed to Mr. Joe Pearson II, Associate Planner, City of Goleta, 130 Cremona Drive, Suite B, Goleta, CA 93117 or emailed to [jpearson@cityofgoleta.org](mailto:jpearson@cityofgoleta.org). **All comments must be received no later than 5:00 P.M. on November 21, 2016.** Please limit comments to environmental issues.

**PROJECT DESCRIPTION SUMMARY:** The Project is intended to improve fire safety and compliance within Rancho Goleta Mobile Home Park (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 replacement hydrants and the new hydrants near the pool, 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.
- Retain the pipe gates on the west end of the emergency access road, near Coronado Drive, and on the east end near the hammerhead turnaround, so that vehicular access would be limited to use by the Fire Department during emergencies. Access also would continue to be available to the Goleta West Sanitary District and Santa Barbara County Flood Control District in accordance with the terms of their existing easements for ingress and egress and for maintenance and flood control and drainage purposes, respectively. Additionally, the area would continue to be accessible to pedestrians and bicyclists.

**Location:** The Project would be located in the City of Goleta (City) at 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 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.

**ENVIRONMENTAL REVIEW FINDINGS:** The Draft EIR identifies and discusses potential impacts, mitigation measures, monitoring requirements, and residual impacts for identified subject areas. Significant and unavoidable project specific and cumulative impacts (Class I) are identified in the areas of Biological Resources (encroachment into streamside protection area); and Land Use (inconsistency with General Plan/Coastal Land Use Plan creek protection policies).

Potentially significant, but mitigable, impacts on the environment (Class II) are anticipated in the areas of: aesthetics and visual resources (removal of vegetation); biological resources (loss of habitat, and impact on special status plant/animal species); cultural resources (disturbance of historic and paleontological resources); hydrology and water quality (runoff from carwash); noise (short construction noise impacts).

**CORTESE LIST:** The Project site is not listed on any hazardous waste facilities or disposal sites identified by Government Code § 65962.5 (the "Cortese list").

If you have any questions regarding the project, please contact Mr. Joe Pearson II as indicated above or at 805-961-7573.

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 the City of Goleta Planning and Environmental Review Department on or before the date that the public comment period ends (Gov't. Code § 65009 (b) (2)).

NOTE: In compliance with the Americans with Disabilities 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 before the meeting will enable the staff to make reasonable arrangements.