

CHAPTER 2 PROJECT DESCRIPTION

2.1 LOCATION AND EXISTING SETTING

The Rancho ~~Estates Goleta~~ Mobile Home Park (Rancho ~~Estates Goleta~~) Fire Improvements Project (Project) would be located in the City of Goleta (City) at Rancho ~~Estates Goleta~~, which is located at 7465 Hollister Avenue (APN 079-210-058), and on undeveloped City-owned land located between the south end of Coronado Drive and the mobile home park just north of Devereux Creek (APN 079-442-023) (Figure 2-1). The entrance to the mobile home park is via Hollister Avenue. The mobile home park has two north-south oriented lanes with a number of cross-connecting ways containing guest parking. The housing units are closely packed, with singlewide and doublewide units with adjacent parking spaces and minimal landscaping on both sides of the lanes. A paved area containing a water faucet and hose ~~formerly was~~ located at the south end of the mobile home park, adjacent to undeveloped land and Devereux Creek. This area ~~has historically been was~~ used as a car wash area for residents. The proposed emergency access road site can be accessed via Hollister Avenue through Rancho ~~Goleta Estates~~ or Coronado Drive. Currently, it contains a narrow unpaved trail surrounded by primarily nonnative vegetation, and extends along the north side of Devereux Creek, which runs in an east-west direction in this area.

The surrounding land uses include single-family residential homes located north of the emergency access road and west of the mobile home park, 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 the mobile home park. Several adjoining open spaces and preserves come together in the Project area, forming an expansive protected tract of important habitat and recreation area. The Land Trust of Santa Barbara owns and maintains the 9.3-acre Coronado Preserve located within a few hundred feet northwest of the emergency access road. The Coronado Preserve includes the lower reach of Devereux Creek and associated habitats with trails linking it to the Goleta Monarch Grove. Large stands of eucalyptus are present throughout the open space areas adjoining the Project site to the south. The Santa Barbara Shores County Park/Ellwood Mesa Open Space is connected by trails to the west of the Project. This area includes vernal pools and native grasslands, which are both uncommon plant communities, as well as rare plant populations.

The emergency access road and ~~former~~ car washing area are within a designated Environmentally Sensitive Habitat Area (ESHA) associated with Devereux Creek. These existing and proposed improvements and the southern portion of the mobile home park are within the Coastal Zone (Figure 2-1).

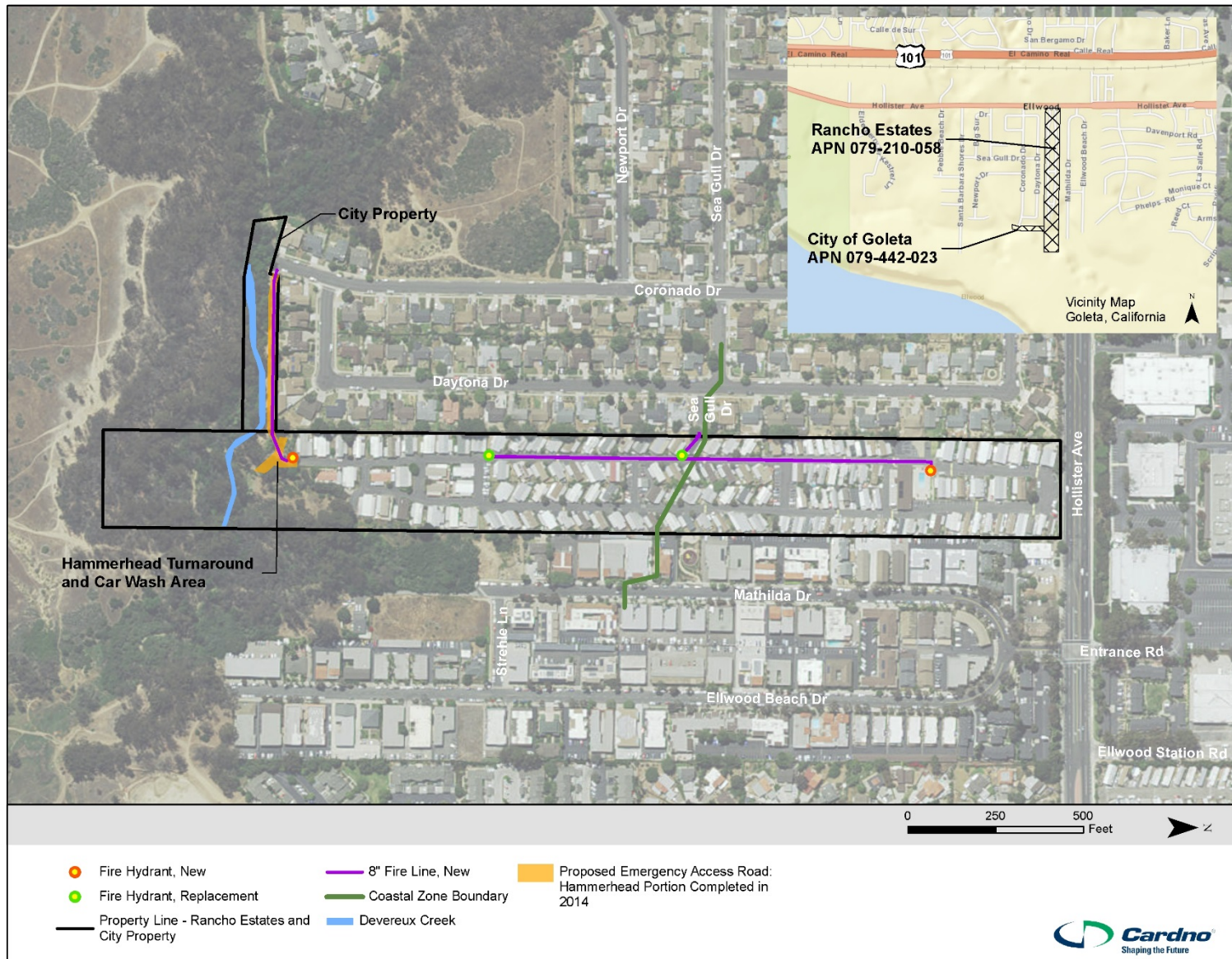


Figure 2-1 Project Site

2.2 PROPOSED PROJECT

Note: After the Draft EIR was released, the applicant chose to remove the car wash facilities from the Project site, and use of the car wash area is no longer part of the proposal. All references to future use of the car wash area have been removed from the project description and the impact analysis.

The Project is intended to improve fire safety within Rancho ~~Goleta~~Estates and consists of the following elements (Figure 2-1):

- Replace two existing fire hydrants at the mobile home park (one between Units #428 and #429 and another between Units #439 and #440), served by a fire line stub off of Sea Gull Drive.
- Install a new fire hydrant near the pool, and another new fire hydrant near the hammerhead turnaround area for the Santa Barbara County Fire Protection District (Fire Department) at the south end of the mobile home park.
- Install a new 8-inch fire line between the two replacement hydrants and the new hydrant near the pool.
- Repave 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~~this activity.
- ~~Bring the existing unpermitted resident car wash into compliance with applicable regulations.~~
- Install a 575-foot-long, 8-inch-diameter fire line along the north side of Devereux Creek to the new fire hydrant at the hammerhead turnaround area on the south end of the mobile home park site.
- 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.
- Construct a 270-foot-long, 3-foot-high retaining wall north of the emergency access road, 10 feet from the property line of the private residences. The wall would be constructed of Allan Block and backfilled with soil, sloping upward toward the residences.
- 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.

2.3 OBJECTIVES

The applicant's objectives for the Project are to:

1. Construct a new emergency access road and Fire Department hammerhead turnaround.
2. Construct fire infrastructure improvements, including upgrade of existing fire hydrants, extension of fire water lines, and construction of new fire hydrants.
3. Provide for improved emergency access to the existing mobile home park development.
4. Improve fire protection infrastructure to and on the existing mobile home park development, thereby improving the safety for the residents and the area.
5. Promote City of Goleta planning goals by improving fire safety through the provision of additional emergency access and improved fire infrastructure.
6. Minimize impacts on biological resources while providing the necessary fire improvements to improve safety of the mobile home park residents.
7. Protect and preserve public trail access through public park property.
8. ~~Provide a car washing area for the mobile home park residents that complies with applicable regulations.~~

2.4 CONSTRUCTION

2.4.1 Construction Activities

Construction vehicles would access the Project site via Hollister Avenue or Coronado Drive. Emergency access road construction would require excavation, grading, and vegetation and tree removal. The estimated preliminary earthwork quantities are 555 cubic yards of cut and 480 cubic yards of fill, with 75 cubic yards of export required. The 75 cubic yards of export material would be trucked offsite, typically to another project site in need of fill. The depth of excavation required is approximately 4 feet. A portion of excavated soil, approximately 130 cubic yards, would be used as fill for the emergency access road. The all-weather road surface would be gravel, Class 2 road base as required by the Fire Department. The Allan Block retaining wall north of the emergency access road would be constructed by stacking the blocks and filling them with aggregate fill. Water lines would be installed by trenching in accordance with Goleta Water District standards, placing the pipeline within the trench, and resurfacing the disturbed area.

Approximately 80 cubic yards of vegetation and any removed trees would be disposed of as green waste at a County of Santa Barbara waste site. Rubbish would be disposed of at an appropriate site in accordance with legal requirements. Approximately 8,000 gallons of water are estimated to be used during Project construction for dust control. The water would be supplied by the Goleta Water District by a construction meter with a hose or water truck.

2.4.2 Typical Construction Equipment and Workforce

Typical construction equipment that would be used during Project construction includes a D4/D6 dozer, compactor, loader, backhoe, grader, water truck, and pickup trucks. Four to six construction workers would be required daily during the construction period.

2.4.3 Revegetation of Disturbed Areas

The slope between the new retaining wall and private property to the north and the slope south of the new road would be hydroseeded with Santa Barbara native seed mix. In accordance with Section 503.2.1 of the 2013 California Fire, these areas would be planted only with low-growing vegetation (1 to 2 feet) unless otherwise approved by the Fire Department. This low-growing vegetation would be planted within 10 feet of the north side of the road and 6 feet of the south

side to avoid intrusion into Devereux Creek. Trees would be trimmed if needed to establish a cleared area of 13.5 feet over the road.

2.4.4 Construction Best Management Practices

The following best management practices (BMPs) would be implemented during Project construction.

2.4.4.1 Compliance with State and Local Requirements

All work would be performed in compliance with the City and Goleta Water District requirements including compliance with the State of California, Division of Industrial Safety Construction and Safety Orders. These include, without limitation, use of appropriate traffic control measures and warning signs, verification of the locations of existing utilities; use of appropriate horizontal and vertical separation; performance of appropriate soils testing; paving or repaving in accordance with City standards; and use of appropriate signage indicating the presence of water lines.

2.4.4.2 Dust Control/Air Emissions

All work would comply with the Santa Barbara County Air Pollution Control District (SCBAPCD) Standard Fugitive Dust Control Measures. In part, these include using water to minimize dust during road construction. During clearing, grading, earthwork, excavation, or embankment operations, water trucks or sprinkler systems would be used in sufficient quantities to prevent dust from leaving the site and to create a crust after each day's activities cease. All exposed areas and access roads would be kept damp. A dust control monitor would be designated to ensure that adequate water is used to prevent the transport of dust offsite, including on holidays and weekends when work is not in progress. SBCAPCD requirements for minimizing diesel particulate and oxides of nitrogen emissions also would be followed, and asphalt paving activities would comply with SBCAPCD Rule 329, Cutback and Emulsified Asphalt Paving Materials.

2.4.4.3 Erosion Control

A silt fence would be installed along Devereux Creek to prevent materials (rock, soil, etc.) from entering the creek during construction and maintenance, and it would remain in place during all construction and until the disturbed areas are revegetated. All protection measures would be in place before the rainy season and would be installed at other times of year if rain were imminent. Protection measures would be adjusted as needed to control runoff of silt-laden water; they may be removed temporarily to facilitate construction, but would be reinstalled before the next rainfall. Once construction was complete, the disturbed areas would be protected from erosion by using appropriate erosion control devices and methods.

2.4.4.4 Traffic Control

To the extent feasible, construction-related truck trips would be scheduled during non-peak hours to help reduce truck traffic and automobile congestion on roadways serving the Project site. Approval would be obtained from the City Department of Public Works (Roads Division) for appropriate haul routes and times.

2.4.4.5 Hazardous Materials Storage and Use

Staging, equipment refueling, and materials storage would take place in one central area of the Project site in accordance with the provisions of California Stormwater Quality Association (CASQA) BMP Fact Sheets NS-8, Vehicle & Equipment Cleaning; NS-9, Vehicle & Equipment Fueling; NS-10, Vehicle & Equipment Maintenance; and WM-1, Material Delivery and Storage.

This area may change throughout construction, depending on where activities take place, but it would not be located near a storm drain inlet or drainage swale or adjacent to a fill slope. The area would be inspected frequently to ensure no spilled hazardous materials contaminated the existing ground. Should this occur the spill would be cleaned up immediately, in accordance with CASQA BMP Fact Sheet WM-4, Spill Prevention and Control and applicable accepted standards and procedures of local governmental agencies.

2.4.5 Construction Schedule

The construction period would be approximately 6 weeks, which includes approximately 21 full work days. Construction would generally occur Monday through Friday between the hours of 8 a.m. and 5 p.m.

2.5 OPERATIONS AND MAINTENANCE

The Project would require little maintenance. Infrequent redressing of the emergency access road surface with road base would be needed. Tree trimming also may be required periodically to ensure that the Fire Department's requirement of 13.5 feet of overhead clearance at the access road is maintained.

2.6 REQUIRED APPROVALS

All permits and required approvals for the Project are included in Table 2-1. A Coastal Development Permit provided by the California Coastal Commission would regulate all aspects of the Project.

Table 2-1 Required Approvals

Agency	Permit/Approval
California Coastal Commission	Coastal Development Permit
Regional Water Quality Control Board	Waste Discharge Requirements, NPDES Permit
California Department of Fish and Wildlife	Streambed Alteration Agreement
<u>California Department of Housing and Community Development</u>	<u>Construction Permit</u>
City of Goleta	Development Plan, building and grading permits, approval of haul routes and times required
Goleta Water District	Approval required
Goleta Sanitary District	Approval required
Santa Barbara County Fire Department	Approval required

2.7 SITE INFORMATION

General information regarding the site is included in Table 2-2.

Table 2-2 Site Information

Existing General Plan Land Use Designation	Mobile Home Park (MHP) and Open Space/Passive Recreation (OS/PR)	
Zoning Regulations, Existing Zone District	Coastal Zone District: Mobile Home Park (MHP) and Recreation (REC)	
Site Size	Parcel 1: 17.84 gross acres; Parcel 2: 1.27 gross acres	
Present Use and Development	Parcel 1: Residential Mobile Home Park; Parcel 2: Undeveloped	
Surrounding Uses/Zoning	North	Single family homes and northern portion of mobile home park (R-1 and MHP)
	South	Passive Recreation Open Space (REC)
	East	Undeveloped Design Residential (DR4.6) / Design Residential (DR4.6)
	West	Passive Recreation Open Space (REC)
Access	Existing Roadway	Primary: Hollister Avenue Secondary: Coronado Drive
Utilities and Public Services	Water Supply	Goleta Water District
	Sewage	Goleta West Sanitary District
	Power	Southern California Edison
	Natural Gas	Southern California Gas Company
	Cable	Cox Communications
	Telephone	General Telephone & Electric Company
	Fire	Santa Barbara County Fire Station #14
	Solid Waste	Marborg Industries

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