



**NOTICE OF AVAILABILITY
OF FINAL MITIGATED NEGATIVE DECLARATION
AND PLANNING COMMISSION HEARING
Monday, September 12, 2016 at 6:00 PM**

**Fuel Depot Gas Station and Convenience Store Project
180 North Fairview Avenue
APN: 069-110-054
Case No. 15-063-DP**

NOTICE is hereby given that the City of Goleta completed a Final Mitigated Negative Declaration (Final MND) for the Fuel Depot Gas Station and Convenience Store project described below. The Planning Commission will conduct a public hearing to consider the adequacy of the Final MND and merits of the Project. The Planning Commission will be the final decision maker for the Project unless an appeal is filed.

The public hearing before the Planning Commission will occur on:

HEARING DATE AND TIME: Monday, September 12, 2016 at 6:00PM

**HEARING LOCATION: City of Goleta City Hall
Council Chambers
130 Cremona Drive, Suite B
Goleta, CA 93117**

PROJECT DESCRIPTION: Fairview Auto Lube, LP, property owner, seeks approval of a Development Plan and associated Modifications at 180 North Fairview Avenue. The 0.28 acre project site is a developed site consisting of an existing gas station, service station and convenience store and is located on the corner of Encina Road and North Fairview Avenue, approximately 400-feet north of the Calle Real and Fairview intersection. The site has an Intersection Commercial (C-I) Goleta General Plan land use designation and is zoned Shopping Center (SC) in the Inland/Coastal Zoning Ordinance. The Project requires approval of the following:

- A Development Plan (DP) for the demolition of an existing on-site building and the construction of a new one-story, 2,396-square foot convenience store (net increase of 777 square feet) and associated gas station. The existing fuel pumps and canopy would remain in their current and previously approved configurations within the front yard setback area. As part of the DP, it is proposed that two off-site parking spaces located at 52 N. Fairview Avenue (located within 500 feet of the site) would be counted towards the parking requirements.
- A request for Modifications (MOD) to allow:
 1. The placement of one new disability parking space within the secondary front yard setback adjacent to Encina Road;
 2. The placement of a new trash/recycling enclosure encroaching into the secondary front yard setback along Encina Road;

3. An increase in building/structure lot coverage from 30-percent to 35-percent; and
4. Use of the eight (8) existing fueling stations to be used as eight (8) of the twelve (12) parking spaces required pursuant to the Inland Zoning Ordinance (Goleta Municipal Code (GMC) § 35-317.8).

ENVIRONMENTAL REVIEW FINDINGS: The Final MND was prepared pursuant to the requirements of the California Environmental Quality Act (Public Resources Code §§ 21000, et seq.; “CEQA”), the regulations promulgated thereunder (14 California Code of Regulations, §§ 15000, et seq.; “CEQA Guidelines”), and the City’s Environmental Review Guidelines. The City of Goleta is acting as the Lead Agency.

The Final MND identifies and discusses potential impacts and residual impacts for the identified subject areas. Based on the discussion and analysis provided in the Final MND, it is anticipated that the project described would not create any significant adverse effects on the environment with the inclusion of mitigation measures and monitoring in the areas of Hazards/Hazardous Materials and Noise.

Further, the site is currently listed on hazardous waste facilities or disposal sites as identified in Government Code § 65962.5 (Cortese List). However, the County of Santa Barbara is in the process of removing the property from the list of hazardous waste facilities or disposal sites given the clean-up that has taken place. For more information regarding the cleanup of the site/removal from the Cortese List, please contact Steven Nailor, Santa Barbara County Health Department, Environmental Health Services at 805-346-8344 or steve.nailor@sbcphd.org.

PUBLIC COMMENT: All interested persons are encouraged to attend the public hearing and to present written and/or oral comments. All letters should be addressed to the Planning and Environmental Review Department, Goleta City Hall, 130 Cremona Drive, Suite B, Goleta, CA 93117. Letters must be received by the Planning and Environmental Review Department on or before the date of the hearing or can be submitted at the hearing.

DOCUMENT AVAILABILITY: The proposed Final MND and all documents referenced therein are currently available and may be obtained at the City of Goleta, 130 Cremona Drive, Suite B, Goleta, CA 93117. The proposed Final MND is posted on the City’s web site at www.cityofgoleta.org. Staff reports and related materials for the Planning Commission hearing will be available at least 72 hours prior to the meeting.

FOR FURTHER INFORMATION: Additional information is on file at the Planning and Environmental Review Department, Goleta City Hall, 130 Cremona Drive, Suite B, Goleta, CA 93117. Contact Darryl Mimick, Associate Planner, at 805-961-7572 or dmimick@cityofgoleta.org for more information.

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 on or before the date of the public hearing (Government Code Section 65009(b) [2]).

Note: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this hearing, please contact Deborah Lopez, City Clerk, at (805) 961-7505. Notification at least 72 hours prior to the hearing will enable City staff to make reasonable arrangements.