



**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.

**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 AND SCOPING MEETING:** 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/Notice of Public Scoping Meeting 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:

- |                                   |                         |
|-----------------------------------|-------------------------|
| 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](mailto: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**