Appendix A

Notice of Preparation

Distribution List

Scoping Comment Letters
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Notice of Preparation

August 31, 2017

To:        Reviewing Agencies
Re:  Fire Station 10
       SCH# 2017081066

Attached for your review and comment is the Notice of Preparation (NOP) for the Fire Station 10 draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

Claudia Dato  
City of Goleta  
130 Cremona Drive, Suite B  
Goleta, CA 93117

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan  
Director, State Clearinghouse

Attachments
cc: Lead Agency
<table>
<thead>
<tr>
<th>Resources Agency</th>
<th>County: Santa Barbara</th>
<th>SCH#</th>
<th>RWQCB 1</th>
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<td>Fish &amp; Wildlife Region 4 Julie Vance</td>
<td>Native American Heritage Comm. Debbie Treadway</td>
<td>20170810066</td>
<td>Cathleen Hudson North Coast Region (1)</td>
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<td>Fish &amp; Wildlife Region 5 Leslie Newton-Reed Habitat Conservation Program</td>
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<td>RWQCB 2 Environmental Document Coordinator San Francisco Bay Region (2)</td>
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<td>Tahoe Regional Planning Agency (TRPA) Cherry Jacques</td>
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<td>Caltrans, District 2 Marcelino Gonzalez</td>
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<td>Delta Stewardship Council Kavan Samsam</td>
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<td>Caltrans, District 8 Mark Roberts</td>
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<td>Caltrans, District 10 Tom Dumas</td>
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<td>Caltrans, District 12 Maureen El Harske</td>
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<td>Regional Water Quality Control Board (RWQCB)</td>
<td>Air Resources Board Airport &amp; Freight Jack Wursten</td>
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<td>Transportation Projects Nesamani Kalandiyur</td>
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<td>California Department of Resources, Recycling &amp; Recovery Sue O'Leary</td>
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<td>State Water Resources Control Board Regional Programs Unit Division of Financial Assistance</td>
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<td>State Water Resources Control Board Cindy Forbes – Asst Deputy Division of Drinking Water</td>
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<td>State Water Resources Control Board Student Intern, 401 Water Quality Certification Unit Division of Water Quality</td>
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<td>State Water Resources Control Board Phil Crader Division of Water Rights</td>
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<td>Dept. of Toxic Substances Control CEQA Tracking Center</td>
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<td>Department of Pesticide Regulation CEQA Coordinator</td>
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</table>
Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

Project Title: Fire Station 10
Lead Agency: City of Goleta
Mailing Address: 130 Cremona Dr, Ste B
City: Goleta, CA Zip: 93117
Contact Person: Claudia Dato
Phone: (805) 961-7554
County: Santa Barbara

Project Location:
County: Santa Barbara
City/Nearest Community: City of Goleta
Cross Streets: Hollister Avenue at Cathedral Oaks Road
Zip Code: 93117
Longitude/Latitude (degrees, minutes and seconds): N / W
Total Acres: 1.51 acre
Assessor’s Parcel No.: 079-210-075
Within 2 Miles: State Hwy #: 101
Airports: Santa Barbara
Railways: Union Pacific Railroad
Schools: Ellwood Elementary

Document Type:
- CEQA: ☑ NOP
- NEPA: Other:
- Draft EIR
- Supp/Supp EIR
- Neg Dec
- (Prior SCH No.)

Local Action Type:
- General Plan Update
- General Plan Amendment
- General Plan Element
- Community Plan
- Specific Plan
- Master Plan
- Planned Unit Development
- Site Plan
- Rezone
- Prezone
- Use Permit
- Land Division (Subdivision, etc.)
- Annexion
- Redevelopment
- Coastal Permit
- Other: Development

Development Type:
- Residential: Units Acres Employees
- Office: Sq.ft. Acres Employees
- Commercial: Sq.ft. Acres Employees
- Industrial: Sq.ft. Acres Employees
- Educational: Type
- Recreational:
- Water Facilities: Type MGD
- Transportation: Type
- Mining: Mineral
- Power: Type MW
- Waste Treatment: Type MGD
- Hazardous Waste: Type
- Other: County Fire Station

Project Issues Discussed in Document:
- Aesthetic/Visual
- Agricultural Land
- Air Quality
- Archeological/Historical
- Biological Resources
- Coastal Zone
- Drainage/Abstraction
- Economic/Jobs
- Fiscal
- Flood Plain/Flooding
- Forest Land/Fire Hazard
- Geologic/Seismic
- Minerals
- Noise
- Population/Housing Balance
- Public Services/Facilities
- Recreation/Parks
- Schools/Universities
- Septic Systems
- Sewer Capacity
- Soil Erosion/Compaction/Grading
- Solid Waste
- Traffic/Circulation
- Toxic/Hazardous
- Vegetation
- Water Quality
- Water Supply/Groundwater
- Wetland/Riparian
- Growth Inducement
- Land Use
- Cumulative Effects
- Other:

Present Land Use/Zoning/General Plan Designation:
Commercial Visitor Serving (C-V)/Limited Commercial (C-1)

Project Description: (please use a separate page if necessary)
The project is 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. 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. 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 is required to change the existing land use designation from Commercial Visitor Serving (C-V) to Public and Quasi-Public (P-OP) and a rezone from C-1 Limited Commercial to PI Professional and Institutional. A Coastal Development Permit is also required.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Revised 2010
Notice of Preparation

To: State Clearinghouse
   P.O. Box 3044
   Sacramento, CA 95812-3044

From: City of Goleta Attn: Claudia Dato
       130 Cremona Dr, Ste. B
       Goleta, CA 93117

Subject: Notice of Preparation of a Draft Environmental Impact Report

The City of Goleta will be the Lead Agency and will prepare an environmental impact report for the project identified below. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the project.

The project description, location, and the potential environmental effects are contained in the attached materials. A copy of the Initial Study ( □ is □ is not ) attached.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date but not later than 30 days after receipt of this notice.

Please send your response to the City of Goleta at the address shown above. We will need the name for a contact person in your agency.

Project Title: Fire Station 10

Project Applicant, If any: City of Goleta

Date August 30, 2017

Signature

Claudia Dato
Senior Project Manager

Title

(805) 961-7554

Telephone

Reference: California Code of Regulations, Title 14, (CEQA Guidelines) Sections 15082(a), 15103, 15375.
Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

Project Title: Fire Station 10

Lead Agency: City of Goleta
Mailing Address: 130 Cremona Dr, Ste. B
City: Goleta, CA
Contact Person: Claudia Dato
Phone: (805) 961-7554
County: Santa Barbara
Zip: 93117

Project Location: County: Santa Barbara City/Nearest Community: City of Goleta
Cross Streets: Hollister Avenue at Cathedral Oaks Road
Zip Code: 93117
Longitude/Latitude (degrees, minutes and seconds): ___°___'___" N / ___°___'___" W
Total Acres: 1.51 acre
Assessor's Parcel No.: 079-210-075
Section: _______ Twp.: _______ Range: _______ Base: _______
Within 2 Miles: State Hwy #: 101
Airports: Santa Barbara
Waterways: ____________ Railways: Union Pacific Railroad

Document Type:

- CEQA: [X] NOP
- Draft EIR
- Supplement/Successive EIR
- NOI
- EA
- Draft EIS
- FONSI
- Joint Document
- Final Document
- Other:

Local Action Type:

- General Plan Update
- General Plan Amendment
- General Plan Element
- Community Plan
- Specific Plan
- Master Plan
- Planned Unit Development
- Site Plan
- Rezone
- Prezone
- Use Permit
- Land Division (Subdivision, etc.)
- Annexation
- Redevelopment
- Coastal Permit
- Development Permit
- Other:

Development Type:

- Residential: Units _______ Acres _______
- Office: Sq. ft. _______ Acres _______ Employees _______
- Commercial: Sq. ft. _______ Acres _______ Employees _______
- Industrial: Sq. ft. _______ Acres _______ Employees _______
- Transportation: Type _______
- Mining: Mineral _______
- Power: Type ____________ MW _______
- Waste Treatment: Type _______ MGD _______
- Hazardous Waste: Type _______
- Other: _______

Project Issues Discussed in Document:

- Aesthetic/Visual
- Agricultural Land
- Air Quality
- Archeological/Historical
- Biological Resources
- Coastal Zone
- Drainage/Absorption
- Economic/Jobs
- Fiscal
- Flood Plain/Flooding
- Forest Land/Fire Hazard
- Geologic/Seismic
- Minerals
- Noise
- Population/Housing Balance
- Public Services/Facilities
- Recreation/Parks
- Schools/Universities
- Septic Systems
- Sewer Capacity
- Soil Erosion/Compaction/Grading
- Solid Waste
- Toxic/Hazardous
- Traffic/Circulation
- Vegetation
- Water Quality
- Water Supply/Groundwater
- Wetland/Riparian
- Growth Inducement
- Land Use
- Cumulative Effects
- Other:

Present Land Use/Zoning/General Plan Designation:

Commercial Visitor Serving (C-V)/Limited Commercial (C-1)

Project Description: (please use a separate page if necessary)
The project is 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. 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. 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 is required to change the existing land use designation from Commercial Visitor Serving (C-V) to Public and Quasi-Public (P-QP) and a rezone from C-1 Limited Commercial to PI Professional and Institutional. A Coastal Development Permit is also required.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Revised 2010
### Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X". If you have already sent your document to the agency please denote that with an "S".

| X | Air Resources Board  | S | Office of Historic Preservation |
|   | Boating & Waterways, Department of | S | Office of Public School Construction |
|   | California Emergency Management Agency |   |   |
| X | California Highway Patrol  | S | Parks & Recreation, Department of |
|   | Caltrans District #5  | S | Pesticide Regulation, Department of |
|   | Caltrans Division of Aeronautics  | S | Public Utilities Commission |
| X | Caltrans Planning  | S | Regional WQCB #3 |
|   | Central Valley Flood Protection Board  |   | Resources Agency |
|   | Coachella Valley Mtns. Conservancy  |   | Resources Recycling and Recovery, Department of |
| S | Coastal Commission  |   | S.F. Bay Conservation & Development Comm. |
|   | Colorado River Board  |   | San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
|   | Conservation, Department of  |   | San Joaquin River Conservancy |
|   | Corrections, Department of  |   | Santa Monica Mtns. Conservancy |
|   | Delta Protection Commission  | S | State Lands Commission |
|   | Education, Department of  |   | SWRCB: Clean Water Grants |
|   | Energy Commission  | X | SWRCB: Water Quality |
| S | Fish & Game Region #5  |   | SWRCB: Water Rights |
|   | Food & Agriculture, Department of  |   | Tahoe Regional Planning Agency |
| X | Forestry and Fire Protection, Department of  |   | Toxic Substances Control, Department of |
|   | General Services, Department of  |   | Water Resources, Department of |
|   | Health Services, Department of  |   |   |
| S | Housing & Community Development  |   | Other: |
| S | Native American Heritage Commission  |   | Other: |

### Local Public Review Period (to be filled in by lead agency)

Starting Date: August 31, 2017 | Ending Date: September 29, 2017

### Lead Agency (Complete if applicable):

Consulting Firm: Dudek  | Applicant: City of Goleta
Address: 621 Chapala Street  | Address: 130 Cremona Dr, Ste. B
City/State/Zip: Santa Barbara, CA 93101  | City/State/Zip: Goleta, CA 93117
Contact: David Stone  | Phone: (805) 961-7554
Phone: (805) 308-8625

Signature of Lead Agency Representative: Claudia Date | Date: 8/30/17


Revised 2010
NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT

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.

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: 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 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
- Biological Resources
- Geology/Soils
- Hazards and Hazardous Materials
- Transportation/Traffic
- Land Use/Planning
- Archaeological/Cultural Resources
- Noise
- Public Services

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:

- Agricultural Resources
- Public Utilities/Services
- Air Quality/Greenhouse Gases
- Mineral Resources
- Population/Housing
- Recreation
- Hydrology/Water Quality

The City will make a final determination as to the scope of the Focused EIR based on input received and any comments provided during the NOP comment period.

NOTICE OF PREPARATION PUBLIC COMMENT PERIOD: The 30-day public comment period begins on August 31, 2017, and ends at 12:00 p.m. (Noon) on September 29, 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. All comments must be received no later than September 29, 2017 at 12:00 PM (Noon). Please limit comments to environmental issues. For questions, please contact Claudia Dato, Senior Project Manager at (805) 961-7554 or by email at cdato@cityofgoleta.org

Distributed: August 30, 2017
The EIR is intended to provide information and analysis to be conducted, including potentially significant effects and any comments provided during the NOP comment period. The EIR will address the issue redesign, the inclusion of mitigation measures, and/or implementation 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:

- Hazards and Hazardous Materials
- Public Services
- A General Plan Amendment (GPA) is required to change the existing City zoning designation from C-1 Limited Commercial (C-1) to P-QP Commercial to P-I Professional and Institutional, A Coastal Development Permit (CDP) would be required from the California Coastal Commission (CCC).

**NOTICE OF PREPARATION**

The Notice of Preparation/Notice of Public Scoping Meeting is to provide responsible and trustee agency and public comment on the Notice of Determination (NOD) for the Fire Station 10 Project. The Environmental Hearing Officer will conduct a scoping meeting on the date set forth below for the proposed Project to receive oral and written comments.

**PROJECT LOCATION:**

The project would be located on a vacant property at 7952 Hollister Avenue, and a 0.30-acre easement along Hollister Avenue at 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 off Hollister Avenue and is adjacent to the north side of the UPRR tracks and UPRR tracks and U.S. 101 overcrossing to the west; the Hideaway residential development to the east; and Hollister Avenue and the Sandpiper Golf Oaks/U.S. 101 overcrossing to the west. The site is located in the Coastal Zone. The site is located on Assessor’s Parcel Number (APN) 079-210-075.

**PROJECT DESCRIPTION:**

The City is proposing to construct a Commercial Visitor Serving (C-V) project site property line. Some fill soil would be backfilled behind the project. The project site property line. All project grading would be accomplished on site and a 30-day public comment period begins on August 8, 2017, and ends on September 7, 2017 at 5:00 PM or submitted at the Public Scoping Meeting.

**PUBLIC SCOPING MEETING:**

The City of Goleta’s Environmental Hearing Officer will conduct one and any comments provided during the NOP comment period. The City will make a final determination as to the scope of the EIR. The following issues have been identified to be potentially less than significant issues that do not require extensive additional analysis in the current EIR:

- Hazards and Hazardous Materials
- Public Services
- A General Plan Amendment (GPA) is required to change the existing City zoning designation from C-1 Limited Commercial (C-1) to P-QP Commercial to P-I Professional and Institutional, A Coastal Development Permit (CDP) would be required from the California Coastal Commission (CCC).

**EIR SCOPE OF ANALYSIS:**

The EIR is intended to provide information and analysis to be conducted, including potentially significant effects and any comments provided during the NOP comment period. The City of Goleta’s Environmental Hearing Officer will conduct one and any comments provided during the NOP comment period. The City will make a final determination as to the scope of the EIR. The following issues have been identified to be potentially less than significant issues that do not require extensive additional analysis in the current EIR:

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- Hazards and Hazardous Materials
- Public Services
- A General Plan Amendment (GPA) is required to change the existing City zoning designation from C-1 Limited Commercial (C-1) to P-QP Commercial to P-I Professional and Institutional, A Coastal Development Permit (CDP) would be required from the California Coastal Commission (CCC).

**EIR SCOPE OF ANALYSIS:**

The EIR is intended to provide information and analysis to be conducted, including potentially significant effects and any comments provided during the NOP comment period. The City of Goleta’s Environmental Hearing Officer will conduct one and any comments provided during the NOP comment period. The City will make a final determination as to the scope of the EIR. The following issues have been identified to be potentially less than significant issues that do not require extensive additional analysis in the current EIR:

- Hazards and Hazardous Materials
- Public Services
- A General Plan Amendment (GPA) is required to change the existing City zoning designation from C-1 Limited Commercial (C-1) to P-QP Commercial to P-I Professional and Institutional, A Coastal Development Permit (CDP) would be required from the California Coastal Commission (CCC).
<table>
<thead>
<tr>
<th><strong>AGENCIES for NOP Mailing for FS10 8-30-17</strong></th>
</tr>
</thead>
</table>

**FEDERAL AGENCIES:**

- **U.S. Army Corps of Engineers**
  - Crystal Huerta
  - 2151 Alessandro Drive Ste 110
  - Ventura, CA 93001

- **U.S. Army Engineers, District LA**
  - 911 Wilshire Blvd.
  - Los Angeles, CA 90017

- **U.S. Fish and Wildlife Service**
  - Bryant Chesney
  - 2493 Portola Road, Suite B
  - Ventura, CA 93003

- **National Marine Fisheries Service**
  - 501 W. Ocean Blvd. #4200
  - Long Beach, CA 90802

- **U.S. Forest Service**
  - 6755 Hollister #150
  - Goleta CA 93117

- **Union Pacific Railroad**
  - Attn: Daniel Z. Moreno
  - 2015 S. Willow
  - Bloomington, CA 92316

**STATE OF CALIFORNIA AGENCIES**

- **Scott Flint**
  - Habitat Conservation Planning Branch
  - CA Dept. of Fish and Wildlife
  - 1416 Ninth Street, 12th Floor
  - Sacramento, CA 95814

- **CA Dept. of Fish and Wildlife**
  - 3883 Ruffin Rd. Ste. A
  - San Diego, CA 92123-4813

- **CA Dept. of Fish and Wildlife**
  - Martin Potter
  - P.O. Box 1797
  - Ojai, CA 93024

- **Hans Kreutzberg, Review Unit**
  - Cal. Dept. of Parks & Recreation
  - Office of Historic Preservation
  - P.O. Box 942896
  - Sacramento, CA 94296-0001

- **Adam Fukushima**
  - CALTRANS, District 5
  - 50 Higuera Street
  - San Luis Obispo, CA 93401-5415

- **CA Coastal Commission**
  - South Central Coastal Area
  - 89 South California St Ste 200
  - Ventura CA 93001

- **Sarah Rains, Env. Scientist**
  - CA Dept. of Fish and Wildlife
  - Habitat Cons. Planning - North
  - P.O. Box 279
  - Newbury Park, CA 91319

- **CA Dept of Toxic Substances Control**
  - 9211 Oakdale Avenue
  - Chatsworth, CA 91311

- **Hans Kreutzberg, Review Unit**
  - Cal. Dept. of Parks & Recreation
  - Office of Historic Preservation
  - P.O. Box 942896
  - Sacramento, CA 94296-0001

- **Adam Fukushima**
  - CALTRANS, District 5
  - 50 Higuera Street
  - San Luis Obispo, CA 93401-5415

- **State Lands Commission**
  - Stephen Jenkins
  - 100 Howe Avenue Ste 100-South
  - Sacramento, CA 95825-8202

- **Pat Abel**
  - Division of Oil and Gas
  - 195 S. Broadway, Suite 101
  - Orcutt, CA 93455

**STATE CLEARINGHOUSE**

- **CA Dept of Conservation**
  - Office of Land Conservation
  - 801 K Street M S 13-20
  - Sacramento, CA 95814

- **CA Dept of Conservation**
  - Div of Land Resource Protection
  - Dennis O’Bryant
  - 801 K Street - MS 18-01
  - Sacramento, CA 95814

- **CA Native American Heritage Comm.**
  - 1550 Harbor Blvd., Suite 100
  - West Sacramento, CA 95691

- **Pat Abel**
  - Division of Oil and Gas
  - 195 S. Broadway, Suite 101
  - Orcutt, CA 93455
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<tr>
<th>COUNTY OF SANTA BARBARA</th>
<th>CLERK OF THE BOARD?</th>
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<tbody>
<tr>
<td>Michael Becker, SBCAG</td>
<td>Tom Rejzek</td>
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<tr>
<td>Planning Division Manager</td>
<td>SBC Environmental Health Services</td>
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<tr>
<td>260 N. San Antonio Rd., Ste. B</td>
<td>LUFT Program</td>
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<tr>
<td>Santa Barbara, CA 93110</td>
<td>2125 S. Centerpointe Parkway, Ste 333</td>
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<td>Santa Maria, CA 93455</td>
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<td>Alice McCurdy</td>
<td>Gary Smart</td>
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<td>Deputy Director, Dev. Review Div.</td>
<td>County of Santa Barbara</td>
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<tr>
<td>123 E. Anapamu Street</td>
<td>Third District Supervisor</td>
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<td>Santa Barbara, CA 93101</td>
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<td>Santa Barbara, CA 93101</td>
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<td>Fire Marshal Steve Oak</td>
<td>Paul Hood, Executive Officer</td>
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<tr>
<td>Santa Barbara County Fire Dept.</td>
<td>LAFCO</td>
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<td>4410 Cathedral Oaks Blvd.</td>
<td>105 E. Anapamu St</td>
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<td>Santa Barbara, CA 93101</td>
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<td>Steven Sauer</td>
<td>Dana Solum</td>
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<td>Flood Control District</td>
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<td>SB County</td>
<td>S.B. Air Pollution Control District</td>
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<td>Project Clean Water</td>
<td>Mary B. Byrd/Carly Barham</td>
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<td>123 E. Anapamu St.</td>
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<td>Santa Barbara Municipal Airport</td>
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<tr>
<td>Andrew Bermond</td>
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<td>601 Firestone Road</td>
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<td>Goleta, CA 93117</td>
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<tr>
<td>Shari Hammond</td>
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<td>Campus Planning and Design</td>
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<tr>
<td>University of California</td>
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<tr>
<td>Santa Barbara, CA 93106-203</td>
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</tbody>
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UTILITIES

Mark Nation
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P.O. Box 4
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Santa Barbara, CA 93110

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Goleta Sanitary District
Steve Wagner, General Manager
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Region Manager, Local Public Affairs
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David Borgatello
Vice President
MarBorg Industries
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Santa Barbara, CA 93140
Cox Com, Inc.
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Goleta, CA 93116

SCHOOLS & LIBRARIES

Goleta Branch Library
500 N Fairview Ave
Goleta, CA 93117
Ellwood School
7686 Hollister Avenue
Goleta CA 93117

William J. Cirone, Superintendent
SB County Education Office
4400 Cathedral Oaks Road
Santa Barbara, CA 93110
Goleta Union School District
401 N Fairview Avenue
Goleta, CA 93117

MISCELLANEOUS DISTRICTS

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Tim Mahoney
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Santa Barbara CA 93105
Goleta Cemetery District
Rick Bower
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Santa Barbara, CA 93110

Mitchell Bernstein, Manager
SB Coastal Vector Control Dist
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Summerland, CA 93067
Isla Vista Recreation & Park Dist.
961 Embarcadero Del Mar
Goleta, CA 93117-4814
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yak tityu tityu - Northern Chumash Tribe
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Rancho Palos Verdes, CA 90275

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Melissa M. Parra-Hernandez
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Oxnard, CA 93030

PeuYoKo Perez
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Sylvia Regalado
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Mark Steven Vigil, Chief
SLO County Chumash Council
1030 Ritchie Road
Grover Beach, CA 93433

Research Archaeologist
Department of Anthropology
University of California
Santa Barbara, CA 93106
September 18, 2017

Claudia Dato
City of Goleta
Planning and Environmental Review
130 Cremona Drive, Suite B
Goleta, CA 93117

Re: APCD Response to Notice of Preparation of an Environmental Impact Report for the Fire Station 10 project, 17-044-GPA and 17-069-DRB

Dear Ms. Dato:

The Santa Barbara County Air Pollution Control District (APCD) appreciates the opportunity to provide comments on the Notice of Preparation (NOP) of a Draft Environmental Impact Report (EIR) for the Fire Station 10 project. The City of Goleta is proposing to construct a single-story, 11,600 square foot, three apparatus bay fire station. 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, employee parking for nine spaces, and a multi-purpose room with a 30-person capacity. All project grading will be balanced on site and is estimated at approximately 1,350 cubic yard (cy) cut and 2,250 cy of fill, with 900 cy of import. The subject property, a 1.21-acre parcel zoned C-1 (Limited Commercial) and identified in the Assessor Parcel Map Book as APN 079-210-075, is located at 7952 Hollister Avenue in the City of Goleta.

APCD staff reviewed the NOP of a Draft EIR, and concurs that air quality impacts should be addressed in the EIR. The proposed project includes an emergency generator and a fuel tank that may be subject to APCD permit requirements and prohibitory rules. Therefore, APCD may be a responsible agency under the California Environmental Quality Act (CEQA), and will rely on the EIR when evaluating any APCD permits for proposed equipment. The EIR should include the air pollutant emissions for all proposed equipment to avoid additional CEQA documentation requirements related to APCD permit issuance. APCD’s guidance document, entitled Scope and Content of Air Quality Sections in Environmental Documents (updated June, 2017), is available online at www.ourair.org/apcd/land-use/. This document should be referenced for general guidance in assessing air quality impacts in the Draft EIR. The EIR should evaluate the following potential impacts related to the Fire Station 10 project:

1. **APCD Permitting Requirements.** Prior to occupancy, APCD permits must be obtained for all equipment that requires an APCD permit. The gas tanks and the emergency generator engine may require an APCD permit. APCD Authority to Construct permits are required for diesel engines rated at 50 bhp and greater. The storage of gasoline having a capacity of 250 gallons or greater requires an APCD permit. The storage and transfer of diesel fuel is exempt from permit requirements.

2. **Land Use Conflicts and Health Risk Related to Air Pollutant Emissions.** The proposed project may require an APCD permit. As part of APCD permit issuance, an evaluation of health risk may be required to demonstrate that the operation of project-related equipment does not cause a significant risk to...
the surrounding community and nearby sensitive receptors. We recommend that health risk assessments be performed up front during the land use review process to ensure that project-related equipment will not result in a significant impact. Whenever a Health Risk Assessment analysis is required, the results should be incorporated into the CEQA review for the project.

3. Attainment Status and Consistency with the APCD Ozone Plan. The APCD has posted the most up-to-date attainment status for the County on the APCD website [www.ourair.org/air-quality-standards](http://www.ourair.org/air-quality-standards/) and the most recent Ozone Plan (previously know as the Clean Air Plan) was adopted October 2016 and is available at [www.ourair.org/clean-air-plans](http://www.ourair.org/clean-air-plans/). The website should be consulted for the most up-to-date air quality information prior to the release of the Public Draft EIR.

Consistency with land use and population forecasts in local and regional plans, including the Ozone Plan (previously known as the Clean Air Plan), is required under CEQA for all projects. Proposed projects subject to the most recent Ozone Plan consistency determinations include a wide range of activities such as commercial, industrial, residential, and transportation projects. By definition, consistency with the Ozone Plan for the projects subject to these guidelines means that direct and indirect emissions associated with the project are accounted for in the Ozone Plan’s emissions growth assumptions and the project is consistent with policies adopted in the Ozone Plan. The Ozone Plan relies primarily on the land use and population projections provided by the Santa Barbara County Association of Governments (SBCAG) and ARB on-road emissions forecast as a basis for vehicle emission forecasting. The 2016 Ozone Plan uses SBCAG’s Countywide Regional Transportation Demand Model for on-road mobile source emissions estimates and SBCAG’s socio-economic projections to form the basis for some stationary and area source growth forecasts.

Many industrial and manufacturing sources, as well as buildings with large heating devices or generator engines, may be subject to APCD rules and permit requirements. Commercial or industrial stationary source projects will be considered consistent with the 2016 Ozone Plan if they are consistent with APCD rules and regulations.

4. Increase in Criteria Pollutant Emissions from Proposed Project. The EIR should present significance thresholds for ozone precursor emissions (reactive organic compounds [ROC], and oxides of nitrogen [NOx]) and particulate matter and determine whether the proposed project will produce emissions in excess of the thresholds. APCD’s Scope and Content document contains the APCD Board-adopted criteria for evaluating the significance of adverse air quality impacts for APCD projects. In the absence of locally-adopted thresholds, APCD recommends that these thresholds be used to determine significance of air quality impacts.

5. Construction Impacts. The EIR should include a description and quantification of potential air quality impacts associated with construction activities for the proposed project. APCD’s June 2017 Scope and Content document, Section 6, presents recommended mitigation measures for fugitive dust and equipment exhaust emissions associated with construction projects. Construction mitigation measures should be enforced as conditions of approval for the project. The EIR should include a Mitigation Monitoring and Reporting Plan that explicitly states the required mitigation and establishes a mechanism for enforcement.
6. Global Climate Change/Greenhouse Gas Impacts. Greenhouse gas (GHG) emissions and global climate change impacts should be addressed in the CEQA document. Global climate change is a cumulative impact; a project participates in this potential impact through its incremental contribution combined with the cumulative increase of all other sources of greenhouse gases.

CEQA documents should include a quantification of GHG emissions from all project sources (direct and indirect), present significance thresholds, and make a determination regarding the significance of impacts. In addition, we recommend that climate change impacts be mitigated to the extent reasonably possible, whether or not they are determined to be significant. The discussion of climate change impacts can be included under cumulative air quality impacts or in its own section. At a minimum, the project should include any feasible greenhouse gas reduction measures as applicable from the following sector-based list:

- Energy use (energy efficiency, low carbon fuels, renewable energy)
- Water conservation (improved practices and equipment, landscaping)
- Waste reduction (material re-use/recycling, composting, waste diversion, waste minimization)
- Architectural features (green building practices, cool roofs)

For guidance regarding greenhouse gas analysis for CEQA environmental documents, please refer to the CAPCOA CEQA & Climate Change document. CAPCOA has also published Quantifying Greenhouse Gas Mitigation Measures, an extensive sector-by-sector compendium of project-specific mitigation measures, including quantification methods to calculate GHG reductions. Both of these documents are available online at www.capcoa.org.

We hope you find our comments useful. We look forward to reviewing the Draft EIR. Please contact me at (805) 961-8893 or by e-mail at NightingaleK@sbcapcd.org if you have questions.

Sincerely,

Krista Nightingale,
Air Quality Specialist
Technology and Environmental Assessment Division

cc: TEA Chron File
September 5, 2017

Ms Claudia Dato  
City of Goleta  
Planning Department  
130 Cremona Drive, Suite B  
Goleta, CA 93117

Dear Ms. Dato:

NOP & DEIR APN 079-210-075 FIRE STATION PROJECT 10

The Division of Oil, Gas, and Geothermal Resources (Division) has reviewed the Notice of Preparation for the above referenced project. The Division has no jurisdiction or statutory responsibility for the project. The Division is mandated by Section 3106 of the Public Resources Code to supervise the drilling, operation, maintenance, and abandonment of oil and gas wells. This is for the purposes of preventing: 1) damage to life, health, property, and natural resources; 2) damage to underground and surface waters suitable for irrigation or domestic use; 3) loss of oil, gas, or reservoir energy; and 4) damage to oil and gas deposits by infiltration of water and other causes.

The Division of Oil, Gas, and Geothermal Resources (Division) possesses records regarding oil and gas wells drilled and operated in the State of California. (Cal. Public Res. Code, §§ 3215, 3126.) The Division provides the information below to facilitate local permitting agencies’ exercise of local land use authority regarding use of land where oil and gas wells are situated. In contrast, the Division does not possess local land use decision authority, but alternatively has authority for permitting any necessary work on any well in the State. (Cal. Public Res. Code, §§ 3106 and 3203.)

The Division’s records seem to indicate that there are no oil or gas wells within the plan boundary. The following enclosed map shows the approximate location of the wells in the area. Well records are available on our Division website (https://secure.conservation.ca.gov/WellSearch/). While the enclosed map shows the general well locations, precise measurements are provided in the well histories found online. The wells may have been plugged to meet the standards applicable at the time of abandonment, however may not meet current Division regulations.
It is possible that an old well and/or equipment attendant to oilfield operations may be encountered during trenching, boring, or excavation operations. Drilling in the area dates back to before 1900. If an unknown well is located during construction operations, please contact our office before proceeding. Again, the Division does not recommend that any structures be built that would impede access to any plugged and abandoned well.

Should you have any questions, please do not hesitate to contact our office.

Sincerely,

[Signature]

Patricia A. Abel
Coastal District Deputy

Enclosure

cc: Well files
   Jan Perez
   Crina Chan
   Tim Shular
   Chrono
   cdata@cityofgoleta.org
Map of the Goleta Area

This information may be accessed off of the Division's website under the Well Finder feature.
September 5, 2017

Ms. Claudia Dato
City of Goleta
130 Cremona Drive
Goleta, CA 93117

Subject: Fire Station No. 10 Project;
Case Nos. 17-044- GPA and 17-069-DRB
7952 Hollister Avenue, Goleta, California
Former LUFT Site # 502421

Dear Ms. Dato,

The Santa Barbara County Public Health Department, Environmental Health Services Division (EHS), Leaking Underground Fuel Tank Program (LUFT) provides regulatory oversight for the cleanup of unauthorized releases from underground storage tanks in Santa Barbara County. EHS has reviewed the redevelopment plans for the above referenced parcel and notes that the site was previously enrolled in the LUFT Program. The LUFT case was closed in 2012 with residual soil contamination left in place at the location of the former dispenser island. The proposed redevelopment plans included in the April 11, 2017 City of Goleta's Request for Proposal indicate that the residual contamination is located in the vicinity of landscaping and not under the proposed building or under permeable pavers. It is EHS' opinion that this residual contamination should not present a risk to the future building occupants, human health or the environment based upon the proposed building plans. However, there is a potential that previously unknown soil contamination may be encountered during grading activities. EHS requests that a soils management plan be developed to address any soil contamination that may be encountered during grading activities.

If you have any questions regarding the aforementioned, please do not hesitate to call me at (805) 346-8216. Written correspondence regarding this matter should be sent to EHS regular mail at 2125 S. Centerpointe Parkway, Suite 333, Santa Maria, CA 93455, or email to tom.rejzek@sbcphd.org.

Sincerely,

Thomas M. Rejzek
Professional Geologist #6461
Certified Hydrogeologist #601
LUFT/SMU Programs
April 26, 2017

Deborah Lopez
City Clerk
130 Cremona Dr., Suite B
Goleta, CA 93117

RE: Fire Station 10 General Plan Amendment Initiation

Dear Ms. Lopez,

Commission staff would like to take this opportunity to provide comments on the initiation of a General Plan amendment for Fire Station 10. The purpose of the General Plan amendment would be to change the land use designation for APN 079-210-075 from Visitor Commercial (C-V) to Public/Quasi-Public (P-QP), which would allow for the future development of Fire Station 10 on the subject parcel. A coastal development permit (CDP) is required to be obtained from the Coastal Commission for the development of the fire station and our review of more detailed plans may identify issues in the future. At this time, Commission staff would like to provide comments regarding the consideration of the land use designation change.

The goals of the Coastal Act, as stated in Section 30001.5, include maximizing public access to and along the coast and assuring priority for coastal-dependent and coastal-related development over other development on the coast. The subject parcel is currently zoned as Visitor Commercial, which would allow for the development of visitor-serving uses. In order to implement the goals of the Coastal Act, certain uses, such as visitor-serving land uses, are identified as priority uses. Therefore, changing the land use designation of the subject parcel from Visitor Commercial to Public/Quasi-Public in order to allow for development of a fire station, which is not considered a priority use under the Coastal Act, could be considered a loss of a potential visitor-serving use and the provision of a non-priority land use over a priority land use.

Commission staff recommends that the City of Goleta analyze the amount of visitor-serving uses currently within the coastal zone and near the subject site as well as analyze nearby land that is currently zoned to allow for future development of visitor-serving land uses. Additionally, Commission staff recommends that the City analyze feasible alternative locations for the fire station, including potential sites outside of the coastal zone. This analysis should include whether or not the project is consistent with the policies of the Coastal Act at each alternative site within the coastal zone.

Thank you for the opportunity to review and provide comments. These comments represent our preliminary comments of the General Plan amendment for Fire Station 10. Depending on the particular details of the final proposed project reviewed as part of a CDP application, there may be additional comments or issues to be addressed. If you have any questions regarding these comments, please contact me at 805-585-1800.

Sincerely,

Michelle Wagner
Coastal Program Analyst
Hi Andy,

We received the notice re: the Fire Station 10 General Plan Amendment initiation. SBCAG acts as the Airport Land Use Commission for Santa Barbara County to fulfill the airport land use compatibility review requirements set forth in the Aeronautics Act (Public Utilities Code §21670 et seq.). The proposed Fire Station 10 site is located within the Airport Influence Area of the Santa Barbara Airport. State law (Public Utilities Code §21676(b)) requires that, prior to the adoption, approval or amendment of any General Plan that affects allowable land uses within the Airport Influence Area (AIA) that the project be referred to the Airport Land Use Commission (ALUC) for determination of consistency with the Airport Land Use Plan prior to the land use action by the local agency.

The land use action will need to referred to the ALUC for a consistency determination with the Airport Land Use Plan prior to the amendment of the General Plan. Thank you and feel free to contact me if you have any questions.

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Santa Barbara County Association of Governments
260 N. San Antonio Road, Suite B
Santa Barbara, CA 93110
http://www.sbcag.org/
Hello Andy,
Thank you for your letter regarding the new Case 17-044-GPA.
We, the SBCO Flood Control do not have any easements or interest on that Parcel.

Sincerely,

Olga Ready
130 E.Victoria St., Suite 200,
Santa Barbara, CA93101
805-568-3450
Disclosure, I am a member of the Design Review Board but am speaking as an individual.

From General Plan 3.1, Aesthetics and Visual Resources

An essential aspect of Goleta's character is derived from the various scenic resources within and around the City. Views of these resources from public and private areas contribute to the overall attractiveness of the City and the quality of life enjoyed by its residents, visitors, and workforce.

This site is designated as a gateway along a scenic local corridor.

Gateways are significant points of entry into a city or community. From these gateways, motorists and bicyclists are presented with the visual character of the city. The General Plan specifically refers to roadways that extend through Hollister Avenue at the western City boundary.

From Goleta's Environmental thresholds and guidelines manual:

1a. The project site has significant visual resources by virtue of surface waters, vegetation, elevation, slope, or other natural or man-made features which are publicly visible.

2a. The project has the potential to impact visual resources of the Coastal Zone.

The presence of large skyline and canopy trees on this specific site constitute significant visual resources. The proposed project will remove virtually all of the visually significant vegetation on the site.

The EIR should explore alternatives to full vegetation removal with various revised site designs.

Mitigation for removal of scenically significant vegetation must be thoroughly discussed, including generous replanting ratios. It is crucial that the replanting be robust and not value engineered from the project or phased for some time later.

Based on the scenic value of the eucalyptus canopy arch at this city gateway, and the fact that the City of Goleta is concurrently proposing to remove a significant number of large trees at Rancho La Patera and the Ellwood Mesa, it is important that the City of Goleta keep the public informed of these proposals, the rationale for tree removal, and plans for full mitigation of lost scenic resources.

Frequent visitors and residents of Goleta will be shocked when the vegetation is removed from this gateway entrance site. The EIR should include photo simulations from multiple viewpoints that depict the site with all of the vegetation removed prior to construction, and photo simulations that depict the site when the proposed replacement vegetation is in various stages of maturity after construction.

Note that the proposed building is significant in mass, bulk and scale and is located on a small site.

What public city review Board or Commission will be reviewing this project to ensure that mitigation plans for replacement vegetation are adequate?

Thank you!

Bill Shlensky
Good morning, Claudia.

I see a notice about meeting tomorrow nite.

Could you clarify about the environmental discussion? The station is getting built, the plans are in process and now we are discussing environmental issues?

Our environmental issues are the location of the fire station (noise from the engines in the middle of the night responding to emergency calls) and the tree removal, which are both already a done deal.

Thank you.

Lisa and Steve Kus