

**APPENDIX X**  
**ENVIRONMENTAL HEARING MINUTES (MARCH 21, 2013)**





## Environmental Hearing MINUTES

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Thursday, March 21, 2013; 6:00 P.M.

**GOLETA CITY HALL**  
**130 CREMONA DRIVE, SUITE B, GOLETA, CALIFORNIA**

**Environmental Hearing Officer**  
Jennifer Carman, Director  
Planning and Environmental Review

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### **A. CALL MEETING TO ORDER**

Jennifer Carman, Environmental Hearing Officer, called the meeting to order at 6:04 p.m. She stated that the purpose of the Scoping Meeting is to receive comments on the Revised Draft Environmental Impact Report (EIR).

Staff present: Jennifer Carman, Director of Planning and Environmental Review; Natasha Campbell, Contract Planner; Winnie Cai, Deputy City Attorney; and Linda Gregory, Recording Clerk.

### **B. PUBLIC HEARING**

#### **B.1. Marriott Residence Inn/Hollister Center Project Revised Draft Environmental Impact Report (EIR); Case No. 09-075-DP, -TPM; 09-079-DPAM; 6300-6370 Hollister Avenue; APN 073-050-040, 12-EIR-001**

The application is a request for a Tentative Parcel Map for the subdivision of 10.95 acres into two parcels of 7.14 acres and 3,381 acres; a Development Plan for the construction of an 80,945 square foot 118-room Marriott Residence Inn; and a Development Plan Amendment to allow minor changes to the existing research park development. 6300-6370 Hollister Avenue; APN 073-050-020.

A Revised Draft EIR has been prepared pursuant to the requirements of the State Guidelines for the Implementation of the California Environmental Quality Act. The potential for significant effects on the environment in the following areas are discussed in the Draft EIR. **Aesthetics, air quality, biological resources, cultural resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, public services, transportation and traffic, and utilities and service systems.** Comments will be accepted at this public hearing and until 5:00 pm, April 4, 2013 and should be submitted to the Planning and Environmental Review Dept.,

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City of Goleta, 130 Cremona Drive, Suite B, Goleta, CA 93117 or by email to [ncampbell@cityofgoleta.org](mailto:ncampbell@cityofgoleta.org)

Staff speaker:

Natasha Campbell, Contract Planner, presented an overview of the Marriott Residence Inn/Hollister Center Project, along with a Power Point entitled "Marriott Residence Inn/Hollister Center Project Revised Draft Environmental Impact Report" dated March 21, 2013. She stated that comment letters have been received from the Native American Heritage Commission and the Air Pollution Control District; and that questions were submitted by Frank Arredondo.

Natasha Campbell noted that the purpose of the hearing is to receive comments on the Revised Draft EIR, and that the public comment period ends on April 4, 2013, at 5:00 p.m.

Public Speakers:

Frank Arredondo, Chumash, commented:

- He read an excerpt from a cultural resource report from the Burroughs proposed project that describes the parcel of land sited for the Marriott Residence Inn project as being associated with the history of the Goleta region, within the area of great historic importance. The property was recorded in 1542 by Cabrillo and later recorded in 1769 by the Portola Expedition. The soldiers made camp at Saspili, and the site was active until 1796 and abandoned in 1805. Frey Juan Crespi recorded the name "The Good Land" in his journals. This is not addressed in the EIR, and he believes this is a Class I significant impact.
- The MLD and the Native American monitor cannot be one in the same, and should not be written as such in the EIR. He noted that the MLD is not assigned until human remains are found.
- With regard to a statement in the EIR about collection of human remains, he believes that cannot take place without express permission from the MLD. He will provide further documentation.
- From his review of reports regarding the calculations of the amount of impact, he believes that the 38% calculation was based on the amount of impacts on the parcel compared to what was on the parcel; and that the 12% calculation used the impacts on the parcel but was comparing it to what the archaeological potential larger scope and size was off the parcel. He stated that these calculations were based on surveys conducted by Rogers in 1928, noting that this site was sketched in an 'L-shape'; and that the calculation of 300 x 1200 feet coordinates to the top portion of that 'L-shape'. What is left out of that calculation is the lower 'L-shape' portion which is approximately 200 x 700 feet, and then the main body. The subsequent studies done by CRMS and by Dudek help identify the amount of intact portion of Loci 1 within the property's parcel boundaries. What we should be doing is comparing the amount of impact within that parcel with what know is within the parcel boundaries; not this greater scope. Unless there have been surveys of the

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exact location of the boundaries, there should not be reference to the greater scope of the size of the site.

- He referred to statement in the EIR referring to a consultation in April 2010, and he pointed out that it was a request to review documents, not a consultation. He believes protection is not afforded to Native Americans unless the intent of the meeting is for consultation and the Native Americans are recognized. He has submitted a document to staff for review from the U.S. District Court of Appeal relating to this comment.
- With regard to alternatives, the Page Property/Key Site 6 is an alternative possibility. He believes agriculture, traffic, and the ability to meet project objectives can be fairly argued alternately.
- Looking at the proximity of an alternative that helps facilitate access to Old Town is an aspect of the draft that should be addressed. Consider how moving the project from the proposed site on Hollister Avenue to the other location could improve revitalization within the Old Town market. This aspect was missed in the market research report. Traffic traveling to Calle Real from the Hollister Avenue site would be turning left at Fairview, missing Old Town.
- He believes that one of the feasibilities of this project being productive and economically successful in this location is dependent upon how much conference space it can offer to support UCSB and local businesses; and that the EIR should elaborate on this point. He noted that the marketing research program that was reviewed referred to 9,000 square feet of conference space.
- He will provide more detailed comments in the next week.

Marc Chytilo, attorney for Friends of Saspili, commented:

- The Friends of Saspili organization has substantial history of this site. The purposes of this organization are to protect and preserve the cultural, archaeological and historical resources within our community. They have some grave concerns with respect to the environmental review of this project.
- He provided an brief overview of the CEQA process, stating that some of the purposes include providing full disclosure of all potentially significant consequences to a potential project; and avoiding significant impacts through the alternatives analysis and mitigation measures processes
- The EIR has failed in its function to recognize the project's direct significant effects upon the cultural, historical, and archaeological resources that are present on this site. This is a very sensitive and very important site. He expressed concern that despite what has been a substantial amount of effort, their conclusion is that the effect of this project upon the resources of this site will be a significant impact, and that the failure to address that affects the rest of the both CEQA analysis and then potentially taints the remaining land use review process. He commented that if this impact is recognized as being significant as it is, the alternatives analysis is revised and the City will recognize that this is not the appropriate project for this site and there is an alternative site for this project which is properly zoned for this kind of activity and would meet a number of land use planning objectives of bringing the commercial activities into the downtown core rather than spreading them out along Hollister Avenue, which will then have a series of subsequent impacts.

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- Should an alternative move the project into a more interior location closer to the Old Town commercial core, there will be a commensurate series of benefits associated with the project. It seems that is not recognized in the EIR.
- There are few remaining sites left where the Native American community in this area can undertake their activities and respect resources that are there, and what their ancestors mean to them and mean to their future generations. He expressed concerned regarding the failure to recognize the cultural and ethnic significance of the site, not just the archaeological resources.
- There are questions with respect to which portions of the project site will be impacted. When sites are paved over, it deprives future generations of the ability to experience the significance of the site.
- Historical references indicate that Goleta's moniker "The Good Land" came from experiences that were observed on this site.
- Regarding aesthetic resources: the project will block a majority of views to the mountains from Hollister Avenue, and they believe this should be considered a significant impact.
- Regarding issues of biological and water quality and impacts to the Goleta Slough: the Goleta Slough is designated as an impaired waterway by the Regional Water Quality Control Board, and all of the surface flows from the project drain to the Goleta Slough. It would cover much of the project site with impervious materials, and runoff would be expected to include a mix of petroleum products, fertilizers, pesticides, fungicides, and herbicides into the sensitive waters of the Goleta Slough, which he believes is moving in the wrong direction and interferes with the City's and the Regional Water Quality Control Board objectives with respect to the endangered coastal wetlands. He commented that, improperly, the EIR defers the mitigation of some of those impacts; in particular the impacts of increased sedimentation and degraded water quality, to the Regional Water Quality Control Board rather than identifying how those issues are going to be resolved on site.
- The Alternatives ought to include a cultural resources preservation alternative that would convert the project site into a public park which would honor the cultural history of Goleta. Such an alternative would preserve one of the last remaining intact portions of this important cultural site on the Goleta Slough. It would protect significant views in all directions from Hollister Avenue and improve the aesthetics of the area. Also, it would reduce the City's recognized parkland deficiency; better satisfy the project objective of complementing the nearby existing development and amenities; provide Goleta residents and employees of local businesses the opportunity to have open space resources nearby; and offer an opportunity to recognize, learn about, and appreciate the cultural and historical resources of this area and this parcel in particular.
- The aesthetics of the building on the east elevation appear 'prison-like', and this is not befitting of the qualities of structures that belong on Hollister Avenue in Goleta.
- He looks forward to working through this process to make sure the purposes and requirements are met and the City has the opportunity to make a decision on the project with all the information.

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Jennifer Carman, Environmental Hearing Officer, asked if the applicant or any other members of the audience wished to comment. No one responded.

### **C. ADJOURNMENT:**

There being no further speakers, Jennifer Carman, Environmental Hearing Officer, closed the hearing on the Marriott Residence Inn/Hollister Center Project at 6:35 p.m. She announced that the public comment period ends on Thursday, April 4, 2013, at 5:00 p.m.

