

MONTECITO FIRE PROTECTION DISTRICT  
AGENDA FOR THE SPECIAL MEETING  
OF THE BOARD OF DIRECTORS  
Montecito Fire Protection District Headquarters  
**March 17, 2014 at 4:00 p.m.**

NOTICE IS HEREBY GIVEN that pursuant to the provisions of Section 54956 of the Government Code, a SPECIAL MEETING of the Governing Board of the Montecito Fire Protection District is hereby called for the 17<sup>th</sup> day of March, 2014 at 4:00 p.m.

Said meeting will be held at  
Montecito Fire District Headquarters,  
595 San Ysidro Road.

1. Public comment: Any person may address the Board at this time on any agenda matter or non-agenda matter that is within the subject matter jurisdiction of the Montecito Fire Protection District; 30 minutes total time is allotted for this discussion.
2. Public Scoping Meeting for the Environmental Impact Report for the Station 3 Site Acquisition and Construction Project.

Adjournment

This agenda is posted pursuant to the provisions of the Government Code commencing at Section 54950. The date of the posting is March 13, 2014.

MONTECITO FIRE PROTECTION DISTRICT

By  \_\_\_\_\_  
John Venable, President

Note: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the District office at 969-7762. Notification at least 48 hours prior to the meeting will enable the District to make reasonable arrangements.

Materials related to an item on this agenda submitted to the Board of Directors after distribution of the agenda packet are available for public inspection in the Montecito Fire Protection District's office located at 595 San Ysidro Road during normal business hours.



**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

<b>SCH #2011031094</b>
------------------------

**Project Title:** Montecito Fire Protection District Fire Station 3 Site Acquisition and ConstructionLead Agency: Montecito Fire Protection DistrictContact Person: Chief Kevin WallaceMailing Address: 595 San Ysidro RoadPhone: 805-969-7762City: Santa Barbara, CAZip: 93108County: Santa Barbara County**Project Location:** County: Santa Barbara City/Nearest Community: MontecitoCross Streets: East Valley Road / Sheffield DriveZip Code: 93108Longitude/Latitude (degrees, minutes and seconds): 119 ° 35 ' 7 " N / 34 ° 26 ' 2 " W Total Acres: ~2.55Assessor's Parcel No.: 155-070-008Section: \_\_\_\_\_ Twp.: 004N Range: 026W Base: \_\_\_\_\_Within 2 Miles: State Hwy #: 192Waterways: Romero Creek / Picay Creek

Airports: \_\_\_\_\_

Railways: \_\_\_\_\_

Schools: \_\_\_\_\_

**Document Type:**CEQA:  NOP Draft EIRNEPA:  NOIOther:  Joint Document Early Cons Supplement/Subsequent EIR EA Final Document Neg Dec(Prior SCH No.) 2011031094 Draft EIS Other: \_\_\_\_\_ Mit Neg Dec

Other: \_\_\_\_\_

 FONSI**Local Action Type:** General Plan Update Specific Plan Rezone Annexation General Plan Amendment Master Plan Prezone Redevelopment General Plan Element Planned Unit Development Use Permit Coastal Permit Community Plan Site Plan Land Division (Subdivision, etc.) Other: \_\_\_\_\_**Development Type:** Residential: Units \_\_\_\_\_ Acres \_\_\_\_\_ Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_ Transportation: Type \_\_\_\_\_ Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_ Mining: Mineral \_\_\_\_\_ Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_ Power: Type \_\_\_\_\_ MW \_\_\_\_\_ Educational: \_\_\_\_\_ Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_ Recreational: \_\_\_\_\_ Hazardous Waste: Type \_\_\_\_\_ Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_ Other: Fire Station**Project Issues Discussed in Document:** Aesthetic/Visual Fiscal Recreation/Parks Vegetation Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement Coastal Zone Noise Solid Waste Land Use Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects Economic/Jobs Public Services/Facilities Traffic/Circulation Other: \_\_\_\_\_**Present Land Use/Zoning/General Plan Designation:**Agriculture / 2-E-1 (Estate Residential) 2 acre min. lot size / Urban Area, Semi-Rural Residential (S-RRD.5)**Project Description:** (please use a separate page if necessary)

The proposed project would involve acquisition of 2.55 acres and the construction of a new fire station and accessory structures totaling approximately 14,000 square feet (sf) to improve service to the Montecito area. Preliminary plans for the Station include construction of three buildings; a main station of 7,000 sf with apparatus bays, offices, and firefighter residential quarters; a support building of 4,800 sf with a hose drying tower of up to 35 feet in height, and an additional support building of 2,975 sf for carports and storage of reserve apparatus. Paved surfaces would occupy approximately 1.5 acres of the 2.55-acre site with landscaping covering approximately 1 acre or approximately 40% of the site. Access would be available off East Valley Road via two driveways.

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.

**Reviewing Agencies Checklist**

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


- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Air Resources Board                         | <input checked="" type="checkbox"/> Office of Emergency Services             |
| <input type="checkbox"/> Boating & Waterways, Department of                     | <input checked="" type="checkbox"/> Office of Historic Preservation          |
| <input type="checkbox"/> California Highway Patrol                              | <input type="checkbox"/> Office of Public School Construction                |
| <input checked="" type="checkbox"/> Caltrans District # <u>5</u>                | <input type="checkbox"/> Parks & Recreation, Department of                   |
| <input type="checkbox"/> Caltrans Division of Aeronautics                       | <input type="checkbox"/> Pesticide Regulation, Department of                 |
| <input type="checkbox"/> Caltrans Planning                                      | <input type="checkbox"/> Public Utilities Commission                         |
| <input type="checkbox"/> Central Valley Flood Protection Board                  | <input checked="" type="checkbox"/> Regional WQCB # <u>3</u>                 |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy                     | <input checked="" type="checkbox"/> Resources Agency                         |
| <input type="checkbox"/> Coastal Commission                                     | <input type="checkbox"/> S.F. Bay Conservation & Development Comm.           |
| <input type="checkbox"/> Colorado River Board                                   | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input checked="" type="checkbox"/> Conservation, Department of                 | <input type="checkbox"/> San Joaquin River Conservancy                       |
| <input type="checkbox"/> Corrections, Department of                             | <input type="checkbox"/> Santa Monica Mtns. Conservancy                      |
| <input type="checkbox"/> Delta Protection Commission                            | <input type="checkbox"/> State Lands Commission                              |
| <input type="checkbox"/> Education, Department of                               | <input type="checkbox"/> SWRCB: Clean Water Grants                           |
| <input type="checkbox"/> Energy Commission                                      | <input type="checkbox"/> SWRCB: Water Quality                                |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>4</u>               | <input type="checkbox"/> SWRCB: Water Rights                                 |
| <input type="checkbox"/> Food & Agriculture, Department of                      | <input type="checkbox"/> Tahoe Regional Planning Agency                      |
| <input checked="" type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Toxic Substances Control, Department of             |
| <input type="checkbox"/> General Services, Department of                        | <input checked="" type="checkbox"/> Water Resources, Department of           |
| <input type="checkbox"/> Health Services, Department of                         | <input type="checkbox"/> Other: _____  |
| <input type="checkbox"/> Housing & Community Development                        | <input type="checkbox"/> Other: _____  |
| <input type="checkbox"/> Integrated Waste Management Board                      |  |
| <input checked="" type="checkbox"/> Native American Heritage Commission         |  |

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

Starting Date 03/29/11 Ending Date 04/27/11

**Lead Agency (Complete if applicable):**

Consulting Firm: <u>AMEC Earth &amp; Environmental, Inc.</u>	Applicant: <u>Montecito Fire Protection District</u>
Address: <u>104 West Anapamu Street, Ste. 204A</u>	Address: <u>595 San Ysidro Road</u>
City/State/Zip: <u>Santa Barbara, CA 93101</u>	City/State/Zip: <u>Santa Barbara, CA 93108</u>
Contact: <u>Dan Gira</u>	Phone: <u>805-969-7762</u>
Phone: <u>805-962-0992</u>	

Signature of Lead Agency Representative:  Date: 3/25/11

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

## Notice of Preparation

---

To: EIR & Notice of Preparation Mailing List

**SUBJECT: Notice of Preparation of a Draft Environmental Impact Report**

**Lead Agency:**

Agency Name: Montecito Fire Protection District

Street Address: 595 San Ysidro Rd.

City/State/Zip: Santa Barbara, CA 93108

Contact: Chief Chip Hickman, 805-969-7762

**Consulting Firm: (if applicable)**

EIR to be prepared by:

Firm Name: AMEC Environment & Infrastructure, Inc.

Street Address: 104 West Anapamu St., Suite 204A

City/State/Zip: Santa Barbara, CA 93101

..... Contact: Dan Gira, 805-962-0992/fax 805-966-1706

The Montecito Fire Protection District will be the Lead Agency for preparation of a new Environmental Impact Report (EIR) for the project identified below. We need to know the views of interested agencies, members of the public and community organizations as to the scope and content of the environmental information, particularly which is germane to public agencies statutory responsibilities in connection with the proposed project. Public agencies will need to use the EIR prepared by our agency when considering any permits or other approval for this project. Members of the public and community organizations are encouraged to identify issues early on that they believe should be addressed in this EIR.

The project description, location, and the potential environmental effects are summarized in the attachment. 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 attention of Dan Gira, Project Manager, of AMEC Environment & Infrastructure, Inc. at the address shown above. We will need the name of a contact person in your agency.

**Project Title:** Montecito Fire Protection District Fire Station 3 Site Acquisition and Construction

**Project Location:** An approximately 2.56-acre area that includes portions of existing legal parcels 03-CC-036 and 03-CC-037 abutting East Valley Road, located within the 76.87-acre APN 155-070-008 located at or near 2500 East Valley Road in the unincorporated community of Montecito, California.

**Project Description:**

The proposed project would include the acquisition of privately owned property, development of approximately 2.56 acres to accommodate a fire station, and the acquisition of required permits and parcel map changes to allow the development. Of the 2.55-acre area, approximately 1.56 acres would be developed with impervious surfaces (buildings or pavements), with the remaining area used as landscape buffer (north and east sides of the parcel) or habitat restoration area (west side of parcel). Three structures would be developed, including the main station building, a support building and hose tower, and a storage/carport building along with an exterior hose rack. There are no existing structures onsite. The site is gently sloping; grading would be required for site development. Site access would be provided by two driveways that would be constructed off East Valley Road. Water and sewer service would be provided by Montecito Water and Sanitary Districts.

Date: February 25, 2014

Signature: 

Title: Fire Chief

**NOTICE OF PREPARATION ATTACHMENT**

**MONTECITO FIRE PROTECTION DISTRICT STATION 3 ACQUISITION AND CONSTRUCTION**

The Montecito Fire Protection District (MFPD), as Lead Agency under the California Environmental Quality Act (CEQA), is requesting comments on the release of a new Environmental Impact Report (EIR) scope of work for the proposed project, described below and in the Notice of Preparation, and commonly referred to as the MFPD Station 3 Site Acquisition and Construction Project. Please contact AMEC Environment & Infrastructure Project Manager, Dan Gira at (805) 962-0992.

**Project Location and Setting**

The project site is located on the north side of East Valley Road, east of Sheffield Drive and Romero Canyon Road, and west of Ortega Ridge Road, generally at or near 2500 East Valley Road, in the Montecito Planning Area of the First Supervisorial District (Figure 1). The project site is located on a portion of Assessor Parcel Number (APN) 155-070-008 (76.87 acres), which is owned by the Petan Company, as represented by Mr. Palmer Jackson.

The proposed project site slopes gently to the south and is part of a larger agricultural operation currently cultivated with lemon and avocado orchards (Figure 2). Mature coast live oak trees exist onsite fronting East Valley Road and along an intermittent drainage on the proposed site’s west end. No existing structures are located on the site, which is surrounded to the west, north, and east by lemon orchards. Two estate residences are located south of the site across East Valley Road. The surrounding area is generally designated for and developed with low density estate residential development.

<b>Site Information</b>	
<i>Site Location</i>	Nearest Major Intersection: Sheffield Drive and East Valley Road approximately 2,000 feet west of the site Assessor’s Parcel Number: a portion of 155-070-008 Supervisorial District: First District
<i>Community Plan Designation</i>	Montecito Community Plan (MCP), Urban Area, Semi-Rural Residential (SRR-0.5)
<i>Zoning District, Ordinance</i>	2-E-1 (Estate Residential), 2 acre minimum lot size, Montecito Land Use Development Code
<i>Site Size</i>	+/- 2.56 acres
<i>Present Use &amp; Development</i>	Agriculture (lemon orchard)
<i>Surrounding Uses/Zoning</i>	North: Lemon orchard; zoned Estate Residential South: Estate Residential East: Lemon orchard; zoned Estate Residential West: Lemon orchard; zoned Estate Residential
<i>Access</i>	East Valley Road/ State Highway 192
<i>Public Services</i>	Water Supply: Montecito Water District Sewage: Montecito Sanitary District Fire: Montecito Fire Protection District School District: Montecito Union School District (Primary); Santa Barbara School District (Secondary)

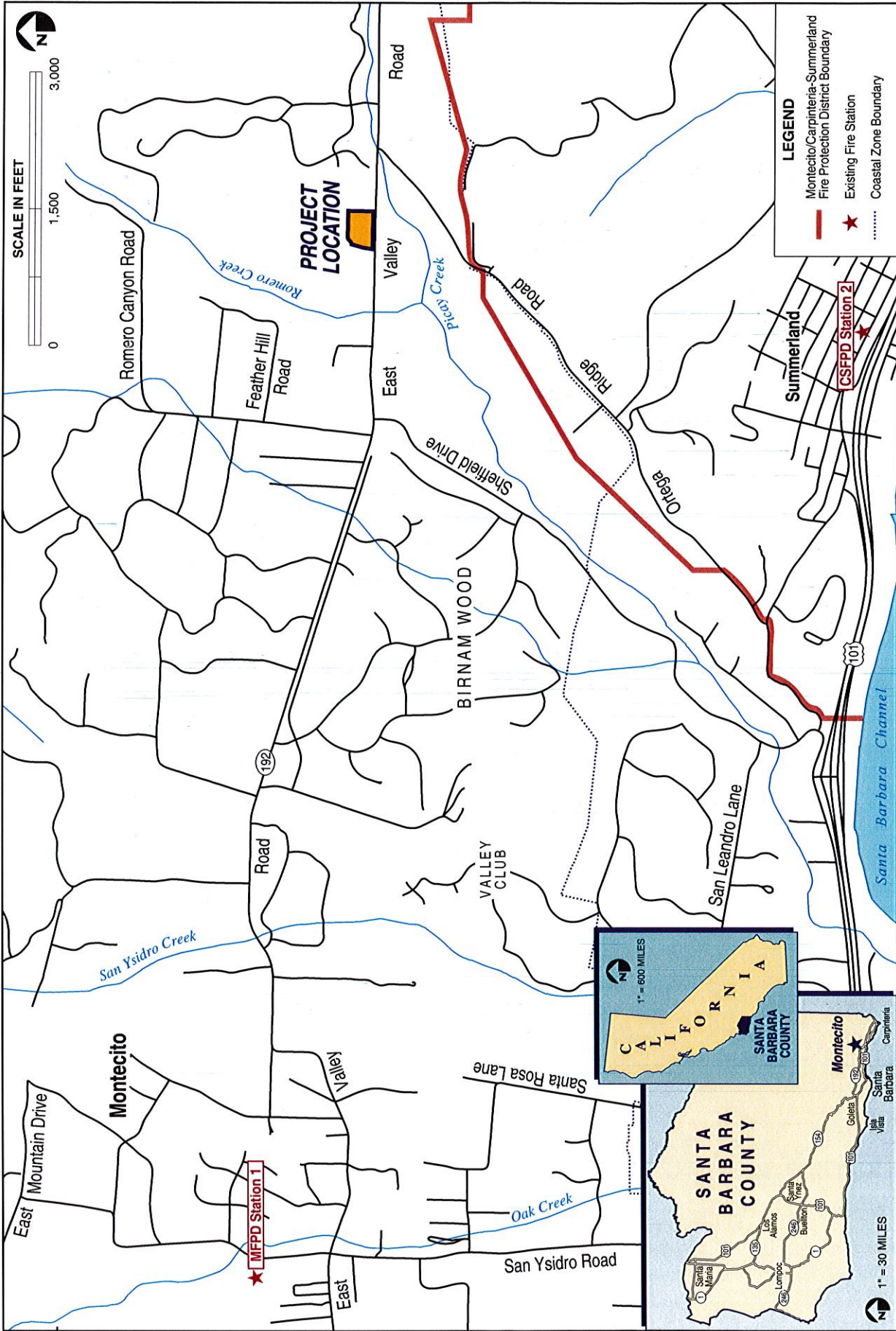


Figure 1. Project Location



Figure 2. Site Boundaries and Vicinity



## **Project Description**

The proposed project would involve approval by the Montecito Fire Protection District Board of Directors of the acquisition of 2.56 acres and the construction of a new fire station and accessory structures totaling approximately 13,700 gross square feet (sf) to improve emergency services to the Montecito area. Preliminary plans for the Station include construction of three buildings; a main station of 7,377 sf with apparatus bays, offices, and firefighter residential quarters; a support building of 3,445 sf with a hose drying tower of up to 35 feet in height, and an additional support building of 2,872-sf for carports and storage of reserve apparatus. Paved surfaces would occupy approximately 0.92 acres of the 2.56 acre site with landscaping covering approximately 1.3 acres, greater than half the site. Access would be available off East Valley Road via two driveways. Final station design plans would be refined through the environmental review and approval process.

## **Discretionary Permits**

The proposed project could require approval by the County of Santa Barbara for approval of a Parcel Map Waiver in accordance with County of Santa Barbara, Chapter 21, Subdivision Regulations, a Conditional Use Permit in accordance with the Montecito Land Use Development Code, and determinations of project consistency with Government Code Section 65402. The project design would be reviewed by the Montecito Board of Architectural Review (MBAR) and be subject to review and consideration by the Montecito Planning Commission.

## **Probable Environmental Effects/Issues Scoped for EIR**

The key resource areas anticipated to be evaluated in the EIR include:

- *Aesthetics/Visual Resources:* The project would entail development of structures in a location that is currently undeveloped or used for agriculture, potentially changing the visual character.
- *Agricultural Resources:* Although designated for residential use, the site is currently in use for production of lemons, and the proposed project would discontinue such use. Further, the site is located on prime agricultural soils.
- *Air Quality:* The proposed project would result in emissions from construction equipment, suspension of fugitive dust during grading activities and limited emissions related to long-term operation.
- *Biological Resources:* The project site is located adjacent to an ephemeral drainage and supports stands of coast live oak trees along this drainage and East Valley Road. All site development would be setback more than 50 feet from the drainage; however, removal of approximately 2 specimen and 6 smaller oak trees (<6 inches diameter) would be required for site access.
- *Cultural Resources:* The site has been subject to a Phase I Cultural Resource records search and field survey and no archaeological or significant historic resources were identified. In the event that previously unidentified cultural resources are discovered during site development, potential impacts would be mitigated by standard conditions.
- *Fire Protection:* The proposed project would substantially improve fire protection and emergency response services throughout Montecito, particularly in the community's east end, a beneficial impact.
- *Geologic Processes:* The project site is located in the vicinity of both the Fernald Point and Arroyo Parrida faults; however, detailed geologic investigation has determined that no faults are present on the project site and set backs would be employed to ensure that structures are located at least 50 feet from any potential offsite fault locations. Compliance

with Uniform Building Code standards would further reduce the risk of impact from geologic processes.

- *Hazards:* The proposed project would be surrounded on three sides by active agricultural operations which are known to employ pesticides and herbicides to control pests; however, the project includes a 100-foot buffer between agricultural areas and the portions of the site that would experience heavy use: the fire station and surrounding apron area.
- *Land Use:* Project development would entail construction of a public utility use in a residential zone district, which is permitted with a Conditional Use Permit under County ordinances. The EIR would consider consistency with surrounding uses as part of the review process.
- *Noise:* Although the project site is located along a well-travelled roadway, the project vicinity experiences the low noise levels characteristic of a rural residential area. Introduction of noise from fire sirens would increase noise levels for residents in the vicinity; the EIR would review potential noise impacts, including "nuisance noise."
- *Public Facilities:* The development of the proposed fire station would incrementally increase demands for water and sewer service. No major drainage or water quality control facilities would be necessary to serve the project beyond those incorporated into project design.
- *Transportation/Circulation:* Construction and operation of Station 3 would incrementally increase traffic in eastern Montecito. Introduction of larger slow moving construction and emergency vehicles onto East Valley Road could potentially create traffic hazards, although the line-of-sight along East Valley Road in the project vicinity has been determined to be adequate for safety.
- *Cumulative Impacts:* In addition to addressing direct and indirect project-related impacts, the EIR would also identify potential cumulative impacts and the proposed project's incremental contribution to such impacts. Particular attention would be paid to issues such as *Transportation and Circulation* and *Public Services* (i.e., water and sewer service and capacities).
- *Additional CEQA Concerns:* The EIR would briefly review irreversible impacts (if any), climate change and related legislation, with particular attention on potential growth inducement concerns and the role of the Montecito Growth Management Ordinance in regulating growth in the community.

Other issues that are anticipated to be addressed in the Initial Study include:

- *Consistency with Adopted Plans and Policies:* The EIR would review the project's consistency with adopted environmental policies or regulations.
- *Energy:* Given the relatively small size of the project, the additional demand represented by this project could be considered incremental but not significant. The project would not require the development or extension of any new sources of energy to serve its energy needs.
- *Hazardous Materials/Risk of Upset:* There is no evidence that hazardous materials were used, stored or spilled on site in the past, and there are no aspects of the proposed use that would include or involve hazardous materials at levels that would constitute a hazard to human health or the environment (see also Hazards above).
- *Historical Resources:* No structures or formal landscape features currently exist on the project site. The proposed development does not include the demolition or alteration of structures in excess of 50 years in age.
- *Recreation:* Project development would not conflict with established recreational uses of the area, including biking, equestrian, or hiking trails, and would not directly result in greater demand on existing recreational facilities.
- *Water Resources/Flooding:* The project site is not located in a floodplain, and would not substantially increase storm water runoff. The proposed project has been designed to

include a bioswale that would allow for some uptake of storm water runoff along with the uptake of potential surface water pollutants.

### **Development of a Reasonable Range of Alternatives**

The EIR will evaluate a reasonable range of potential alternatives to the proposed project. Possible alternatives tentatively identified for further consideration include alternative site(s) and alternative station design configurations. These alternatives are general in nature since further environmental issue area analyses would be necessary before more specific project alternatives can be identified. Consideration of potential project redesign would be determined during the course of environmental review based on the need to avoid or minimize any potentially significant effects.

The alternatives analysis will consider project objectives, alternative site suitability and availability, availability of infrastructure, Community Plan consistency, opportunities for project redesign, if feasible, and the alternative's potential to reduce environmental effects. The EIR will discuss the rationale for selection of alternatives that are feasible and therefore, merit in-depth consideration, and which are infeasible (e.g., failed to meet Project objectives or did not avoid significant environmental effects) and therefore rejected.

### **Public Scoping Meeting**

A public scoping meeting has been scheduled to allow for any interested parties to provide input on issues to be discussed in the EIR:

**Date: March 17, 2014**

**Time: 4 p.m.**

**Place: MFPD Station 1, 595 San Ysidro Road, Montecito, California 93108**

The meeting is an opportunity for MFPD and their consultants to gather information from the public regarding the potential environmental impacts of the project that need to be evaluated in the EIR. It is not intended to be a hearing on the merits of the project. Therefore, members of the public should keep their comments focused on potential significant changes to the environment that may occur as a direct result of project development.



# MONTECITO FIRE PROTECTION DISTRICT

595 San Ysidro Rd \* Santa Barbara, California 93108 \* (805) 969-7762 \* FAX (805) 969-3598

February 25, 2014

**RE: Notice of Preparation of Environmental Impact Report for Montecito Fire Protection District  
Fire Station 3 Site Acquisition and Construction**

Dear Property Owner,

The Montecito Fire Protection District (MFPD) is preparing an Environmental Impact Report (EIR) of the potential environmental impacts associated with development of MFPD Fire Station 3 under the California Environmental Quality Act. The MFPD welcomes your early comments regarding potential issues of concern related to the scope and content of the environmental information to be included in the draft EIR.

Fire Station 3 is proposed to be developed in the 2500 block of East Valley Road, on the mountain (north) side of the road, approximately 2,000 feet east of Sheffield Drive and 1,000 feet west of Ortega Ridge Road (refer to attached map on back). The proposed project site is currently cultivated with a lemon orchard. The project would include a main fire station, a smaller support building, and a reserve apparatus carport located on approximately 2.56 acres of Assessor's Parcel Number 155-070-008. Proposed structures would be consistent in size and architecture with typical Montecito residential structures.

Please submit any initial questions or comments at the earliest possible date but **not later than 30 days** after receipt of this notice to the consulting firm retained by the MFPD: AMEC Environment & Infrastructure, Inc. at 104 West Anapamu Street, Suite 204A, Santa Barbara, CA 93101, attention Mr. Dan Gira. A copy of the formal Notice of Preparation for the proposed project is available at the following website: [http://www.montecitofire.com/Station\\_3\\_Development](http://www.montecitofire.com/Station_3_Development), at the Montecito Public Library (1469 East Valley Road, Montecito, California 93108), or upon request from Mr. Dan Gira at (805) 962-0992.

A public scoping meeting has been scheduled to allow for any interested parties to provide input on issues to be discussed in the draft EIR. The meeting will take place on March 17, 2014 at 4:00 P.M. at MFPD Station 1, 595 San Ysidro Road, Montecito, California 93108. An additional formal public review period for the draft EIR will occur upon release of the draft EIR and will be separately noticed. Nearby property owners, community organizations, or other individuals interested in further information may request a meeting with MFPD staff.

For additional questions or concerns please contact me at 805-969-7762.

Respectfully,

Chip Hickman, Fire Chief