



Agenda Item B.1
PUBLIC HEARING
Meeting Date: October 8, 2018

TO: Planning Commission

FROM: Peter Imhof, Planning and Environmental Review Director
Vyto Adomaitis, Neighborhood Services & Public Safety Director

CONTACT: Laura Bridley, Contract Planner

SUBJECT: Request for Fire Station 10 Project, located on a 1.21-acre site located at 7952 Hollister Avenue; Case No 17-069-GPA-RZ-DP; APN 079-210-075

RECOMMENDATION:

It is recommended that the Planning Commission:

1. Open the Public Hearing to take verbal and written testimony;
2. Adopt Resolution 18-___, entitled "A Resolution of the Planning Commission of the City of Goleta, California, recommending that the City Council a) adopt the CEQA Addendum for a General Plan Amendment; b) certify the Fire Station 10 Final Environmental Impact Report (SCH #2017081066); c) approve a General Plan Amendment from Visitor-serving Commercial to Public/Quasi Public Land Use Designation; d) approve a Rezone from Limited Commercial (C-1) to Professional and Institutional (PI); and e) approve a Final Development Plan and associated Modifications for the Fire Station 10 Project located at 7952 Hollister Avenue; Case No 17-044-GPA-RZ-DP-CDP; 17-069-DRB"; Attachment 1

APPLICANT/AGENT

City of Goleta Neighborhood Services & Public Safety (NSPS) Dept.
Vyto Adomaitis, NSPS Director

Laura M. Bridley, Contract Planner
City of Goleta
130 Cremona Drive, Suite B
Goleta, CA 93117

APPLICANT'S REQUEST

The Fire Station 10 (FS10) Project includes development of a new, three-apparatus bay fire station of approximately 11,600 square feet in size on a 1.22-acre parcel adjoined by public right-of-way of 0.34-acres that will be incorporated into the project site. The Project will be built to Silver LEED standards and include Hydrogen Sulfide (H₂S) monitoring equipment. Additionally, the Project will also include a public parking lot with seven spaces (twelve feet from Hollister Avenue), employee parking for nine spaces at the rear of the site, site access and landscaping. The building will include a reception area, training and operational areas, and a community room/training room with a 30-person capacity for Fire and City staff to conduct public meetings.

Site development also includes a bifurcated above-ground fuel tank (250-gallon gasoline and 1,000-gallon diesel) and an emergency generator located in the northwest corner of the property, approximately twelve feet from the rear property line and five feet from the western property line adjacent to the Cathedral Oaks Overpass. An outside hose drying rack is proposed at the north side of the property, about eleven feet from the rear property line, as well as a trash enclosure and storage building to the west, located approximately seven feet from the rear property line. These accessory buildings and parking lot will require Zoning Ordinance modifications as they are located within the required 15-foot setback from the side and rear property lines, including (a) the front parking stalls to be located 30-41 feet from the centerline of Hollister Avenue and zero (0) feet from the ROW line; (b) the trash enclosure and storage unit to be located seven (7) feet from the northern property line; (c) the hose drying rack to be located eleven (11) feet from the northern property line; and (d) the generator/fuel tank structure to be located twelve (12) feet from the northern property line.

A six-foot high security wall (concrete masonry) to protect operational areas at the rear of the station will wrap around the site from the southwest corner of the station building, along the west and northern property line and continue down the eastern property line to the entry gate planned about 100 feet from Hollister Avenue. Along the eastern side of the property, the site will have a landscape berm between the existing wrought iron fence of The Hideaway site and the Project's driveway. Estimated preliminary earthwork quantities are estimated at 1,100 cubic yards of excavation and 2,300 cubic yards of fill and no export required.

The application, which is more fully described below, includes a request for a General Plan Amendment (GPA); Rezone (RZ); Development Plan (DP), Modifications (MOD) and conceptual Coastal Development Permit (CDP) along with certification of a Final Environmental Impact Report (FEIR) for the Project, and adoption of an Addendum to the City's General Plan/Local Coastal Plan FEIR to accompany the GPA and RZ actions.

JURISDICTION

Final City action on the General Plan Amendment and Rezone request is the responsibility of the City Council. The City Council will be the final decision maker on all of the project components given the integrated nature of the various requests. The

Planning Commission will make recommendations to the City Council in an advisory capacity on all associated project applications. As the site is located in the Coastal Zone, the City will need to submit an application for a Coastal Development Permit (CDP) to the California Coastal Commission for consideration and approval.

BACKGROUND

The need for a new fire station to serve western Goleta was originally identified in 1967 and has been a priority for the Santa Barbara County Fire Department prior to the City's incorporation in 2002. It remains one of the most important capital improvement projects for the City of Goleta to complete in accordance with its General Plan/Coastal Land Use Plan (GP/CLUP). FS10 is a critically important public safety project for the City of Goleta.

The City of Goleta acquired the subject site in 2009 and entered into a Memorandum of Understanding (MOU) with Santa Barbara County Fire Department for the development of the fire station at this site. Per this MOU, the City is the lead agency for the design and entitlement steps for the new Fire Station 10. The City Council also established a FS10 Ad-Hoc Committee in 2010 to work with staff and the Fire Department to help bring this important project to fruition.

An Initial Study and Mitigated Negative Declaration (10-MND-003) for selection of the site was prepared in 2010 and finalized on November 9, 2010. A design team was assembled shortly thereafter for preliminary site and conditions analysis, including technical reports to assist with building design and site improvements. The FS10 Project Design Team works closely with representatives of the City and the Fire Department and includes local Santa Barbara area firms of Kruger Bensen Ziemer Architects (KBZ), Flowers & Associates for civil engineering, Earthform Design for landscape architecture and other professionals assisting with environmental review and geotechnical engineering.

The FS10 Project Design Team continued with the next phases of this Project and building design progressed along with community outreach throughout 2016 and 2017. During this time, the NSPS Department conducted the environmental review process, which included retaining AMEC Foster Wheeler Environmental and Infrastructure Inc., a consulting firm, to prepare the Environmental Impact Report (EIR) and the Addendum, circulating the draft EIR (May 17, 2018 through July 3, 2018) and publishing the Final EIR and the Addendum on September 27, 2018. The Project was also reviewed on an advisory basis by the City Design Review Board in June 2017 and again in August 2018 as noted in the timetable below:

Design Review Board (DRB) Advisory Review	June 27, 2017
General Plan Initiation by City Council	May 2, 2017
Draft Environmental Impact Report Public Review	May 17 thru July 3, 2018
Additional DRB Advisory Review:	August 14, 2018

PROJECT LOCATION

The project site is located at 7952 Hollister Avenue, at the northeast intersection of the Cathedral Oaks Overpass and Hollister Avenue. Located within the Coastal Zone, the site is bordered on three sides by streets and public transportation rights-of-way: Hollister Avenue, Cathedral Oaks Overpass/U.S. Highway 101, and the UPRR railroad, adjoining U.S. 101. Across Hollister Avenue is the Sandpiper Golf Course and to the immediate east of the site is The Hideaway residential development.

Figure 1 – Aerial of Site



PROJECT DESCRIPTION

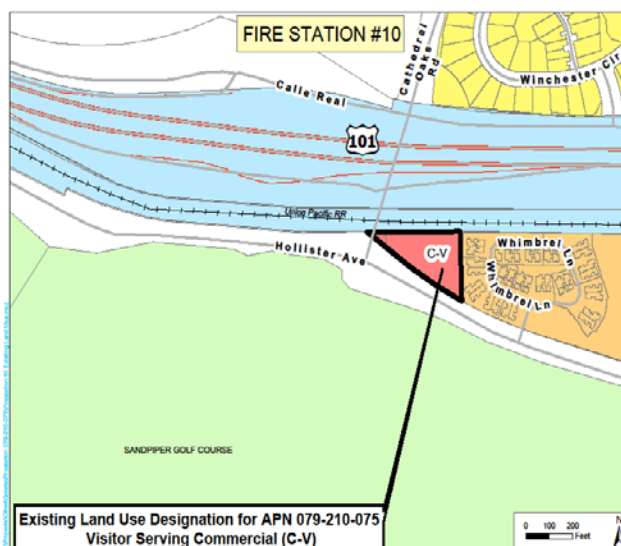
- The Project includes a request for approval of a General Plan Amendment to change the site designation from Visitor-serving to Public/Quasi Public (PS) and a Rezone of the site from Limited Commercial (C-1) to Professional and Institutional (P-I). The Project also requests approval of a Development Plan (DP) and associated Modifications of setbacks for development of the following: An 11,600 square-foot fire station with three apparatus bays.
- A community room/training with a 30-person capacity within the station. This room is anticipated to be used by the Fire and City staff to conduct training and hold meetings with members of the community and similar functions related to public safety.
- Outdoor hose drying racks, a trash enclosure and storage space behind the station

- A public parking lot with seven spaces in front and a nine-space employee parking lot to the rear of the station adjacent to a turnaround area for apparatus movement.
- A bifurcated above-ground fuel tank (250-gallon gasoline and 1,000- gallon diesel) and an emergency generator on the west side of the turnaround area behind the station.
- A six-foot high security wall (concrete masonry) to secure operational areas at the rear of the station that will wrap around the site from the southwest corner of the station building, along the west and northern property line and continue down the eastern property line to the entry gate planned about 100 feet from Hollister Avenue.
- Site development that includes a soldier pile wall along the northern property line, landscaping with a retention basin, and frontage improvements including a sidewalk, curb and gutter and a bike lane along Hollister Avenue.
- Modifications to allow (a) front setback Modification for the public parking area to be located up to (14) feet from the right-of-way line and forty (40 feet) from the centerline of Hollister Avenue; (b) the trash enclosure and storage accessory structures to be located seven (7) feet from the northern property line; (c) the Hose Drying Rack to be located 11 feet from the northern property line; and (d) the fuel tank and emergency generator enclosure to be located five (5) feet from the western property line and twelve (12) feet from the rear property line.

The graphics for the proposed General Plan Amendment and Rezone are provided below as Figures 2 and 3. The site plan and landscape plan are provided as Figures 4 and 5.

Figure 2 – Change of Land Use Designation

Existing Land Use (C-V)



Proposed Land Use (P-S)

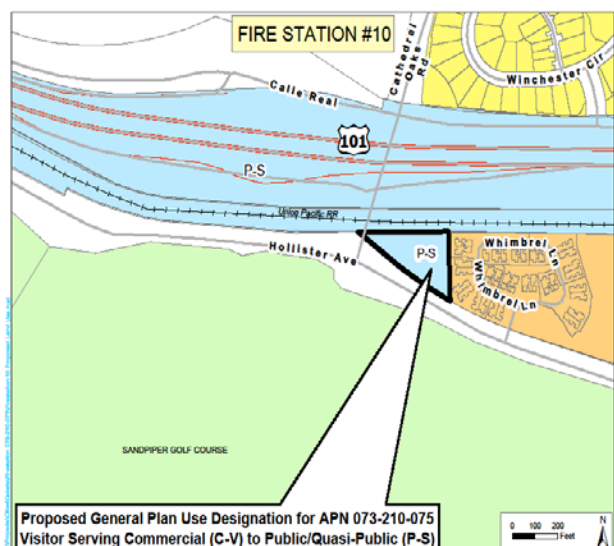
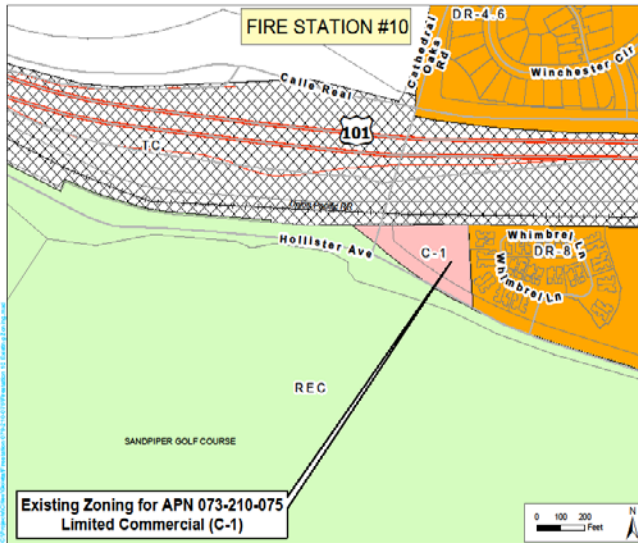


Figure 3 – Change of Zoning Designation

Existing Zoning (C-1)



Proposed Zoning (PI)

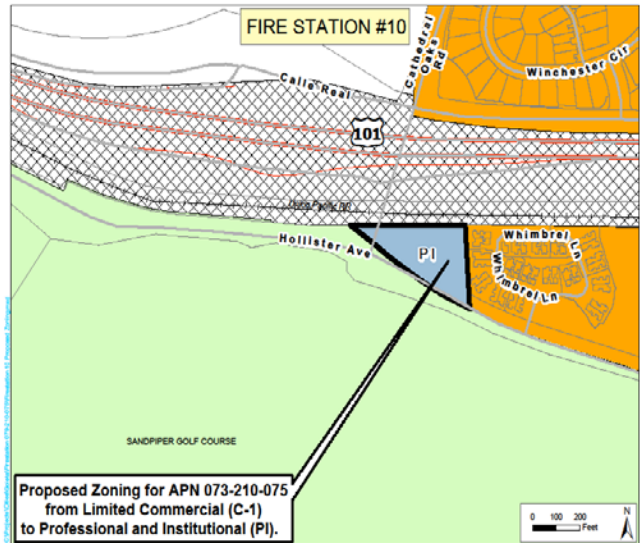


Figure 4 - Site Plan

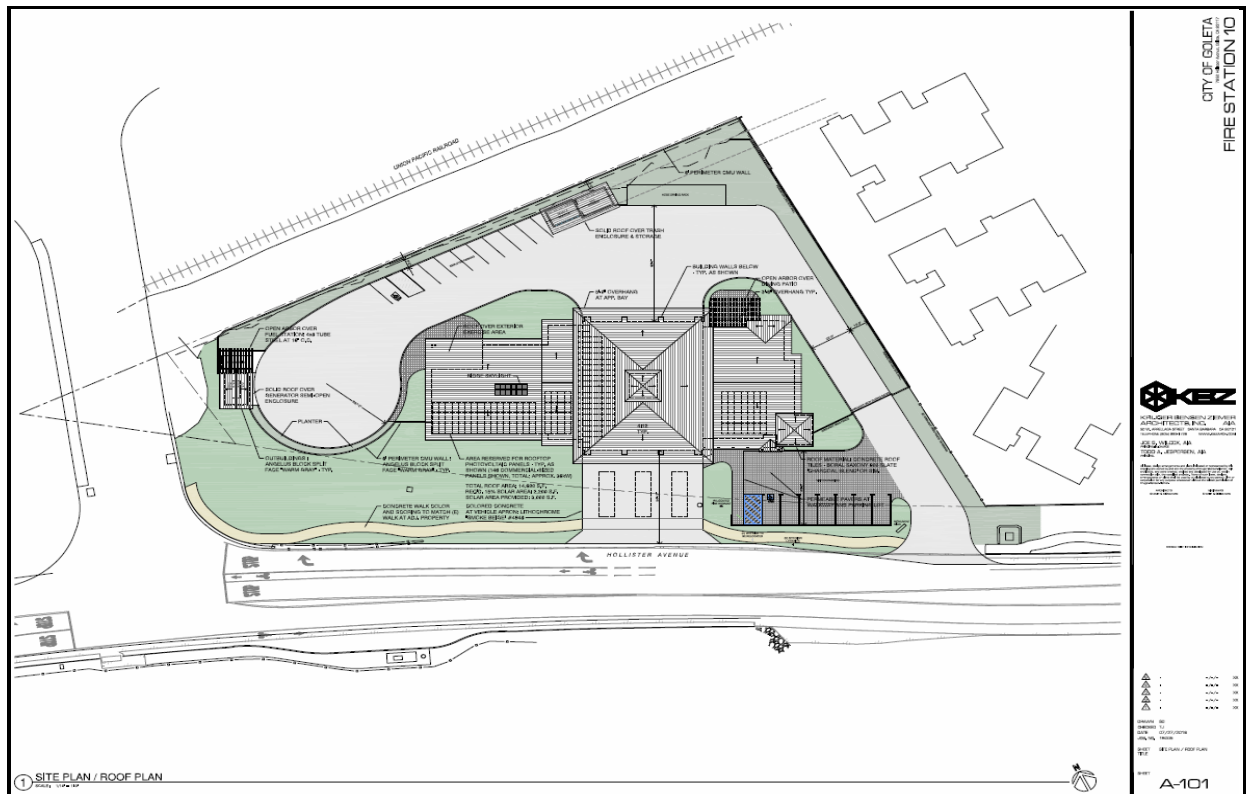


Figure 5 - Landscape Plan



Table 1 – Development Standards for the Professional and Institutional (PI) Zone

Development Standard	Requirement	Proposed
<u>Front Setback</u>	45 feet from centerline and 15 feet from right of way (ROW) line	<p><u>Station Bays:</u> 80 feet from centerline and 15-24 feet from ROW of Hollister Avenue</p> <p><u>Parking Stalls:</u> 30-41 feet from centerline and 0 feet from ROW of Hollister Avenue</p>

<u>Side and Rear Setback</u>	15 feet	<p><u>Station:</u> 98 feet from northern property line; 75 feet from western property line; 58 feet from eastern property line</p> <p><u>Trash Enclosure/Storage:</u> 7 feet from north property line, 202 feet from western property line; 77 feet from western property line</p> <p><u>Hose Drying Rack:</u> 11 feet from north property line; 242 feet from western property line; 18 feet from eastern property line</p> <p><u>Generator/Fuel Tank:</u> 12 feet from north property line; 5 feet from western property line; 280 feet from eastern property line</p>
Distance Between Non-Residential Buildings	None	Not applicable – only one building proposed; no residences
Building Coverage	40 % of net lot area	25%
Height Limit	35 feet	<p>Top of entry tower and mezzanine: 32'</p> <p>Top of tower roof height: 35'</p>
Parking	1 space per 200 sq. ft. of office space plus one space for every four seats in the place of assembly (meeting room) plus one space for each two employees;	<p><u>Required Spaces:</u> No standard for Fire Stations</p> <p><u>Provided Spaces:</u> 16 total</p>

Landscaping	Not less than 10% of the net lot area	31%
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ENVIRONMENTAL ANALYSIS

Two documents were prepared to analyze the Fire Station 10 Project and its applications: a General Plan Amendment Addendum (Addendum) to the City General Plan/Coastal Land Use Plan (GP/CLUP) and a Project-specific Environmental Impact Report (EIR) was also prepared to address the more detailed assessment regarding the proposed Fire Station 10 Project (SCH #2017081066). These documents analyzed the topic areas denoted in Table 2 below.

Table 2 – Environmental Topics Analyzed

GPA Addendum	Project Specific FEIR
<ul style="list-style-type: none"> • <i>Aesthetics and Visual Resources</i> • <i>Agriculture and Farmland</i> • <i>Air Quality/Greenhouse Gas</i> • <i>Biological Resources</i> • <i>Cultural Resources</i> • <i>Geology, Soil and Resources</i> • <i>Hazards and Hazardous Materials</i> • <i>Population and Housing</i> • <i>Water Resources</i> • <i>Land Use and Recreation</i> • <i>Noise</i> • <i>Public Services and Utilities</i> • <i>Transportation and Circulation</i> 	<ul style="list-style-type: none"> • <i>Aesthetics</i> • <i>Air Quality</i> • <i>Biological Resources</i> • <i>Cultural Resources</i> • <i>Geology and Soils</i> • <i>Greenhouse Gas Emissions</i> • <i>Hazards and Hazardous Materials</i> • <i>Hydrology and Water Quality Land Use and Planning</i> • <i>Land Use</i> • <i>Noise</i> • <i>Population and Housing</i> • <i>Public Services</i> • <i>Traffic and Circulation</i> • <i>Utilities and Service Systems</i>

General Plan Amendment – FEIR Addendum

The Addendum, provided in Exhibit 1 to Attachment 1, was prepared to address the difference between the site's existing Visitor-serving commercial designation and the proposed Public/Quasi Public General Plan Land Use designation for each of the issues areas previously analyzed in the certified GP/CLUP Final EIR.

The Addendum concludes that the range of uses allowed under the proposed land use designation of P-S would have the same or lesser impacts than the range of uses allowed by the existing (C-V) land use designation. Further, the proposed GPA would have no new significant environmental effects beyond those identified in the GP/CLUP Final EIR.

Fire Station 10 Final Environmental Impact Report (FEIR)

Class I Impacts

As identified in Table 2 above, the Project FEIR analyzed a range of issues and alternatives. The proposed FEIR, provided in Exhibit 2 to Attachment 1, determined that two significant, Class I impacts would result from construction of the Project. These Class I impacts are:

AES-1: The Project would result in the removal of mature eucalyptus trees that would temporarily degrade scenic views along designated scenic corridors. This loss and impact would remain until replacement landscaping has grown and becomes established. As such, the Project would result in a Class I, Project-related short term aesthetics/visual resource significant and unavoidable impacts that could not be mitigated

Noise (Impact NOI-1): Construction of the Project would result in the generation of short-term noise levels potentially impacting adjacent sensitive receptors, even after the application of mitigation measures, making this impact a Class I, significant and unavoidable impact. Mitigation measures to lessen the Project impacts include: 1) Limiting hours of construction to Monday to Friday, 8 a.m. to 5 p.m., with no work on weekends or State holidays unless extenuating circumstances arise and then, only if authorized on a case by case basis at the discretion of the City's Director of Planning and Environmental Review; 2) Placement of temporary noise barriers to block line-of-sight between Project construction equipment, particularly soldier wall drilling, and the eastern property boundary shared with the Hideaway residential development; 3) construction equipment shall have properly maintained sound-control devices and no un-muffled exhaust systems; and 4) additional noise mitigation measures by contractors such as shutting off idling equipment and installing acoustic barriers around stationary sources.

Class II Impacts

The proposed FEIR also identified potentially significant impacts that could be feasibly mitigated (Class II), as summarized below:

Aesthetics (AES-4) for introduction of new lighting, but this would be mitigated by selection of low intensity, low glare, exterior lighting and dimming to the maximum extent feasible.

Biological Resources (BIO-3) for vegetation removal that could affect bird nesting, but mitigated through avoidance of bird nesting season and completion of pre-construction surveys.

Cultural Resources (CR-1) for the possibility of encountering archaeological/cultural resources, despite the lack of intact resources found during preliminary surface and sub-surface investigations.

Geotechnical Design (GEO-1) based on the assessment that the north-facing site slope exceeds 20% grade and is susceptible to severe erosion. Mitigation measure GEO-1 addresses this by recommending the soldier pile wall construction, construction of a retaining wall and backfill including back drain around the wall and associated construction methods incorporated into the Project plans.

Land Use (LU-1) for potential conflicts with City land use policies or objectives of the California Coastal Commission. These potentially significant impacts will be mitigated through nesting surveys per measure BIO-3, Cultural Resource measure CR-1 (see above), GEO-1 that requires conformance with design recommendations and NOI-1 a-c that requires construction noise attenuation measures such as temporary sound barriers and muffling of equipment.

Transportation (TRANS-5) for short term construction traffic along roads within the Project area, to be mitigated by completion of a Construction Transportation and Plan prior to construction activity.

Class III Impacts

The proposed FEIR also identified a number of adverse but less than significant (Class III) effects in the areas of Aesthetics, Biological Resources, Hazardous Materials, Land Use, Noise, Transportation, Air Quality, Energy Conservation, Greenhouse Gas, Hydrology and Water Quality, and Utilities and Service Systems.

Class IV Impacts

The proposed FEIR identifies two Class IV, or beneficial impacts. These are the benefit of increasing fire protection services by Santa Barbara County Fire Department to serve the western Goleta area, and modification of Hollister Avenue along the Project frontage to improve the pedestrian and bicycle path configurations, as well as the nearby crosswalks.

Mitigation Measures

All mitigation measures required are set forth in the Mitigation Monitoring and Reporting Program (MMRP), as provided in Exhibit 3 to Attachment 1, and have been incorporated into the Project Conditions of Approval, Exhibit 9 to Attachment 1.

Alternatives

In addition to the impacts, the Project FEIR analyzed a range of Alternatives, including alternative sites and the No Project Alternative, as discussed in Section 5.0 of the FEIR.

The following sites were considered for the Project as alternative locations, per Figure 5-1 of the FEIR:

- Santa Barbara Shores site (part of Sperling Preserve);
- Former California Highway Patrol Relocation Site;
- RRI Energy Site;
- Dixon Site; and
- Timbers Restaurant Site.

In order to meet the unique project objectives and requirements of a fire station, all locations but the Santa Barbara Shores site were dismissed from further analysis in the FEIR. A feasible station must be readily visible and accessible to the public, and therefore front on a public street, and not over a shared driveway or off a major street. This requirement dismissed the RRI Energy and Dixon Sites because the properties are accessed from a cul de sac. Similarly, the Timbers site was dismissed because that site's access is over an easement. Finally, the CHP site was dismissed due to lack of reliable water. Therefore, the Santa Barbara Shores site was the remaining location for further analysis.

The Santa Barbara Shores site was found to have potentially greater impacts than the proposed Project site in the area of Aesthetics/Visual Resources and Land Use. This would result primarily from public perception of visual change from Hollister Avenue and the Ellwood Preserve. The conversion of the existing coastal recreational area at Ellwood Preserve to a Fire Station would also create greater land use impacts than the site proposed for the Project.

Other topical areas analyzed in the FEIR, such as Biological Resources, Noise, Public Services, Transportation and other Less than Significant issue areas were found to have similar to lesser impacts than the proposed Project. The areas of Cultural Resources and Geological Resources would have lesser impacts than the proposed Project site, due to extensive surveys of the Santa Barbara Shores site that concluded no prehistoric or historic archaeological resources are anticipated on that site, as well as that site's soils that are expected to have less erosion than those of the Project site.

The "No Project Alternative," based on current land use and zoning designations that could result in development with uses now permitted in the existing Limited Commercial zoning designation, was also analyzed. This zone allows for a variety of businesses oriented to the needs of visitors, such as gas stations (as was formerly on the site), barber and beauty shops, gift shops, restaurants, and similar retail uses, all of which would need to develop the site with a structure of comparable or greater coverage, likely greater parking area, and may have more intensity than a fire station.

This "No Project Alternative" was determined in the FEIR to have less than or similar impacts to the proposed Project in the areas of Aesthetics/Visual Resources, Biological Resources, Cultural Resources, and Noise. It would have greater Transportation, Air Quality and Greenhouse Gas impacts, compared to the proposed Project, and would also

not realize the Beneficial Impact of the Fire Station 10 completion. Further, the “No Project Alternative” would not provide any of the basic project objectives. Therefore, the proposed Project would be the environmentally superior alternative to the only other feasible alternative location that is capable of achieving most of the basic project objectives.

Statement of Overriding Considerations

As provided in Attachment 1, Exhibit 4, the City Council must adopt a Statement of Overriding Considerations. These statements relate to the identified Class I impacts (Short-term Aesthetics and Construction Noise), in light of the California Environmental Quality Act [Public Resources Code §§ 21000, *et seq.*, (“CEQA”), the regulations promulgated thereunder (14 Cal. Code of Regs.) §§ 15000, *et seq.*, (the “CEQA Guidelines”)], and the City’s Environmental Guidelines. A summary of these considerations is provided below:

1. Construction of a New Fire Station in Western Goleta meets long term Emergency Response Goals: The Project will fulfill a long-planned need identified since 1967 to enhance public safety in light of past population grown in Western Goleta and surrounding Santa Barbara County land.
2. Implementation of the City General Plan/Coastal Land Use Plan: Construction of Fire Station 10 directly implements General Plan/Coastal Land Use Plan Public Facilities Policies PF3.1 (construction of a Fire Station in Western Goleta) and PF 3.2 (improve firefighter ratio to the population within the City of Goleta).
3. Project Site Suitability: The Project site is ideal for a Fire Station because it is bounded on three sides by public right of way for U.S. 101, Cathedral Oaks Road and Hollister Avenue, and minimizes residential/institutional conflicts to the maximum extent possible with streets and the railroad as adjoining neighbors.
4. Improve Emergency Response Times in Western Goleta: The Project will allow County of Santa Barbara Fire Department and the City of Goleta to improve the current response time afforded from Fire Station 11 and meet the population to firefighter ratio of 4000:1.
5. Improve Emergency Response Times for areas served by Fire Station 11: completion of the Project will result in successive improvement of service from Fire Station 11 that now serves western Goleta and its population of 22,469, which exceeds the maximum population to firefighter ratio by 10,469 people per 2017 statistics.
6. Improve Beach/Aquatic Rescue Response Times in Western Goleta: The new station will enhance responses to calls in western Goleta, as well as substantially improve water rescue capabilities at nearby Haskell’s Beach, rather than relying on Goleta Pier.

7. Provide Public Facility Space in Western Goleta: The small community meeting room included in Fire Station 10 will provide space for training of firefighters and members of the public in emergency services.
8. Public Improvements: The Project will improve the pedestrian and bicycle access with the provision of a sidewalk and a bicycle lane along this western portion of Hollister Avenue.

ANALYSIS

General Plan Amendment (GPA)

As more fully detailed in Attachment 1 and Exhibit 7 thereto, the GPA to Public/Quasi Public (P-S) to allow for Fire Station 10 construction will facilitate the long term goal of serving the western Goleta valley with a new fire station, directly implement GP/CLUP Policy PF 3.1 that calls for specific fire protection coverage and response times, and Policy PF 3.2. The Project will improve fire response times to be within the best practices standard of 5-minute response times, per the National Fire Protection Association (NFPA). The Fire Station 10 Project will also improve the current population to firefighter ratio from 7200: 1 (at Fire Station 11 on Storke Road) to 4,000:1 with the new station. The Airport Land Use Commission also concurred that the Project was consistent with the Airport Land Use Plan on January 18, 2018.

General Plan Consistency

As also discussed in Attachment 1, Exhibit 7, the Fire Station Project is consistent with all applicable policies of the City's GP/CLUP upon the change in General Plan designation from Visitor-serving to Public/Quasi Public (P-S). This land use designation envisions public buildings such as community centers, governmental administration buildings, libraries and public schools, as well as space for quasi-public uses such as private schools, religious institutions, lodges, social clubs and similar land uses. Therefore, a fire station which serves as a critical community resource and governmental building would be an appropriate use in this land use designation.

Rezone

Rezoning of the site to P-I to allow for Fire Station 10 is in the public interest because it will allow improved emergency response times to the 5-minute standard of the National Fire Protection Association (NFPA). The Rezone will also improve the population to fire fighter ratio to be closer to the 4,000 to 1 ratio also recommended by the NFPA. Rezoning the site to PI would be consistent with the proposed GP/CLUP Land Use designation of Public/Quasi-Public, as well with the policies adopted within the GP/CLUP particularly Public Facilities policies PF 3.1 and 3.2 regarding a public fire station to serve western Goleta near Winchester Canyon. Rezoning the site to P-I is consistent with good zoning and planning practices as it complies with the proposed General Plan designation of the site, provides for the construction of critical public safety facilities within an underserved portion of the City, and will be in close proximity to public coastal resources

such as Ellwood Mesa, Haskell's Beach, Bacara Resort, and Sandpiper golf course and the nearby residential neighborhoods

Zoning Consistency

The Fire Station Project will be zoned Professional and Institutional (PI), which allows buildings for offices; hospitals, medical clinics and care homes; philanthropic institutions for people; churches, museums and schools, community, civic center and governmental buildings and structures; as well as country clubs, golf courses, cemeteries and mausoleums. Therefore, the Fire Station 10 will comply with the uses allowed in the PI zone district.

Consistency in the site planning requirements for the PI zone district is discussed below, as part of the Development Plan analysis for the Project.

Development Plan with Modifications

The Development Plan for the Project and requested Modifications are consistent with the findings of Section 35-174.7 of Article II, Chapter 35 (Coastal Zoning Ordinance) of the Goleta Municipal Code, as more fully described in Attachment 1, Section 7. The site is very well suited for a Fire Station due to its immediate proximity to U.S. 101 and Hollister Avenue and its location within the service area needing improved response times. As noted above, all adverse impacts will be mitigated with the exception of the two short-term Class I impacts, for which overriding considerations must be adopted. The public streets and highways can accommodate and in fact enhance the services of this new fire station, and public services such as water, recycled water for landscaping, and sewer capacity are available for the Project. Once constructed, the Project will enhance the surrounding neighborhood and the western Goleta valley through improved emergency response capabilities. Upon approval of the GPA, the Project will comply with the City GP/CLUP, and in particular, directly fulfill Policy PS 3.1 and 3.2 that call for a new fire station in western Goleta.

Finding H for a Development Plan addresses conflicts with easements for public access through, or use of, the property. While there are no public easements through the Fire Station 10 site, the Project frontage along Hollister Avenue includes an easement for roadway purposes over which the City will grant an encroachment permit in order to allow specific elements of the Project to be located, including landscaping, parking, pedestrian walkway, curb and gutter and bicycle lane. This right-of-way easement is not necessary for road purposes and a formal process to incorporate this easement property into the Project site will occur prior to construction. Therefore, the Project would not conflict with any easements required for public access.

The requested setback modifications for the public parking in the front of the site and the accessory buildings along the northern and western portions of the site, are needed for the property in its current configuration, and would still be needed upon the transfer of the right-of-way easement area to the Project site. These modifications are necessary based on site planning requirements to accommodate turning movements on site for three fire engines, the need to secure the station and therefore provide a separate parking area for

the public, and locating the main building and engine egress at the best offset from the Cathedral Oaks Overpass. The Modifications requested also would involve only encroachments into setbacks from public transportation rights of way (the railroad along the north property line, the Cathedral Oaks Overpass and Hollister Avenue). Therefore, the Modifications requested are appropriate as part of the Fire Station 10 Development Plan.

Modifications

With the approval of the requested Modifications, the Project will be consistent with the development standards of the P-I M-RP zone district. The requested modifications for reduced building setbacks and parking within front, side, and rear setbacks are justified. Staff deems that these modifications are required due to existing site conditions, in combination with the right-of-way dedication, and/or will allow for improved site planning, better coordination of parking lots, buildings and associated infrastructure, and landscape treatments. The modifications do not decrease the number of parking spaces or amount of landscaping required for the Project site. An analysis of why the requested Modifications should be granted is provided in Exhibit 4 of Attachment 1.

Design Review Board

The Project was reviewed twice on an advisory basis by the Design Review Board, once on June 27, 2017 and again on August 14, 2018. The DRB made several comments about roof and entry concepts in 2017, and the articulation of the architectural style, along with a concern about removal of trees. The Project design team revised the plans, in part to respond to comments received during the draft EIR review, and to respond to the DRB comments from 2017. Additionally, as part of the DEIR preparation, visual simulations were completed and were favorably received by the DRB at its second review on August 14, 2018. At the August meeting, the Board supported the architectural style and massing of the building, and landscaping layout, understanding the site constraints and project objectives. The DRB minutes of these two meetings are provided in Attachment 2.

SUMMARY AND CONCLUSIONS

The Fire Station 10 Project is consistent with the Public/Quasi Public (P-S) land use designation and the Professional and Institutional (P-I) zone district that accommodate a range of office, medical and civic uses. The GPA directly fulfills Goleta GP/CLUP Policies PF 3.1 and 3.2 that calls for a public fire station to serve western Goleta near Winchester Canyon. Upon the GPA, Rezone and Development Plan with Modifications approval, the Fire Station 10 Project will significantly improve the emergency response times to a large portion of western Goleta, including City and County lands, meeting the 5-minute response time established by the NFPA. These actions will also allow the Fire Station 10 Project to improve the population to firefighter ratio from 7200:1 now existing from Fire Station 11 to a ratio of 4000:1 for western Goleta.

The Project would have two significant impacts remaining after mitigation measures are applied, and therefore the City Council must adopt Overriding Considerations to balance those impacts with the benefits of the Project. Lastly, all of the required findings can be

made for approval of the GP/CLUP FEIR Addendum and Project specific Final EIR, approval of the GPA and RZ of the site and approval of the Development Plan and associated Modifications for the Project.

Therefore, staff recommends that the Planning Commission recommend to the City Council that it adopt the Addendum to the GP/CLUP FEIR, certify the Project specific Final EIR, approve the General Plan Amendment from Visitor-serving Commercial to Public/Quasi Public Land Use Designation, approve the Rezone from Limited Commercial (C-1) to Professional and Institutional (PI), and approve the Final Development Plan with Modifications for the Project.

PUBLIC NOTICE

On September 27, 2018, notice for this hearing was published in The Santa Barbara Independent and mailed to property owners within 1000 feet and to residents within 100 feet respectively. On September 28, 2018, a revised notice was published in the Santa Barbara News Press and mailed again to the same property owners and residents.

ALTERNATIVES:

The Planning Commission may: 1) continue the matter for additional information or discussion: or 2) recommend that the City Council adopt the Addendum to the GP/CLUP FEIR, certify the Project specific Final EIR, approve the General Plan Amendment from Visitor-serving Commercial to Public/Quasi Public Land Use Designation, approve the Rezone from Limited Commercial (C-1) to Professional and Institutional (PI), and approve the Final Development Plan with Modifications for the Project.

APPEALS PROCEDURE:

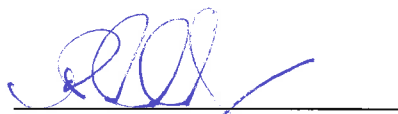
The City Council is the decision-maker for this Project. No appeal is available as the Project will be heard by the City Council for final City action.

Legal Review By:

Approved By:



Winnie Cai
Assistant City Attorney



Peter Imhof, Director
Planning and Environmental
Review



Vyto Adomaitis, Director
Neighborhood Services
and Public Safety

Attachments

1. Planning Commission Resolution 18-____
Exhibit 1: CEQA Addendum to the City General Plan/Coastal Land Use Plan FEIR
Exhibit 2: Project Final Environmental Impact Report
Exhibit 3: Mitigation and Monitoring Program

- Exhibit 4 Statement of Overriding Considerations
 - Exhibit 5 General Plan Amendment Land Use Map Change
 - Exhibit 6: Zoning Map Change
 - Exhibit 7: General Plan Consistency Analysis
 - Exhibit 8: Zoning Consistency Analysis
 - Exhibit 9: Development Plan Conditions of Approval
2. DRB minutes of June 27, 2017 and August 14, 2018
 3. Project Plans and Site Simulations

ATTACHMENT 1

RESOLUTION 18-____

**FIRE STATION 10
7952 HOLLISTER AVENUE**

RESOLUTION NO. 18- ____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GOLETA, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL A) ADOPT THE CEQA ADDENDUM FOR A GENERAL PLAN AMENDMENT; B) CERTIFY FIRE STATION 10 FINAL ENVIRONMENTAL IMPACT REPORT (SCH #2017081066); C) APPROVE A GENERAL PLAN AMENDMENT FROM VISITOR-SERVING COMMERCIAL TO PUBLIC/QUASI PUBLIC LAND USE DESIGNATION; D) APPROVE A REZONE FROM LIMITED COMMERCIAL (C-1) TO PROFESSIONAL AND INSTITUTIONAL (PI); E) APPROVE A FINAL DEVELOPMENT PLAN WITH SETBACK MODIFICATIONS; FOR THE FIRE STATION 10 PROJECT LOCATED AT 7952 HOLLISTER AVENUE; CASE NO 17-044-GPA-RZ-DP; 17-069-DRB

The Planning Commission does resolve as follows:

SECTION 1: Recitals. The Planning Commission finds and declares that:

- A. The County of Santa Barbara identified a need for a fire station in 1967 to address long term growth in the Goleta Valley as assessed by the National Board of Fire Underwriters, and this need was confirmed through the County's Goleta Community Plan adopted in 1993.
- B. Following incorporation, the City of Goleta also identified a need for a new fire station in western Goleta through adoption of the City General Plan/Local Coastal Land Use Plan in 2006.
- C. In 2010, the City of Goleta prepared and adopted a Mitigated Negative Declaration (10-MND-03) for the selection of the Fire Station 10 site and proceeded with that site for project development, using 10-MND-03 as its Initial Study for CEQA purposes.
- D. The project site selected is located at 7952 Hollister Avenue and is zoned Limited Commercial (C-1) under the Coastal Zoning Ordinance (Article II) and has a current land use designation in the City General Plan/Coastal Land Use Plan of Visitor-serving (C-V). Both of these designations need an amendment in order for the Fire Station to be located at the project site. The zone district needs to be amended from Limited Commercial (C-1) to Professional and Institutional (PI) and the land use designation needs to be amended from Visitor-serving to (C-V) to Public/Quasi-Public (P-S).

- E. On May 2, 2017, the Goleta City Council adopted Resolution 17-15 to initiate a General Plan Amendment for the project site from Visitor-serving Commercial to a Public/Quasi Public land use designation.
- F. On January 18, 2018, the Santa Barbara County Airport Land Use Commission reviewed the proposed General Plan Amendment and Rezone request and found the project to be consistent with the 1993 Airport Land Use Plan for Santa Barbara County.
- G. On August 8, 2018, the City Neighborhood Services and Public Safety Department submitted an application for a General Plan Amendment of the land use designation from Visitor-serving Commercial (C-V) to Public/Quasi Public (PS), (the "GPA Project"), and Zoning Ordinance amendment of the site from Limited Commercial (C-1) to Public-Institutional (P-I) ("Rezone"), and a Development Plan for a new 11,600 square-foot Fire Station at 7952 Hollister Avenue.
- H. The proposed Fire Station 10 would have a three-apparatus bay structure and related facilities, a community meeting room, seven parking spaces for the public, and nine parking spaces for employees (the "Project").
- I. The City reviewed the Project's and General Plan Project's environmental impacts in accordance with the California Environmental Quality Act (Public Resources Code, §§SS 21000, *et seq.*, "CEQA"), the regulations promulgated thereunder (14 Cal. Code of Regulations, 15000, *et seq.*, the "CEQA Guidelines").
- F. Under the City's Environmental Review Guidelines ("Goleta Guidelines") and based on consideration of potential short-term noise and aesthetic impacts, it was determined that the Project may have a significant effect on the environment and an Environmental Impact Report (EIR) was required.
- G. On July 31, 2017, the City began its environmental analysis of both the Project and GPA Project.
- H. On August 8, 2017, a Notice of Preparation (NOP) was released for 30 days and on August 28, 2017 an EIR Scoping Meeting was held to solicit input from agencies and the public regarding the topics to be studied within the Fire Station 10 Project EIR.
- I. On May 16, 2018 a Draft EIR of the Project, State Clearinghouse #2017081066 for the Project was released for public review. The public review period ran from May 17, 2018 through July 2, 2018.

- J. On June 14, 2018, the City held an environmental hearing and took public comments on the Draft EIR of the Project.
- K. An Addendum to the General Plan/Coastal Land Use Plan (GP/CLUP) Final Environmental Impact Report (SCH #2005031151), as provided in Exhibit 1 to this Resolution, was prepared for the GPA Project and was made available to the public on September 27, 2018.
- L. On September 27, 2018, the Final EIR for the Project was made available to the public, as provided in Exhibit 2, at a minimum of ten days prior to the commencement of the public review by the Planning Commission. Notice of the October 8, 2018 Planning Commission meeting was published in the Santa Barbara Independent on September 27, 2018 and a Revised Notice was published in the Santa Barbara News Press on September 29, 2018. On September 27, 2018 (Original Notice) and September 28, 2018 (Revised Notice) were mailed to residents and property owners.
- M. On October 8, 2018, the Planning Commission conducted a duly noticed public hearing at which all interested parties were heard. Further, the Planning Commission considered the entire administrative record (as of that date), including, without limitation, staff reports, the proposed Final EIR for the Project, the Addendum for the GPA Project, the Mitigation Monitoring and Reporting Program, and oral and written testimony from interested persons, all of whom were given an opportunity to be heard.

SECTION 2: *Factual Findings and Conclusions:* The Planning Commission finds as follows:

- A. The Property consists of a 1.21-acre property (Assessor's parcel No. 079-210-075), and road easement right-of-way land along Hollister Avenue that will be assimilated into the Fire Station site development and removed from street right of way.
- B. The Property, located in the Coastal Zone, currently has a General Plan/Coastal Land Use Plan (GP/CLUP) land use designation of Visitor-serving Commercial (C-V) and a Zoning Designation of Limited Commercial (C-1).
- C. As the Property is located within the Coastal zone, the California Coastal Commission will have final approval authority for issuance of a Coastal Development Permit for the project.

- D. The site was formerly developed with a service station from 1968 to 1993. All soil remediation has been completed following that use.
- E. Access to the project site is from Hollister Avenue.
- F. The Project includes a request for approval of a General Plan Amendment to change the site designation from Visitor-serving Commercial (C-V) to Public/Quasi Public (PS) and a Rezone from Limited Commercial (C-1) to Professional and Institutional (P-I). The Applicant also requests approval of a Development Plan (DP) and associated Modifications of the side, rear and front setbacks, for development of the following (Goleta Municipal Code (GMC) §35.174.8):
- An 11,600 square-foot fire station with three apparatus bays that will be built to Silver LEED standards.
 - An area for locating Hydrogen Sulfide (H₂S) monitoring equipment.
 - A community room/training room with a 30-person capacity within the station. This room is anticipated to be used by the City and Fire Department to conduct training and hold meetings with members of the community and similar functions related to public safety.
 - A public parking lot with seven spaces in front and a nine-space employee parking lot to the rear of the station adjacent to a turnaround area for apparatus movement.
 - A bifurcated above-ground fuel tank (250-gallon gasoline and 1,000-gallon diesel) and an emergency generator and outdoor hose drying racks on the west side of the turnaround area, behind the station.
 - Outdoor hose drying racks, a trash enclosure and storage space behind the station
 - A six-foot high security wall (concrete masonry) to secure operational areas at the rear of the station that will wrap around the site from the southwest corner of the station building, along the west and northern property line and continue down the eastern property line to the entry gate planned about 100 feet from Hollister Avenue.
 - Site development that includes a soldier pile wall along the northern property line, landscaping with a retention basin, and frontage improvements including a sidewalk, curb and gutter and a bike lane along Hollister Avenue.
 - Zoning Ordinance Modifications to allow (a) the fuel tank and emergency generator enclosure to be located five (5) feet from the western property line and twelve (12) feet from the rear property line;

(b) the trash enclosure and storage accessory structures to be located seven (7) feet from the northern property line: and (d) the public parking area to be located zero (0) feet from the front property line and forty (40 feet) from the centerline of Hollister Avenue.

- G. The Project is not located within an approach or safety zone of the Santa Barbara Municipal Airport and is consistent with the Airport Land Use Plan.
- H. The Property is a generally flat, trapezoid-shaped lot.
- I. The Property has adequate ingress and egress that also meets Fire Department requirements.
- J. The factual findings in this Section are based upon substantial evidence found within the entirety of the administrative record.

SECTION 3: *Environmental Assessment for the Project*: The Planning Commission makes the following environmental findings pursuant to CEQA §21081 and CEQA Guidelines 15090 and 15091:

- A. The City completed a Final EIR for the Project in accordance with applicable law including, without limitation, CEQA Guidelines §§ 15082, 15083, 15085, 15087 and 15088, as set forth in Section 1;
- B. The Final EIR was presented to the Planning Commission, which reviewed the record of the proceedings and considered all information contained in the Final EIR, its appendices and the testimony and additional information presented at or before all public hearings in accordance with CEQA Guidelines §15090;
- C. Pursuant to CEQA Guidelines §15090, the Final EIR reflects the City's independent judgment and analysis. The Planning Commission has independently reviewed and analyzed the Final EIR prepared for the Project. The Final EIR is an accurate and complete statement of the potential environmental impacts of the project. The Final EIR was prepared under the direction of the City of Goleta Neighborhood Services and Public Safety Department and reflects its independent judgment and analysis of the environmental impacts and comments received on the Final EIR;
- D. The Final EIR generally identifies, for each potentially significant impact of the project, one or more corresponding mitigation measures to reduce

impacts to a level of insignificance, with the exception of the project's short-term Aesthetics and Noise impacts related to temporary degradation of scenic views until replacement landscaping is established and the construction noise has ceased. All other potentially significant impacts identified in the Final EIR are mitigated by corresponding mitigation measures to the extent set forth in the Final EIR;

- E. Pursuant to CEQA Guidelines §15091, any changes or alterations required for the project, or have been incorporated into the project, which avoid or substantially lessen the significant environmental effects are identified in the Final EIR. Any potential changes or alterations that may be made to the proposed mitigation measures are addressed and analyzed in the Final EIR. None of the facts or circumstances requiring recirculation of the EIR has occurred. Recirculation is not required;
- F. Pursuant to CEQA Guidelines § 15091, changes or alterations have been required in, and incorporated into, the project, which avoid or substantially lessen, but do not reduce to an insignificant level, the project-specific and cumulative significant, unavoidable, adverse, effects involving Aesthetics and short-term Noise as summarized below:
 - 1. Aesthetics (Impact AES-1): Implementation of the proposed Project would result in the removal of mature eucalyptus trees that would temporarily degrade scenic views along designated scenic corridors until replacement screening landscaping has grown and matured. As such, the Project would result in a Class I, Project-related short term significant and unavoidable impact that could not be mitigated.
 - 2. Noise (Impact NOI-1): Construction of the project would result in the generation of short-term noise levels potentially impacting adjacent sensitive receptors. Though standard mitigation measure would reduce this impact, rotary auger drilling activities would generate significant and unavoidable impacts.
 - a. The EIR included mitigation measures to lessen the Project impacts related to short term noise impacts. These are: 1) Limiting hours of construction to Monday to Friday, 8 a.m. to 5 p.m., with no work on weekends or state holidays unless extenuating circumstances arise and then, only if authorized on a case by case basis at the discretion of the City's Director of Planning and Environmental Review; and 2) Placement of temporary noise barriers to protect line-of-sight between project construction equipment, particularly soldier wall drilling, and the eastern property boundary shared with the Hideaway residential development.

3. In accordance with CEQA Guidelines § 15093, a Statement of Overriding Considerations ("SOC") addressing the significant unavoidable aesthetics and short-term noise impacts must be included in the project's record for Planning Commission consideration and recommendation regarding the project. The SOC is included as Exhibit 4 of this Resolution and is incorporated herein by reference. The SOC identifies specific reasons why specific benefits would support approval of the project based on information in the Final EIR and in the project's record.
- G. In accordance with CEQA Guidelines 15126.6 and 15364, Final EIR Section 5.0 evaluated a reasonable range of alternatives which would feasibly attain most of the basic objectives of the project but would avoid or lessen effects of the Project. This included a No Project Alternative, as well as an analysis of alternative project sites of sufficient size (in this case, at least 1.2 acres, similar to the proposed Fire Station 10 site) and within the National Fire Protection Association (NFPA) five-minute fire service response time throughout western Goleta.
 1. Alternative 1, No Project. This alternative assumes that no fire station would be built and the site would be developed in accordance with its existing land use and zoning designations. The No Project Alternative would:
 - a. Result in buildout of an alternate project that could reduce Aesthetics/Visual Resources impacts most likely to be adverse but less than significant (Class III) based on the presumption that a limited commercial project, such as the former gas station, would require removal of fewer eucalyptus trees than the Project.
 - b. Reduce Geological Resources to adverse but less than significant (Class III) impacts based on the presumption that a limited commercial project and its parking could be built more on the southerly portion of the project site, and not encroach within topographic grades susceptible to severe erosion.
 - c. Reduce Noise Impacts to adverse but less than significant (Class III) impacts because site development under existing land use and zoning would likely be smaller and not require stabilization of the north-facing slope.
 - d. Create similar impacts in the areas of Aesthetics for structural compatibility (AES-1) and lighting (AES-4), Cultural Resources (CR-1), operational N (NOI-2) and short-term construction Traffic similar to

the Project. Further this Alternative would have similar beneficial impacts regarding frontage improvements for pedestrian and bicycle traffic.

- e. Not provide beneficial Impacts (Class IV) related to increased fire protection services in Western Goleta.

The No Project Alternative does not meet any of the Project objectives and is therefore infeasible.

2. Alternative Sites, dismissed: The following alternative sites were assessed, as shown on Figure 5-1 of the FEIR and summarized in Table 5-1:

- Santa Barbara Shores site (part of Sperling Preserve);
- Former California Highway Patrol Relocation Site;
- RRI Energy Site;
- Dixon Site; and
- Timbers Restaurant Site.

All but the Santa Barbara Shores site were found to be infeasible. The California Highway Patrol Relocation Site (7781 Hollister Avenue) was determined to be infeasible because it does not have historical water usage and as such Goleta Water District (GWD) will not service the site while in drought conditions in accordance with GWD's SAFE Ordinance. Therefore, this site was not considered further. Santa Barbara County Fire personnel concluded the RRI Energy Site, Dixon Site and Timbers site are not viable given their locations. Santa Barbara County Fire Department criteria for fire stations require that fire facilities be readily visible and accessible to the public, front directly on a collector or arterial street, and not be accessed through a shared driveway. These sites either do not front on a major street or take access via a shared driveway which condition is unacceptable to Santa Barbara County Fire.

The remaining alternative site was the Santa Barbara Shores Site.

- 3. Alternative Location – Santa Barbara Shores: Construction of the FS10 project at this site, within the 137-acre Sperling Preserve, would meet most of the Project objectives but would have the following impact changes in relation to the proposed Project:

Increased impacts:

- a. This site, previously identified for a fire station, would likely have increased impacts related to changes in the visual character of the northwestern portion of the Sperling Preserve and would be a permanent *significant impact* (Impact AES-1) on aesthetics/visual resources. The permanent impact as perceived by trail users could be mitigated by screening vegetation, but the change from open space to institutional uses as experienced from Hollister Avenue would be *significant and unavoidable* (Class I), and the change from open space to institutional uses as experienced from Hollister Avenue would be also be *significant and unavoidable* (Class I), and greater than the proposed Project.
- b. Land Use: Impact LU-1 notes additional land use considerations that would result from conversion of existing coastal recreational use to a Fire Station and the proximity of this site to the existing Sperling Preserve trail system. Residual impacts on land use would be potentially significant, but feasibly mitigated (Class II), and would be greater than the proposed Project.

Similar Impacts of Alternative Site:

- c. Other Aesthetics impacts associated with structural compatibility (AES-4) and new lighting (AES-5) would be *significant but feasibly mitigated* (Class II), similar to the proposed Project.
- d. Biological Resources: Eucalyptus trees on both sides of the Alternative site adjacent to Hollister Avenue would likely require thinning for the station, and construction could also disturb or remove raptor nesting habitat (Impact BIO-3). Residual impacts on biological resources would be significant, but feasibly mitigated (Class II), similar to the proposed Project.
- e. Noise: Intermittent noise from long-term operations (Impact NOI-2) would be *adverse, but less than significant* (Class III), similar to the proposed Project.
- f. Public Services: This Alternative would also provide for Fire Station 10 and increase the fire protection services from the Santa Barbara County Fire Protection District serving the western Goleta area and would improve service ratios and response times (Impact PS-1). This would be similar to the proposed Project.

- g. Transportation: Short-term construction traffic and associated parking on nearby private streets (Impact TRANS-5) would result in potentially significant but feasibly mitigated impacts (Class II), similar to the proposed Project.
- h. Less Than Significant Impacts: The Santa Barbara Shores site would generate the same number of vehicular traffic impacts than the proposed Project (Impact TRANS-1) and associated long-term air quality (Impact AQ-2) and greenhouse gas (GHG) (Impact GHG-1) emissions. Impacts would be similar to the proposed Project.

Lessened Impacts of Alternative Site:

- i. Cultural Resources: No prehistoric or historic archaeological sites are recorded within this area based on multiple surveys during planning of the Ellwood Mesa/Sperling Preserve. Therefore, the potential for encountering unknown archaeological resources during construction (Impact CR-1) is adverse and less than significant (Class III) and would be less than the proposed Project.
- j. Construction of the fire station on this Alternative site may not cause improvements to the existing pedestrian and bicycle facilities on the northern side, unimproved side of the Hollister Avenue Project boundary (Impact TRANS-3), such that the beneficial Project impact would not occur.
- k. Geological Resources: Construction of the Fire Station on this relatively level coastal terrace would not encroach within topographic grades susceptible to failure and severe erosion (Impact GEO-1). Residual impacts on geological resources would be adverse, but less than significant (Class III), and would be less than the proposed Project.
- l. Noise: Construction of the Alternative Location site would result in the generation of short-term noise levels potentially adversely impacting adjacent residential sensitive residential receptors to the north and west, and recreationists on trails to the east and south (Impact NOI-1). Although no retaining wall with pilings would be required, short-term noise levels affecting sensitive receptors would be significant and unavoidable (Class I), but less than the proposed Project.

The alternative Santa Barbara Shores site would have greater Class I impacts in the areas of Aesthetics and Land Use. This alternative site would also require a General Plan Amendment ("GPA") in order to build

the Project. Similar impacts of the GPA would be anticipated in the other Aesthetics areas such as structural compatibility and new lighting, Biological Resources, Noise, Public Services (beneficial impact) and Transportation. Lessened impacts would occur in the areas of Cultural Resources, Geological Resources, and Noise and the beneficial impact of improved pedestrian and bicycle amenities would not occur.

SECTION 4: *Environmental Assessment for the Addendum to the General Plan/Coastal Land Use Plan EIR:* The Planning Commission makes the following environmental findings pursuant to CEQA §21081 and CEQA Guidelines 15164.

- A. The Addendum to the General Plan/Coastal Land Use Plan FEIR for the Project's General Plan Amendment (GPA) was analyzed for its environmental impacts and the Addendum was prepared pursuant to CEQA Guidelines §15164. An Addendum is appropriate only if a project GPA results in minor technical changes or additions to the original document and does not result in any new significant impacts or a substantial increase in the severity of previously identified significant impacts.
- B. The Addendum need not be circulated for public review (CEQA Guidelines §15164 (c)). While the Addendum has not been circulated for public review, it has been available to the public since September 28, 2018. An addendum must be considered by the decision-making body before making a decision on the GPA Project (CEQA Guidelines §15164(d)).
- C. There is substantial evidence in the record showing that the Addendum is appropriate for the GPA Project.
- D. Pursuant to CEQA Guidelines §15074, the Addendum reflects the City's independent judgment and analysis. The Planning Commission has independently reviewed and analyzed the Addendum prepared for the GPA Project for Fire Station 10. The Addendum is an accurate and complete statement of the potential environmental impacts of the GPA Project. The Addendum was prepared under the direction of the City of Goleta Neighborhood Services and Public Safety and the Planning and Environmental Review Department and reflects its independent judgment and analysis of the environmental impacts.

SECTION 5: *General Plan Amendment Findings.* Pursuant to Government Code § 65358, the Planning Commission finds that the proposed General Plan Amendment is in the public interest as follows:

- A. Amending Figure 2-1 of the Land Use Element, Land Use Map, as graphically shown in Exhibit 5 of this Resolution, to change the land use

designation of the property from Visitor-serving Commercial (C-V) to Public/Quasi Public (P-S) is in the public interest because it will facilitate a long standing goal of both the City and the County to construct a fire station to serve the western portion of the City of Goleta and surrounding areas. The presence of a Fire Station in western Goleta will greatly enhance public safety in the area.

- B. Development of the Fire Station 10 project will allow fire response times to be within the best practices standard of 5-minute response times, pursuant to the National Fire Protection Association (NFPA). The Fire Station 10 project will also improve the current population to firefighter ratio from 7200:1 (at Fire Station 11 on Storke Road) to 4,000:1 with the new station.
- C. Development of the Fire Station 10 project will also implement City GP/CLUP Policy PF 3.1 that calls for specific fire protection coverage and response times, and Policy PF 3.2 that calls for a new fire station to be developed to serve Western Goleta.

SECTION 6: *Rezone Findings.* The Planning Commission makes the following findings pursuant to Section 35.180.6 of the Coastal Zoning Ordinance regarding the proposed Rezone:

- A. Rezoning the site to Professional/Institutional (PI), as graphically shown in Exhibit 6 of this Resolution, is in the public interest to provide a third fire station within the City of Goleta. This will allow the Santa Barbara County Fire Department to provide the 5-minute response time per the National Fire Protection Association (NFPA) standards. Further, the Rezone to allow a new Fire Station will also improve the population to fire fighter ratio so that is closer to the 4,000 to 1 ratio also recommended by the NFPA. An additional Fire Station will improve public safety and thereby improve the welfare of the community.
- B. Rezoning the site to PI would be consistent with the proposed GP/CLUP Land Use designation of Public/Quasi-Public, as well with the policies adopted within the GP/CLUP particularly Public Facilities policies PF 3.1 and 3.2 regarding a public fire station to serve western Goleta near Winchester Canyon. This Rezone will facilitate and allow implementation of these specific General Plan policies.
- C. Rezoning the site to PI is consistent with good zoning and planning practices as it complies with the proposed General Plan designation of the site, provides for the construction of critical public safety facilities within an underserved portion of the City, and will be in close proximity to public coastal resources such as Ellwood Mesa, Haskell's Beach, Bacara Resort,

and Sandpiper Golf Course and the nearby residential neighborhoods

SECTION 7: Development Plan Findings. Pursuant to Sections 35-174.7 of Article II, Chapter 35 (Coastal Zoning Ordinance) of the Goleta Municipal Code, the Development Plan (Case No. 17-069-DP) can only be approved if all of the findings below can be made. The Planning Commission makes the following findings for approval of the proposed Project:

- A. *That the site for the project is adequate in size, shape, location, and physical characteristics to accommodate the density and intensity of development proposed.*

The project site is adequate in size, shape, location, and physical characteristics to accommodate the proposed Fire Station 10. The site is 1.21 acres and an additional portion of right of way along Hollister Avenue will be incorporated into the site to allow for public parking, retention of storm water onsite, and sufficient setback of the egress driveway from the intersection of Hollister Avenue and Cathedral Oak Road. Additionally, the project location is bordered on three sides by public transportation rights-of-ways namely Hollister Avenue, Cathedral Oaks overcrossing, and UPRR and Caltrans rights-of-way. The station as proposed, with 11,600 square feet, is just large enough to provide for three staff positions, related administrative and reception area, and a community meeting room with a 30-person capacity. The site also allows for a rear parking area for staff, along with a turnaround area to accommodate ancillary facilities such as a fuel tank, emergency generator, hose-drying area and trash enclosure. Therefore, there the site is adequate to accommodate the density and intensity of development based on the reasons stated above.

- B. *That adverse impacts are mitigated to the maximum extent feasible.*

An Environmental Impact Report was prepared for this project. Based on the analysis contained in the proposed Final EIR, (attached to this Resolution as Exhibit 2), the Project will have a range of impacts from Class I to Class IV. Where impacts can be mitigated, they have been to the maximum extent feasible. The Mitigation Monitoring and Reporting Program (MMRP) is provided as Exhibit 3 to this Resolution. The Final EIR identifies that the project impacts in the area of public services and transportation improvements would have no impact and/or have beneficial impacts (Class IV). Further the Final EIR concludes that certain project-related impacts in biology, geology, hazardous materials, land use, noise, transportation, air quality, energy conservation, greenhouse gases, hydrology and water quality, utilities and service systems would be less than significant and that no specific mitigation measures beyond standard applicable regulations/requirements would be needed for these issue areas (Class III).

Potential project-related impacts involving aesthetics, biological resources, cultural resources, geology and soils, and land use policy consistency, and short-term transportation would be reduced to less than significant levels through the incorporation of mitigation measures as specified in the Final EIR (Class II).

Potential project-related impacts associated with short-term aesthetics (until site landscaping becomes established) and construction noise were found to have a significant and unavoidable impact for the project, even after implementation of mitigation measures for these areas (Class I). All Final EIR mitigation measures for the project are incorporated as Conditions of Approval set forth in Exhibit 9 of this Resolution, incorporated herein by reference.

Therefore, all adverse environmental impacts have been mitigated to the maximum extent feasible, except for short term Aesthetics and Construction Noise, based on the reasons stated above and as contained in the Final EIR provided as Exhibit 2 to this Resolution. A Statement of Overriding Considerations is included as Exhibit 4 of this Resolution to address the remaining Class I impacts.

C. That streets and highways are adequate and properly designed.

The adjacent streets and highways are adequate to serve the anticipated trips/traffic volumes generated by the proposed Fire Station 10. With the implementation of the mitigation measures and Conditions of Approval set forth in Exhibit 9 of this Resolution, incorporated herein by reference, local streets and highways, internal circulation, and project parking further ensure that onsite circulation and offsite circulation will be adequate and properly designed. Further, all traffic and circulation impacts identified in the Final EIR, (provided as Exhibit 1 of this Resolution, incorporated herein by reference), are reduced to less than significant levels with mitigation. Therefore, the City's circulation system, including streets and highways, are or will be adequately designed to serve the project based on the reasons stated above.

D. That there are adequate public services, including but not limited to, fire protection, water supply, sewage disposal, and police protection to serve the project.

The project will be served by the Goleta Water District, Goleta West Sanitary District, and City of Goleta Police Department, and provide improved fire protection services. These agencies and districts have adequate capacity to serve the project as either described in the Final EIR, incorporated herein by reference, or by recent letters. On October 17, 2017, Goleta Water District provided a preliminary conditions letter, based on prior water use on the site

from the former gas station, and review of preliminary plans. The Santa Barbara County Air Pollution Control District also provided a conditions letter on August 17, 2018, and Goleta Public Works Department provided a conditions letter on August 30, 2018. Appropriate conditions of approval for public services have been included in Exhibit 9 incorporated herein by reference.

Therefore, there are adequate public services to the serve the project.

E. That the project will not be detrimental to the health, safety, comfort, convenience, and general welfare of the neighborhood and will not be incompatible with the surrounding areas.

Given the project's location, with public transportation right-of-way on three sides of the site, as well as the project design that has been carefully developed in consideration of adjoining residential uses, and implementation of Final EIR mitigation measures and Conditions of Approval in Exhibit 9 of this Resolution will ensure the project will not be detrimental to the health, safety, comfort, convenience, and general welfare of the neighborhood and will not be incompatible with the surrounding areas. The architectural style of the project was developed to be compatible with the ranch style residences of The Hideaway and the Barnsdall Rio gas station. Fire Station 10's entry tower element provides a gateway statement to this end of Hollister Avenue and takes its design references from Barnsdall Rio gas station located nearby on Hollister Avenue. A solid block wall along the central and rear eastern property line and a sloped landscaping buffer between the proposed driveway and the adjoining Hideaway units would separate the project from these residences and provide privacy. The site plan locates fire station operations with engines and related support functions like fueling, hose drying rack, and a generator as far away as possible from the neighboring residences.

The project is designed and will be developed in a manner consistent with the General Plan as outlined in Exhibit 7 (General Plan Consistency Analysis) and the Inland Zoning Ordinance as identified in Exhibit 8. (Coastal Zoning Ordinance Consistency Analysis), as incorporated herein by reference.

Therefore, the project would not be detrimental to the health, safety, comfort, convenience, and general welfare of the neighborhood and would not be incompatible with the surrounding areas.

F. That the project is in conformance with 1) the General Plan and 2) the applicable provisions of this Article.

With the General Plan amendment, the project is consistent with applicable General Plan policies as set forth in Exhibit 7, which is incorporated herein by reference. Of particular interest is this Project's implementation of GP/CLUP Public Facilities Policies 3.1. and 3.2 in providing a fire station in western Goleta and improving the firefighter ratio within the entire City.

With the Rezone, the project is consistent with the development standards of the PI zoning district as contained Article II of Chapter 35 of the Goleta Municipal Code (Coastal Zoning Ordinance), as set forth in Exhibit 8 of this Resolution, which is incorporated herein by reference. Therefore, the project is consistent with the General Plan and applicable provisions of the Inland Zoning Ordinance based on the reasons stated above.

G. That in designated rural areas the use is compatible with and subordinate to the scenic, agricultural and rural character of the area.

The project site is not in a designated rural area. Therefore, this finding is not applicable.

H. That the project will not conflict with any easements required for public access through, or public use of a portion of the property.

Project frontage along Hollister Avenue includes an easement for roadway purposes over which the City will grant an encroachment permit in order to allow specific elements of the Project to be located, including landscaping, parking, pedestrian walkway, curb and gutter and bicycle lane. This right-of-way easement is not necessary for a road purposes and a formal process to incorporate this easement property into the Project site property will occur prior to construction. Therefore, the project would not conflict with any easements required for public access.

There are no easements across the project site for public access through or public use of a portion of the property as stated in the Title Report for the property (on file with the City and incorporated herein).

SECTION 8: Setback Modifications. The Planning Commission recommends that the City Council find that setback modifications are justified pursuant to Section 35-174.8 of the Coastal Zoning Ordinance:

A. The modifications are justified as they allow for improved site planning, building design, better coordination of parking circulation, and associated infrastructure, and landscape treatments.

- B. All modifications requested for encroachment into the front, western side and rear setbacks will allow parking and accessory buildings for the Fire Station 10 project to be located adjacent to public transportation facilities, including Hollister Avenue, Cathedral Oaks Overpass, and the Union Pacific Railroad.

SECTION 9: Actions. The Planning Commission recommends to the City Council the following actions:

- A. Adopt the EIR Addendum to the City General Plan/Coastal Land Use Plan EIR, attached as Exhibit 1, incorporated herein by reference, based on the findings outlined in Section 4 above.
- B. Certify the Final EIR, attached as Exhibit 2, incorporated herein by reference, based on the findings outlined in Section 3 above, subject to the mitigation monitoring and reporting program ("MMRP"), attached as Exhibit 3, incorporated herein by reference, required by CEQA § 21081.6 and CEQA Guidelines § 15097, and find that the Final EIR constitutes a complete, accurate, adequate and good faith effort at full disclosure under CEQA.
- C. Adopt the Statement of Overriding Considerations, in accordance with the requirements of CEQA Guidelines §§ 15093 (a), attached as Exhibit 4, and incorporated herein by reference.
- D. Approve the General Plan Amendment for the Project, Case No. 17-069-GPA, from Visitor-serving Commercial (C-V) to Public/Quasi-Public (P-S), based on the findings in § 5 above, and as shown in Exhibit 5 of this Resolution.
- E. Approve the Rezone of the site from Limited Commercial (C-1) to Professional and Institutional (PI), based on the findings in § 6 above and as shown in Exhibit 6 of this Resolution.
- F. Approve the Development Plan with the setback modifications, Case No. 17-069-DP, for the Fire Station 10 project, based on the findings of § 6 and § 7 above, the General Plan Consistency and Zoning Consistency analyses provided as Exhibits 7 and 8 and subject to the conditions of approval provided in Exhibit 9 to this Resolution.

SECTION 10: *Reliance on Record.* Each and every one of the actions in this Resolution is based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the project. The findings and determinations constitute the independent findings and determinations of the Planning Commission in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 11: Limitations. The Planning Commission's analysis and evaluation of the project, including this Resolution, are based on the entire record and best information currently available. It is inevitable that in evaluating a project that absolute and perfect knowledge of all possible aspects of the project will not exist. One of the major limitations on analysis of the project is the Planning Commission's lack of knowledge of future events. In all instances, best efforts have been made to form accurate assumptions. Somewhat related to this are the limitations on the City's ability to solve what are in effect regional, state, and national problems and issues. The City must work within the political framework within which it exists and with the limitations inherent in that framework.

SECTION 12: *Summaries of Information.* All summaries of information in the findings, which precede this section, are based on the substantial evidence in the record. The absence of any particular fact from any such summary is not an indication that a particular finding is not based in part on that fact.

SECTION 13: This Resolution will remain effective until superseded by a subsequent Resolution.

SECTION 14: The City Clerk is directed to mail a copy of this Resolution to Michelle Greene, City Manager of the City of Goleta, 130 Cremona Suite B, Goleta, CA 93117 and to any other person requesting a copy.

SECTION 15: This Resolution will become effective upon adoption.

SECTION 16: The City Clerk shall certify to the passage and adoption of this resolution and enter it into the book of original resolutions.

PASSED, APPROVED AND ADOPTED this 8th day of October, 2018

ED FULLER, CHAIR

ATTEST:

DEBORAH S. LOPEZ
CITY CLERK

WINNIE CAI
ASSISTANT CITY ATTORNEY

STATE OF CALIFORNIA
COUNTY OF SANTA BARBARA)
CITY OF GOLETA)

I, DEBORAH LOPEZ, City Clerk of the City of Goleta, California, DO HEREBY CERTIFY that the foregoing Resolution No. 18-___ was duly adopted by the Planning Commission of the City of Goleta at a regular meeting held on the 8th day of October, 2018, by the following vote of the Planning Commission:

AYES:

NOES:

ABSENT:

ABSTAIN:

(SEAL)

Deborah S. Lopez
CITY CLERK

EXHIBIT 1

ADDENDUM TO CITY OF GOLETA GENERAL PLAN/COASTAL LAND USE PLAN FINAL ENVIRONMENTAL IMPACT REPORT

FOR

FIRE STATION 10 PROJECT

Distributed separately

Available at:

<http://www.cityofgoleta.org/home/showdocument?id=21027>

and available upon request.

EXHIBIT 2
FINAL ENVIRONMENTAL IMPACT REPORT
FIRE STATION 10 PROJECT
STATE CLEARINGHOUSE NO. 2017081066

Distributed separately

Available at:

<http://www.cityofgoleta.org/projects-programs/building-development/fire-station-in-western-goleta>

and available upon request.

EXHIBIT 3
City of Goleta Fire Station 10 Project
Final Environmental Impact Report
Mitigation Monitoring and Reporting Program
(Appendix J of FEIR)

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)

The Final Environmental Impact Report (EIR) for the City of Goleta Fire Station 10 Project (Project) identifies mitigation measures that will be implemented to reduce the environmental impacts associated with the Project. The California Environmental Quality Act (CEQA) was amended in 1989 to add Section 21081.6, which requires a public agency to adopt a monitoring and reporting program for assessing and ensuring compliance with any required mitigation measures applied to proposed development. As stated in Section 21081.6 of the Public Resources Code:

... the public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment.

Section 21081.6 also provides general guidelines for implementing mitigation monitoring programs and indicates that specific reporting and/or monitoring requirements, to be enforced during Project implementation, shall be defined as part of adopting a mitigated negative declaration.

The mitigation monitoring table that follows lists those mitigation measures that may be included as conditions of approval for the Project. To ensure that the mitigation measures are properly implemented, a monitoring program has been devised which identifies the timing and responsibility for monitoring each measure. The Project applicant will have the responsibility for implementing the measures, and the various City of Goleta departments will have the primary responsibility for monitoring and reporting the implementation of the mitigation measures.

City of Goleta Fire Station 10 Project Final Environmental Impact Report
Mitigation Monitoring and Reporting Program

Mitigation Measure	Implemented By	When Implemented	Monitoring or Reporting Action	Verification of Completion	
				Initial	Date
AESTHETICS/VISUAL RESOURCES					
AES-3.2.1: Height Limitations. The height of structural development shown on the Design Review Board (DRB) approved plans considered through Advisory Review shall not exceed the mean height and peak height shown on approved project exhibit maps.	Permittee	Finished grade shall be consistent with the approved final grading plan. Height limitations shown on DRB approved plan sets considered through Advisory Review shall be adhered to during any future construction.	City staff shall verify compliance prior to issuance of a Coastal Development Permit/Land Use Permit or building/grading permit(s).		
AES-3.2.2: Composite Utility Plans. The applicant shall submit a composite utility plan for City staff review. All external / roof mounted mechanical equipment (including HVAC condensers, switch boxes, etc.) shall be included on all building plans and shall be designed to be integrated into the structure and/or screened in their entirety from public view.	Permittee	Detailed plans showing all external / roof mounted mechanical equipment shall be submitted for review and approval by the Planning and Environmental Review Director, or designee, prior to Coastal Development Permit/Land Use Permit issuance.	City staff shall verify installation of all external / roof mounted mechanical equipment per the approved plans prior to Fire Station 10 occupancy.		
AES-3.2.3: Screening of Utility Connections. All new utility service connections and above-ground mounted equipment such as backflow devices, etc.	Permittee	The plans submitted for City staff and advisory DRB design review approval shall identify the type, location, size, and	Prior to final inspection of any future construction, City staff shall verify that all above-ground utility connections and		

Mitigation Measure	Implemented By	When Implemented	Monitoring or Reporting Action	Verification of Completion	
				Initial	Date
shall be screened from public view and/or painted in a soft earth-tone color(s) (red is prohibited) so as to blend in with any future structures. Screening may include a combination of landscaping and/or fencing/walls. Whenever possible, utility transformers shall be placed in underground vaults. All gas and electrical meters shall be concealed and/or painted to match the building. All gas, electrical, backflow prevention devices, and communications equipment shall be completely concealed in an enclosed portion of the building, on top of the building, or within a screened utility area. All transformers and vaults that must be located within the right-of-way shall be installed below grade unless otherwise approved by the City, and then completely screened from view.		number of utility connections and above-ground mounted equipment as well as how such equipment would be screened from public view and the color(s) that it would be painted so as to blend in with the project design and surrounding area.	equipment is installed, screened, and painted per the DRB approved plans.		
AES-3.2.4: Landscaping. Approximately 75 percent of landscaping on the project site shall consist of drought-tolerant native and/or Mediterranean type species that adequately complement the project design and integrate the site with surrounding land uses.	Permittee	The final landscape plan shall identify the following: a) Type of irrigation proposed; b) All existing and proposed trees, shrubs, and groundcovers by species; c) Size of all plantings; and d) Location of all plantings. The final landscape plan shall be reviewed and approved on an advisory basis by the DRB and Planning and	City staff shall inspect the site to ensure that landscaping has been installed consistent with the DRB approved final landscape plan.		

Mitigation Measure	Implemented By	When Implemented	Monitoring or Reporting Action	Verification of Completion	
				Initial	Date
		Environmental Review Director, or designee, prior to Coastal Development Permit/Land Use Permit issuance.			
AES-3.2.5: Landscape Installation and Maintenance Agreement. The applicant shall install required landscaping and water-conserving irrigation systems per the final landscape plan as well as permanently maintain required landscaping.	Permittee	The applicant shall install approved landscaping and water conserving irrigation systems per the approved Memorandum of Understanding and Maintenance and Responsibility Agreement between the City of Goleta and Santa Barbara County Fire District (March 2016).	City staff shall inspect the site to ensure that landscaping has been installed consistent with the DRB approved landscape plan.		
AES-3.2.6: Design of Trash / Recycling Enclosure(s). The applicant shall provide a trash/recycling enclosure(s) that is compatible with the architectural design of the project, shall be of adequate size for trash and recycling containers (at least 50 square feet), and shall be accessible by users and for removal by the solid waste collector. The trash/recycling area shall be enclosed with a solid wall of sufficient height to screen the area, shall include a solid gate and a roof, and shall be maintained in good repair in perpetuity.	Permittee	The enclosure(s) shall be shown on final project plans and shall be reviewed and approved on an advisory basis by the Planning and Environmental Review Director, or designee, and the DRB prior to Coastal Development Permit/Land Use Permit issuance.	City staff shall inspect the site to ensure that the required trash/recycling enclosure(s) has been installed consistent with the DRB approved final project plans.		
AES-3.2.7: Trash Control. The applicant shall prevent construction and/or employee trash from blowing offsite by providing	Permittee	This requirement shall be noted on all plans prior to Coastal Development Permit/Land Use	City staff shall periodically inspect throughout grading and construction activities to verify		

Mitigation Measure	Implemented By	When Implemented	Monitoring or Reporting Action	Verification of Completion	
				Initial	Date
covered receptacles on-site before commencement of any grading or construction activities. Waste shall be picked up weekly or more frequently as directed by City staff. The applicant shall designate and provide to City staff the name and phone number of a contact person(s) to monitor construction trash/waste and organize a clean-up crew. Additional covered receptacles shall be provided as determined necessary by City staff.		Permit issuance. Trash control shall occur throughout all grading and construction activities.	compliance with this requirement.		
AES-4.1: Lighting Specifications. Any exterior lighting installed on the project site shall be of low intensity, low glare design, and shall be hooded to direct light downward onto the subject parcel and prevent spill-over onto adjacent parcels. Exterior lighting fixtures shall be kept to the minimum number and intensity needed to ensure public safety. These lights shall be dimmed after 11 p.m. to the maximum extent practical without compromising public safety. Upward directed exterior lighting is prohibited except to light the flag pole. Lighting fixtures shall be appropriate for the architectural style of the structure and surrounding area.	Permittee	The locations of all exterior lighting fixtures, complete cut-sheets of all exterior lighting fixtures, and a photometric plan prepared by a registered professional engineer showing the extent of all light and glare emitted by all exterior lighting fixtures shall be reviewed and approved by the DRB, and the Planning and Environmental Review Director, or designee, before the City issues a building permit for construction.	Before the City issues a certificate of occupancy, City staff, shall inspect exterior lighting features to ensure that they have been installed consistent with approved plans.		

Mitigation Measure	Implemented By	When Implemented	Monitoring or Reporting Action	Verification of Completion	
				Initial	Date
BIOLOGICAL RESOURCES *					
BIO-3: Vegetation removal including clearing and grubbing, and tree trimming shall avoid the bird nesting season (February 1st– August 31st) as feasible to ensure protection of breeding birds potentially on-site and directly east and north of the Project site during the site preparation and construction. If avoidance of the bird nesting feasible is infeasible, pre-construction breeding bird surveys shall be performed by a qualified, City-approved biologist. Nesting bird pre-construction surveys shall occur within the area to be disturbed and extend outward 500 ft. or to the property boundary. If any occupied bird nests or cavity roosts are found, the biologist shall determine an appropriate buffer zone that considers the bird species, nest location, nest height, existing pre-construction level of disturbance in the vicinity of the nest, and proposed construction activities. A buffer ranging in size from 100 ft. for nesting passerine species to 500 ft. for nesting raptors shall be determined and demarcated by the biologist with bright-orange construction fencing, flagging, , or	Permittee	The applicant shall submit the name and qualifications of the biologist that will conduct such survey work to the City for staff review and approval. The results of the survey shall be submitted to the City for staff review and approval prior to the issuance of any grading or building permits.	City staff shall conduct periodic site inspections to verify compliance with any restrictions on construction activity posed by either this mitigation measure and/or the biological survey prepared prior to commencement of construction.		

* Also applies to Land Use impacts

Mitigation Measure	Implemented By	When Implemented	Monitoring or Reporting Action	Verification of Completion	
				Initial	Date
other means to mark the boundary, unless a smaller buffer is considered adequate based on the factors listed above.					
CULTURAL RESOURCES *					
<p>CR-1: A City-approved archaeologist and local Chumash observer shall monitor the initial grading and excavation activities until such time as sufficient subsurface soil has been uncovered/excavated to ascertain that no prehistoric archaeological/cultural resources are located on the project site.</p> <p>In the event archaeological remains are encountered during grading, work shall be stopped immediately or redirected until the City-approved archaeologist and Phase 2 investigation standards set forth in the City Archaeological Guidelines. The Phase 2 shall be funded by the applicant. If remains are found to be significant, they shall be subject to a Phase 3 mitigation program consistent with City Archaeological Guidelines. The Phase 3 shall be funded by the applicant. If human remains are identified, the finds shall be handled consistent with Public Resources Code 5097.98.</p>	Permittee	This requirement shall be printed on all plans submitted for any CDP, building, grading, or demolition permits. The applicant shall enter into a contract with a City approved archaeologist and local Chumash observer and shall fund the provision of onsite archaeological/cultural resource monitoring during initial grading, excavation, and/or demolition activities prior to LUP issuance.	City staff shall conduct periodic field inspections to verify compliance during ground disturbing activities. City staff shall conduct periodic field inspections to verify compliance during ground disturbing activities and shall ensure preparation of any necessary Phase 2 and/or Phase 3.		

* Also applies to Land Use impacts

Mitigation Measure	Implemented By	When Implemented	Monitoring or Reporting Action	Verification of Completion	
				Initial	Date
GEOLOGY AND SOILS *					
<p>GEO-1: Geotechnical Design Considerations. Consistent with recommendations in the Leighton Consulting, Inc. (2017) <i>Geotechnical Exploration</i> report (Appendix E), the applicant shall prepare a permanent slope stabilization plan for the northern portion of the Project site to prevent continued erosion and slope instability. The plan shall include construction of a soldier pile wall at the mid-slope property line, and placement of fill behind the wall in order to achieve additional buildable space. The recommendations in the <i>Geotechnical Exploration</i> report pertaining to slope mitigation shall be incorporated into the proposed Project grading and building plans. These recommendations include:</p> <ul style="list-style-type: none">• Review of final civil and structural plans and specifications by a California licensed Geotechnical Engineer.• Coordination with the pile installer, as extending the piles from the current elevation of the property line to the finished grade level will	Permittee	A permanent slope stabilization plan to remedy existing erosion and potential slope instability along the northern site boundary shall be prepared by a licensed engineer as part of the preliminary grading/drainage plan submitted for any formal development plan application. The approved slope stabilization plan shall be implemented as approved by the Planning and Environmental Review Director or designee before issuance of grading and building permits.	The Project Geotechnical Engineer must observe all pile or pier installation, in accordance with the California Building Code.		

* Also applies to Land Use impacts

Mitigation Measure	Implemented By	When Implemented	Monitoring or Reporting Action	Verification of Completion	
				Initial	Date
<p>require special construction methods and structural details.</p> <ul style="list-style-type: none"> • Incorporation of specific design earth pressures in association with concrete pile construction. • Embedment of piles to a minimum depth of 5 feet below the lowest adjacent railroad grade at the toe of slope. • Backfill of the retaining wall with granular, non-expansive soil. • Construction of retaining wall backdrain, which would direct water away from the wall and toward drainage devices. • Incorporation of proper seismic design parameters. • Incorporation of proper temporary excavation slope gradients and shoring. 					
NOISE *					
NOI-1(a): Pursuant to City of Goleta guidelines, all noise-generating construction activities shall be limited to Monday through Friday, 8:00 a.m. to 5:00	Permittee	Two signs stating these restrictions shall be provided by the applicant and posted on-site prior to commencement of	City staff shall monitor compliance with restrictions on construction hours and shall investigate and respond to all		

* Also applies to Land Use impacts

Mitigation Measure	Implemented By	When Implemented	Monitoring or Reporting Action	Verification of Completion	
				Initial	Date
p.m. Construction shall not be allowed on weekends and state holidays except for extenuating circumstances (in the event of an emergency, for example) on a case by case basis at the discretion of the Director of Planning and Environmental Services. The applicant shall post the allowed hours of operation near the entrance to the site, so that workers on-site are aware of this limitation.		construction. Signs shall be a minimum of 24" x 48" in size. The signs shall be in place prior to beginning of and throughout all grading and construction activities. Violations may result in suspension of permits.	noncompliance complaints.		
NOI-1(b): Temporary noise barriers shall be used and located as needed to block line-of-sight between project construction equipment, particularly solidier wall drilling, and the eastern property boundary (Hideaway residential development) to feasibly reduce effects of construction noise on these sensitive receptors.	Permittee	The sound walls shall be designed by a registered engineer and included on the grading plan and reviewed and approved by City staff prior to approval of any Land Use Permit for the Project. The measure shall be implemented during construction.	City staff shall verify as to plan in the field during construction.		
NOI-1(c): The following measures shall be incorporated into grading and building plan specifications to reduce the impact of construction noise: a) All construction equipment shall have properly maintained sound-control devices, and no equipment shall have an un-muffled exhaust system. b) The applicant shall ensure that contractors implement appropriate	Permittee	All of the above mitigation measures shall be noted on all plans submitted for any Land Use Permit and/or building permit(s).	City staff shall verify compliance prior to any Land Use Permit or building permit(s) issuance as well as conducting periodic field inspections.		

Mitigation Measure	Implemented By	When Implemented	Monitoring or Reporting Action	Verification of Completion	
				Initial	Date
additional noise mitigation measures including but not limited to changing the location of stationary construction equipment, shutting off idling equipment, and installing acoustic barriers around significant sources of stationary construction noise.					
TRANSPORTATION/CIRCULATION					
TRANS-5.1: Construction Transportation and Parking Plan. The applicant shall submit a construction transportation and parking plan that addresses construction traffic, routes, traffic management plans within the public right-of-way, and parking for construction workers. Parking shall be provided on-site or at additional off-site locations that are not on public streets.	Permittee	The Construction Transportation and Parking Plan shall be reviewed and approved by City Public Works and Planning and Environmental Departments prior to issuance of final LUP and building permits.	City staff shall verify compliance with the approved Construction Transportation and Parking Plan per the approved plans during construction.		

(End of Exhibit 3, Mitigation Monitoring and Reporting Program)

Exhibit 4
Statement of Overriding Considerations

STATEMENT OF OVERRIDING CONSIDERATIONS FIRE STATION 10

The Final Environmental Impact Report (Final EIR) for the Fire Station 10 dated September 2018 identifies the two significant and unavoidable (Class I) impacts associated with the development of the Fire Station 10, as described below. Before it can approve the Project, the City Council must adopt a Statement of Overriding Considerations relating to Project-specific Class I impacts. These impacts as identified in the EIR are Project-Specific Short-term Aesthetic and Construction Noise impacts. The Final EIR was considered in light of the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*, (“CEQA”), the regulations promulgated thereunder (14 Cal. Code of Regs.) §§ 15000, *et seq.*, (the “CEQA Guidelines”), and the City’s Environmental Guidelines.

The two Class I Impacts identified in the EIR for Fire Station are summarized as follows:

Aesthetics

AES-1: The proposed project would have short-term aesthetic impacts related to the removal of mature eucalyptus trees that would temporarily degrade scenic views. While the project landscaping would eventually grow to provide comparable views, there would be a temporary period during which the aesthetic and visual resources would be impacted until establishment of replacement landscaping reaches similar size. This period between vegetation removal and site landscaping establishment is expected to result in Class I, significant and unavoidable, non-permanent impacts.

Noise

NOI-1: Construction of the project would result in short-term noise levels potentially impacting adjacent sensitive receptors. Though standard mitigation measures would reduce this impact, construction of the project, including rotary auger drilling, would result in Class I, significant and unavoidable, impacts because the remaining noise would potentially impact adjacent sensitive receptors.

As set forth in City Council Resolution No. 18-____, the City Council finds that the Fire Station 10 Project results in the foregoing unavoidable impacts. Having balanced the benefits is consistent with applicable plans and policies. Having balanced the benefits of the Project against the above significant and unavoidable impacts, the City Council determines that these significant and unavoidable impacts are acceptable when balanced against the Project’s benefits, which outweigh the identified unavoidable significant impacts of the Project, and that approval of the Project is warranted, notwithstanding that the identified impacts are not mitigated to

a less than significant level (Public Resources Code section 21081:CEQA Guidelines sections 15043, 15092, and 15093). This determination is based on the specific public safety, legal, technological, or other considerations set forth below, as further described in the Fire Station 10 Project Final EIR and the record of proceedings in this matter. Each benefit set forth below constitutes an overriding consideration warranting approval of the Project independent of the other benefits.

With respect to the significant and unavoidable adverse project-specific impacts set forth above, short term aesthetics and visual resource impacts and short term noise impacts from project construction, the City Council incorporates herein by reference its Statement of Overriding Considerations for these impact areas that it adopted when it certified the Final EIR for the City's General Plan/Coastal Land Use Plan and approved the General Plan/Coastal Land Use Plan.

The City Council finds, on the basis of the project Final EIR and the record of proceedings in the matter, that the public benefits set forth below outweigh the identified unavoidable significant impacts and these impacts are acceptable when balanced against the benefits of the Project. This determination is based on the following specific public safety, legal, technological or other considerations, as identified in the Fire Station 10 project Final EIR and the record of proceedings in this matter.

1. Construction of a New Fire Station in Western Meets Long-term Emergency Response Goals in Goleta

The need for another fire station to serve the western Goleta Valley has been identified by the County of Santa Barbara Fire Department since 1967 and the City of Goleta since incorporation with the purpose of enhancing public safety. This goal has been identified based on past population growth and more recently, existing and anticipated land use patterns in Western Goleta and surrounding County land. Construction of a Fire Station at this location will achieve this mutual goal by providing four stations to serve Goleta instead of the current three stations (Fire Stations 11, 12 and 14). The completion of FS10 directly fulfills the Goleta General Plan/Coastal Land Use Plan Policy 3.1, which calls for standards for fire protection services of a firefighter-to-population ratio of firefighter per 2000 ("ideal") to 4,000 ("minimum") people. Because Fire Station 11 now serves a population of 22,469 people, construction of Fire Station 10 will reduce that over-burdened station and better serve the western Goleta valley.

2. Implementation of the City General Plan/Coastal Land Use Plan

Construction of Fire Station 10 directly implements General Plan/Coastal Land Use Plan Public Facilities Policy 3.2 that calls for a new station to be built in western Goleta, near Winchester Canyon, which is further identified as the "most under-

served area” in the GP/CLUP for fire protection. The new station is one of the highest priority projects in the City's Capital Improvement Program.

3. Project Site Suitability

The project site is ideal for a Fire Station because it is bounded on three sides by public right of way for U.S. 101, Cathedral Oaks Road and Hollister Avenue, providing optimum access for emergency service to western Goleta. Further, land adjoining the Fire Station 10 project site is primarily public right-of-way and a public golf course, thus minimizing residential/institutional conflicts to the maximum extent possible.

4. Improve Emergency Response Times in Western Goleta

The Fire Station 10 project will allow the County of Santa Barbara Fire Department and the City of Goleta to improve the current response time afforded from Fire Station 11. The new station will meet the five-minute response time in western Goleta and meet the best practices standard of the National Fire Protection (NFPA), as well as the population to firefighter ratio of 4000:1.

5. Improve Emergency Response Times for areas served by Fire Station 11

Fire Station 11 (6901 Frey Way, southeast of Camino Real) currently serves western Goleta including the Winchester Canyon and Santa Barbara Shores neighborhoods, Haskell's Beach, the Sandpiper Golf Course, and the Ritz-Carlton Bacara Resort in addition to an area from Phelps Road to the Santa Barbara Airport and from UCSB and Isla Vista to County land north of Cathedral Oaks Road. Completion of the Fire Station 10 project will improve the response time currently provided by Station 11 that serves this area and its population of 22,469, which exceeds the maximum population to firefighter ratio by 10,469 people per 2017 statistics. The improvement of response times to western Goleta will therefore have a successive positive effect on response times of Station 11 that will improve service by Station 14 as well, thereby improving fire protection services to the entire Goleta valley.

6. Improve Beach/Aquatic Rescue Response Times in Western Goleta

In addition to emergency response times for fires, accidents and emergency medical response calls in western Goleta, the Fire Station 10 project substantially improve water rescue capabilities of the Fire Department with the ability to launch certain water rescue watercraft at nearby Haskell's Beach, rather than relying on Goleta Pier.

7. Improve Public Facilities/Infrastructure in Western Goleta

The Fire Station 10 project will provide a small community meeting room to provide space for training of firefighters and members of the public in emergency services.

8. Public Improvements.

The Fire Station 10 project will improve the pedestrian and bicycle access with the provision of a sidewalk and a bicycle lane along this western portion of Hollister Avenue.

EXHIBIT 5

GENERAL PLAN AMENDMENT LAND USE MAP CHANGE

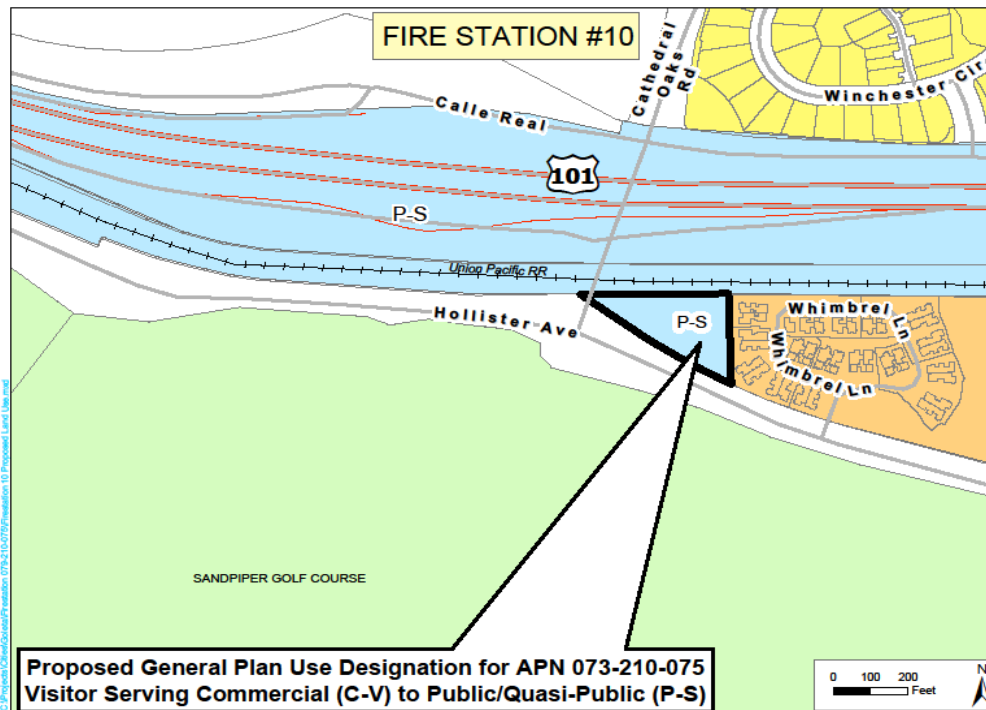
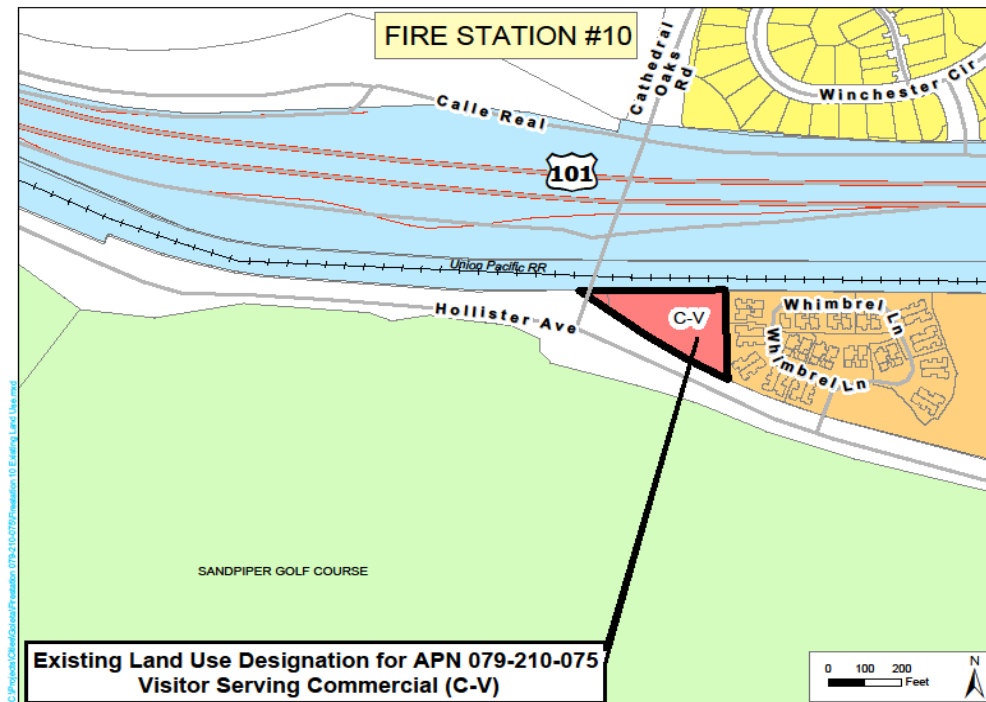


EXHIBIT 6
ZONING MAP CHANGE

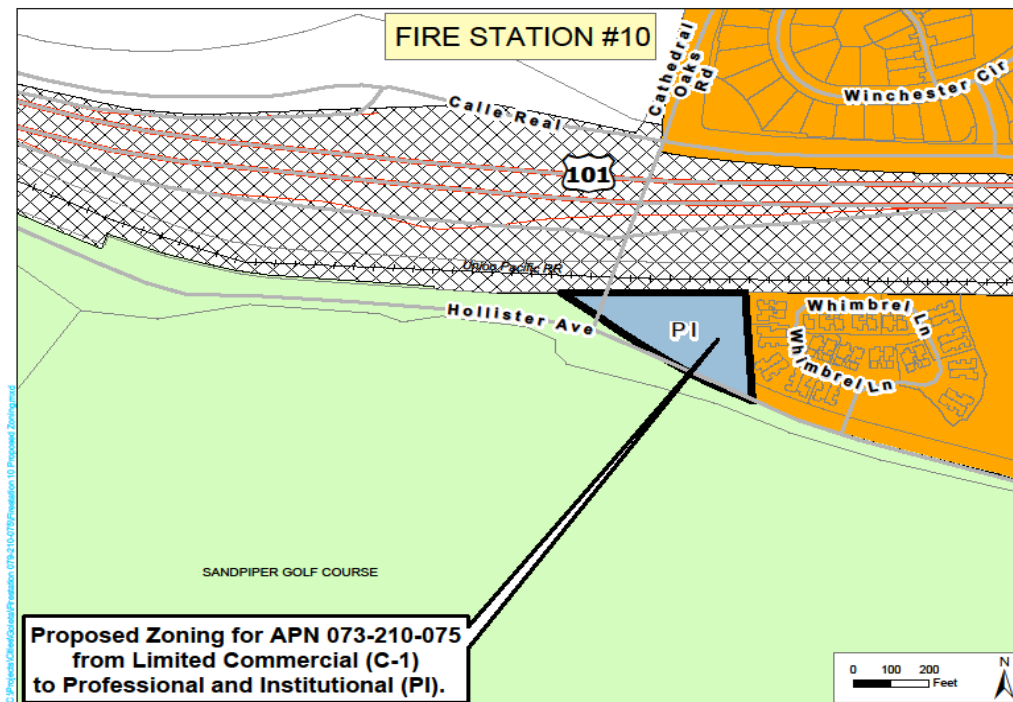
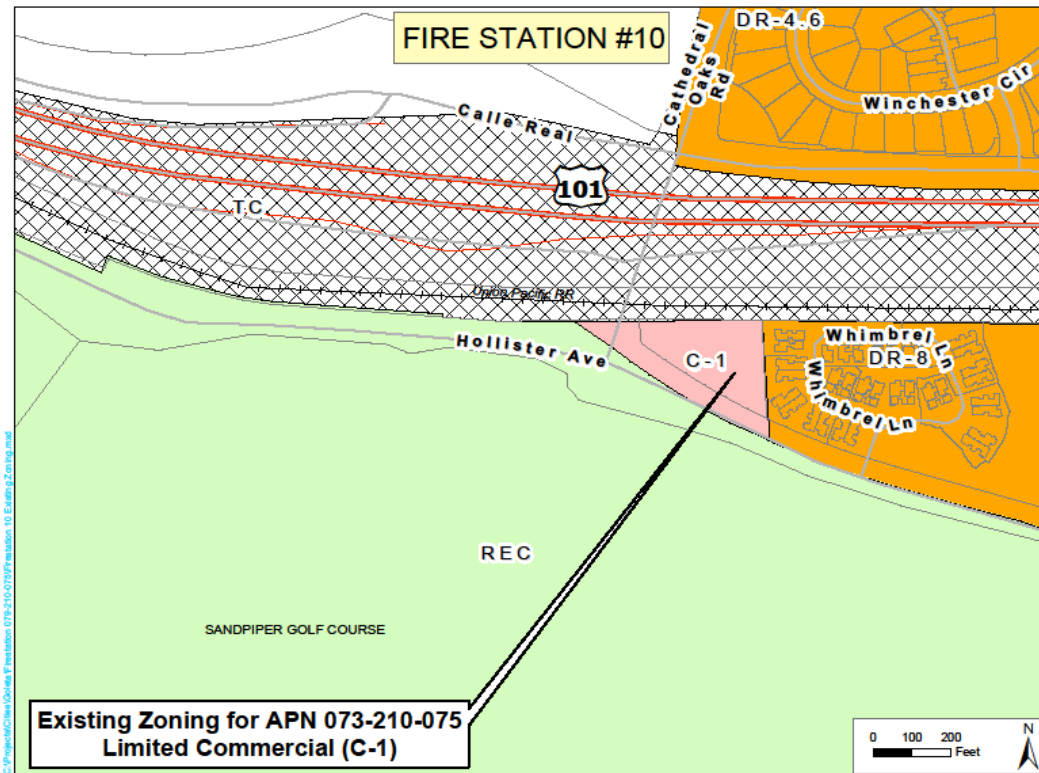


Exhibit 7
General Plan Consistency Analysis

**FIRE STATION 10 – 7952
HOLLISTER AVENUE
GENERAL PLAN
AMENDMENT/REZONE/DEVELOPMENT
PLAN/CONCEPTUAL COASTAL
DEVELOPMENT PERMIT
GENERAL PLAN/COASTAL LAND
USE PLAN CONSISTENCY ANALYSIS
CASE NO. 17-GPA/RZ/DP; 17-069-DRB**

The Fire Station 10 project at 7952 Hollister Avenue, upon re-designation to Public /Quasi Public (P-S) land use designation and upon rezoning to Professional and Institutional (PI), is consistent with all applicable provisions of the Goleta General Plan/Coastal Land Use Plan (GP/CLUP).

1. Land Use Element: The Project is consistent with the Land Use Plan Map (Figure 2-1) of the GP/CLUP and the GP/CLUP Public/Quasi Public (PI) land use designation, which allows uses such as professional offices, hospitals, care homes, philanthropic institutions for humans, churches, libraries, and community or civic centers. The re-designation of the site to a Public/Quasi Public land use designation is compatible with nearby land uses including a school, golf course, resort and the immediately adjoining transportation corridors around the Project site. The Project site is not located within or adjacent to an area designated environmentally sensitive habitat area (ESHA) by the City's GP/CLUP, however the Project's conditions of approval include mitigation measures to address the potential for nesting birds on site. The Project meets all applicable performance standards of the Land Use Element and of the Coastal Zoning Ordinance (Article II, Goleta Municipal Code Chapter 35) as modified by the Planning Commission. The Project conditions of approval include measures related to aesthetic/visual resources, cultural resources, geotechnical design, noise, and transportation and impose certain requirements relating to air pollution, dust, drainage and stormwater runoff, construction parking management, and water pollution. The proposed architecture and landscaping are compatible with surrounding residential, open space and transportation corridor land uses currently existing and in the vicinity of the project site. As conditioned, adequate infrastructure and services would be available to serve the Project.

2. Open Space Element: The Project site is across Hollister Avenue from Sandpiper Golf Course and within a mile from Haskell's Beach and Ellwood Shores. The Project would be compatible with these existing open space areas and improve emergency services to the public using those resources. The City completed a request for formal consultation with local Native American tribes and completed a Phase I Archaeological Study which did not discover any

archaeological resources on the site. Mitigation measures included in the Project's conditions of approval address the unlikely potential of encountering such resources during construction. Therefore, the Project is consistent with Open Space Element policies for the preservation of natural resources and site design.

3. Conservation Element: The Fire Station 10 Project site has not been designated or mapped within ESHA resources and mitigation measures have been included to address potential bird nesting activity. No wetlands or waterways have been identified on site, and the site supports a mix of vegetation but not support native grasslands. Project design, including retention areas, permeable paving and bio swales in the landscape plan will not degrade water quality of groundwater basis, surface waters or anything leading to the ocean. The Project will also include the use of recycled water, has incorporated energy efficient air circulation and reserved space for solar panels. Project conditions of approval include requirements to comply with Santa Barbara County Air Pollution Control District regulations for the protection of air quality, implementation of a Waste Reduction and Recycling Plan and the project will be built to Silver LEED standards.

4. Safety Element: The Project site is not subject to geologic hazards posed by fault rupture, seismic ground shaking, seismic related ground failure or expansive soils. However, the northern property area is subject to unstable slopes. The Project design incorporates use of a Soldier Pile wall to stabilize this area near the proposed rear parking area and driveway, adjacent to the UPRR right of way. Accordingly, it would be safe from significant geologic hazards. The Project was referred to the Airport Land Use Commission which found the Project, its design and height consistent with all applicable provisions of the Santa Barbara County Airport Land Use Plan.

5. Visual and Historic Resources Element: Views of the mountains and foothills are already blocked by existing vegetation, and the Project completion will replace that with extensive landscaping around the new Fire Station 10, thereby not fundamentally altering the view corridors north and east of the Project site. The proposed Project would provide high quality architecture in this public services building, with architectural features compatible with surrounding structures.

6. Transportation Element: The proposed Project will complete frontage improvements include a sidewalk, curb and gutter and bicycle lane along Hollister Avenue, and maintain the existing MTD bus stop. The project is anticipated to generate a total of 29 Average Daily Trips, 7 A.M. Peak hour trips and 2 P.M. peak hour trips, which do not adversely affect the surrounding road capacities. Site distance from the driveway and to the driveway from the

adjoining street is acceptable. Short term construction traffic will be mitigated through a construction management and parking plan.

7. Public Facilities Element: Development of Fire Station 10 would improve fire protection services and improve the City's ability to meet the standards of Santa Barbara County Fire Department. The Project directly fulfills GP/CLUP Public Facilities Policies PF 3.1 and 3.2 and completes a high priority capital improvement project for the City. Per the DRB review, the siting and design of this new public facility is designed in a manner compatible with the surrounding neighborhood, consistent with Policies PF 8.2 and 8.3. As a new facility, the construction of Fire Station 10 will meet the most recent standards for withstanding natural disasters. Adequate public services are available to serve the project, including water demand based on historic water use of the site and the use of recycled water for non-potable application. As a Fire Station, the Project will not increase demand on parks and recreation, fire protection facilities, library facilities, public administration facilities, and police facilities.

8. Noise Element: Construction of the Project will have significant noise impacts, but these are short term and during construction, and the project will include mitigation measures to lessen the construction noise to the maximum extent feasible, including construction hours. The Project has located features facilities to the north and west to provide shielding of noise to adjacent residents and to provide shielding of operational noise by the station itself.

9. Housing Element: The Project will employ three firefighters and these positions may already be working at nearby stations or elsewhere in southern Santa Barbara County or the City of Goleta. Thus, the Project will not increase the number of employees over existing conditions, therefore will not be required to contribute to the provision of affordable housing.

EXHIBIT 8

REZONE CONSISTENCY ANALYSIS

**FIRE STATION 10
7952 HOLLISTER AVENUE**

EXHIBIT 8

Rezone Consistency Analysis for FIRE STATION 10

Development Standard	Requirement	Proposed	Consistent
<u>Front Setback</u>	45 feet from centerline and 15 feet from right of way (ROW) line	<u>Station Bays:</u> 80 feet from centerline and 15-24 feet from ROW of Hollister Avenue	Yes
		<u>Parking Stalls:</u> 30-41 feet from centerline and 0 feet from ROW of Hollister Avenue	No
<u>Side/Rear</u>	15 feet	<u>Station Bays:</u> 98 feet from northern property line; 75 feet from western property line; 58 feet from eastern property line	Yes
		<u>Trash Enclosure/Storage:</u> 7 feet from north property line, 202 feet from western property line; 77 feet from western property line	No
		<u>Hose Drying Rack:</u> 11 feet from north property line; 242 feet from western property line; 18 feet from eastern property line	No
		<u>Generator/Fuel Tank:</u> 12 feet from north property line; 5 feet from western property line; 280 feet from eastern property line	No

Distance Between Buildings	None, except residential to be 5 feet	Not applicable – only one building proposed; no residences	N/A
Building Coverage	40 % of net lot area	25%	Yes
Height Limit	35 feet	Top of entry tower and mezzanine: 32' Top of tower roof height: 35'	Yes
Parking	(No requirement for Fire stations) 1 space/200 sq. ft. of office space plus one space for every four seats assembly area plus one space for every two employees;	<u>Provided</u> 7 spaces for the public; <u>9 spaces</u> Fire personnel 16 total on site spaces	Yes – Site specific
Landscaping	Not less than 10% of the net lot area	31%	Yes

EXHIBIT 9
DEVELOPMENT PLAN CONDITIONS OF APPROVAL
FIRE STATION 10

**FIRE STATION 10 PROJECT
CONDITIONS OF APPROVAL FOR
DEVELOPMENT PLAN/GENERAL PLAN AMENDMENT/REZONE**

CASE NO. 17-069-DP/GPA/RZ; 17-089-DRB
APN 079-210-075

In addition to all applicable provisions of the Goleta Municipal Code (GMC), THE City of Goleta (Permittee) agrees to comply with the following provisions as conditions for the City of Goleta's approval of Case No. 17-044-DP/GPA/RZ; 17-069 DRB ("Project Conditions").

Unless the contrary is stated or clearly appears from the context, the construction of the words and phrases used in these Project Conditions use the definitions set forth in the GMC. For purposes of these Project Conditions, the term "Director" refers to the Planning and Environmental Review Director or designee.

1. AUTHORIZATION

- a. This Development Plan (DP) Case No. 17-044-DP authorizes implementation of plans stamped "APPROVED", dated October 8, 2018, and attached/subject to, to these Conditions of Approval. All construction, improvements, implementation, and/or any other actions taken pursuant to this permit shall be in substantial conformance with the project. Any deviations from the project must be reviewed and approved by the City of Goleta (City). The City shall determine whether any deviation substantially conforms to the project. Any deviation determined to not be in substantial conformance with the project requires the permittee to seek additional approval, permits, or other action by the City. Any deviation from the project made without the above described review and approval of the City is a violation of this permit. The DP will include the following improvements to the site:

- An 11,600 square-foot fire station with three apparatus bay.
- A community room/training with a 30-person capacity within the station to be used by the Fire and City staff to conduct training and hold meetings with members of the community and similar functions related to public safety.

- The facility will be built to Silver LEED standards and include H2S Monitoring Equipment.
 - Outdoor hose drying racks, a trash enclosure and storage space behind the station
 - A public parking lot with seven spaces in front and a nine-space employee parking lot to the rear of the station adjacent to a turnaround area for apparatus movement.
 - A bifurcated above-ground fuel tank (250-gallon gasoline and 1,000-gallon diesel) and an emergency generator on the west side of the turnaround area behind the station.
 - A six-foot high security wall (concrete masonry) to secure operational areas at the rear of the station that will wrap around the site from the southwest corner of the station building, along the west and northern property line and continue down the eastern property line to the entry gate planned about 100 feet from Hollister Avenue.
 - Site development that includes a soldier pile wall along the northern property line, landscaping with a retention basin, and frontage improvements including a sidewalk, curb and gutter and a bike lane along Hollister Avenue.
- b. Additionally, associated modifications pursuant to Coastal Zoning Ordinance (Goleta Municipal Code (GMC) § 35.174.8) are approved to authorize the following:
- Front setback Modification for the public parking area to be located up to fourteen (14) feet from the right-of-way line and forty (40) feet from the centerline of Hollister Avenue;
 - The trash enclosure and storage accessory structures to be located seven (7) feet from the northern property line;
 - The Hose Drying Rack to be located eleven (11) feet from the northern property line; and
 - The fuel tank and emergency generator enclosure to be located five (5) feet from the western property line and twelve (12) feet from the northern property line.
- c. This Development Plan shall expire 5 years after the approval date of the California Coastal Commission action, unless within such period substantial physical construction of the project has been completed, and/or the

beginning of the authorized use has commenced, or a time extension has been applied for by the permittee.

- d. This approval runs with the land. All rights and obligations of this approval, including the responsibility to comply with these Conditions of Approval, are binding upon applicant's successors in interest. These Conditions of Approval may be modified, terminated, or abandoned in accordance with applicable law including, without limitation, the GMC.
- e. The City will only issue permits for development, including grading, when the construction documents (e.g. grading plans and building plans) substantially comply with the approved plans. The size, shape arrangement, use and location of buildings, walkways, parking areas, drainage facilities, and landscape areas must be developed in substantial conformity with the approved plans. Substantial conformity may be determined by the Director.
- f. Any proposed deviations from the exhibits, project description or Project Conditions must be submitted to the Director for review and approval. Any unapproved deviations from the project approval will constitute a violation of the permit approval. The exhibits associated with this permit include the plans labeled "Attachment 3" dated October 8, 2018 which are all herein incorporated by reference.
- g. When exhibits and/or written Project Conditions are in conflict, the written Project Conditions prevail.
- h. The effectiveness of this Development Plan will be suspended for the time period that any Project Condition is appealed whether administratively or as part of a legal action filed in a court of competent jurisdiction. If any Project Condition is invalidated by a court of law, the Project must be reviewed by the City and substitute conditions may be imposed to validate the Development Plan.
- i. The permittee shall obtain from the City's Planning and Environmental Services Department all Building Permits required by Title 15 of the Goleta Municipal Code prior to the construction, erection, moving, alteration, enlarging, rebuilding of any building, structure, or improvement, or any other action(s) requiring a Building Permit pursuant to Title 15 of the Goleta Municipal Code.

- j. These Conditions of Approval shall be printed in their entirety on all plans submitted for issuance of any Local Coastal Development Permit LUP or Building Permit for the project.
- k. Prior to Local Coastal Development Permit issuance, the applicant shall pay all applicable permit processing fees in full.
- l. Permittee shall provide for dust control at all times during site preparation and project construction.
- m. Site preparation and construction activity shall be limited to the hours between 8:00 am and 5:00 pm, Monday through Friday. No construction shall occur on State observed holidays. Maintenance of construction equipment shall be limited to the same hours. Construction activities that do not generate noise, such as interior painting, are not subject to these restrictions.

2. ENVIRONMENTAL IMPACT REPORT MITIGATIONS & CONDITIONS

The applicant must comply with all mitigation measures identified in the Final Environmental Impact Report prepared for the Project and the CEQA Addendum for the General Plan Amendment. A Mitigation Monitoring and Reporting Program (MMRP) was prepared as part of the environmental review for the project and is attached as Attachment 1, Exhibit 3 to Resolution No. ____ . The mitigation measures of the MMRP are incorporated into these conditions of approval by reference. All mitigation measures and conditions of approval must be listed on the plans submitted for

3. AGENCY REQUIREMENTS.

- a. **Goleta Water District (GWD).** Comply with all of the requirements of GWD Preliminary Conditions letter dated October 27, 2017.
- b. **Santa Barbara County Air Pollution Control District (APCD).** Comply with all conditions and requirements outlined in the letter dated August 17, 2018, from the Santa Barbara County Air Pollution Control District to the satisfaction of the APCD.

- c. **Santa Barbara County Fire Department (SBCFD):** Comply with all conditions and requirements outlined in the August 17, 2018 Santa Barbara County Fire Department letter to the satisfaction of the SBCFD. A copy of the SBCFD letter is attached at the end of these conditions and is incorporated by reference.

A copy of these agency letters is attached at the end of these conditions and is incorporated by reference.

4. CITY DEPARTMENT CONDITIONS:

- A. **Public Works:** All conditions outlined in the City Public Works Memo dated August 30, 2018, also as attached at the end of these conditions of approval.

1) **Prior to Grading Permit or Land Use Permit (LUP) Issuance**

- a) Applicant shall submit a **Storm Water Pollution Prevention Plan (SWPPP)** to control off-site discharge of sediments and non-stormwater pollutants during the construction phase, to be reviewed and approved by the Public Works Department. The SWPPP shall be prepared in compliance with California's Construction General Permit using the CASQA SWPPP template. The SWPPP shall be developed, amended, or revised by a Qualified SWPPP Developer (QSD), and implemented by either a QSD or a Qualified SWPPP Practitioner (QSP).
- b) Applicant shall submit a **Final Drainage Study** for review and approval by Public Works staff. The Final Drainage Study shall incorporate appropriate Best Management Practices (BMPs) to minimize storm water impacts in accordance with the City's Storm Water Management Plan and the City's General Plan. The Study shall include but not be limited to:
1. Existing watershed map.
 2. Using the Santa Barbara Unit Hydrograph or approved equivalent, provide Hydrologic calculations for the 2, 5, 10, 25, 50, and 100-year storm events for both pre- and post-construction.
 3. Mitigate any increase in peak flow for the 2, 5, 10, 25, 50, and 100-year storm events over existing conditions.

4. Location of existing drainage infrastructure.
 5. Final Hydrology Report to determine the adequacy of the existing downstream system.
- c) Applicant shall submit a **Storm Water Control Plan** (SWCP) to treat and control off-site discharge of stormwater following construction of the project, to be reviewed and approved by the Public Works Department. The SWCP shall be prepared in compliance with the Central Coast Regional Water Board's Post-Construction Stormwater Management Requirements for Development Projects in the Central Coast Region, Resolution No. R3-2013-0032, and shall use the Stormwater Technical Guide for Low Impact Development: Compliance with Stormwater Post-Construction Requirements in Santa Barbara County.
1. A truck washing station where engine washing shall occur will be designed and constructed such that wash water will be captured and treated prior to discharge to the Sanitary sewer system.
- d) The Applicant shall submit a Final Traffic Study reviewing and reporting on the impacts to existing facilities including but not limited to bicycle and pedestrian routes and walkways.
- e) Applicant shall cause to be prepared by a Civil Engineer, registered in the State of California, grading and utilities improvement plans including, but not limited to, street, water, sewer and storm drain improvements.
- f) Applicant shall submit a Final Water Quality Report prepared by a licensed Registered Civil Engineer.

2) **Prior to Building Permit Issuance**

- a) A **Pre-Waste Reduction and Recycling Plan** (Pre-WRRP) shall be submitted to the Public Works Department for review and approval. The Pre-WRRP shall be prepared in accordance with the City of Goleta's Construction and Demolition Debris Recycling Program Waste Reduction and Recycling Guidance Document, and shall demonstrate how a 65% diversion goal shall be met during construction.
- i) This requirement shall be printed on the Grading and Building plans, and the applicant/property owner shall contract with a City-approved

- hauler to facilitate the recycling of all construction recoverable/recyclable material.
- ii) Applicant shall provide a copy of the contract with City-approved hauler to the City.
- b) **A Post-Construction Integrated Solid Waste Management Program Plan** shall be submitted to the Public Works Department for review and approval and implementation by both the Fire Department and City of Goleta per the “Memorandum of Understanding Between Santa Barbara county Fire Protection District, County of Santa Barbara and City of Goleta Regarding Fire Station 10”. between the City of Goleta and County of Santa Barbara. The Post-Construction Integrated Solid Waste Management Plan shall be prepared in accordance with the City of Goleta’s Post-Construction Solid Waste Management and Recycling Plan Guidance Document, and at a minimum, include the following:
1. Waste Generation and Characterization Element that estimates the types and amounts of waste that the project is expected to generate once operational;
 2. Solid Waste Reduction Element that identifies measures that can be taken to reduce waste generation;
 3. Solid Waste Reuse Element that identifies how materials and products that are no longer needed may be repurposed or donated for reuse of site;
 4. Solid Waste Recycling Element that identifies how the project will achieve diversion of recyclable materials;
 5. Organics Management and Recycling Element, to ensure the recycling of all green waste generated onsite;
 6. Hazardous Materials Handling and Disposal Element;
 7. Employee Training Element;
 8. Integrated Pest Management Element;
 9. Environmentally Preferable Purchasing Policy Element encouraging the purchase of materials that have recycled content for project construction and/or operation (i.e., plastic lumber, office supplies, etc.), or requesting suppliers to show recycled materials content;
 10. Provision of at least 50% of space and/or bins designated for storage of recyclable materials within the project site
 11. Solid Waste Enclosure Maintenance Plan.

The Post-Construction Integrated Solid Waste Management Plan shall be used to implement a Solid Waste Management Program once the project becomes operational.

- c) Identify the following on the Building Plans:

1. Show all existing survey monuments to be preserved and/or tied out in coordination with the County of Santa Barbara's Surveyor's Office.
2. Trash/recycle area(s) shall provide for Best Management Practices to ensure that organics and other materials are appropriately filtered prior to entering a public storm drain system or natural waterway.
3. Trash and recycling containers shall contain minimum equal volume (minimum 50% recyclables), and trash/recycling areas shall be easily accessed by the consumer and the trash hauler.
4. Green waste is not a part of the 50% recycle calculation. Provide adequate area for green waste within trash/recycle area(s) or provide statement if intent is to have a maintenance company haul off green waste.

3) **Prior to Construction of Public Improvements**

- a) Any work in the public right of way requires project approval from the City Council.
- b) As determined by the Public Works Department, the improvements shall include but not be limited to:

Hollister Avenue

1. Minimum 6-foot City standard sidewalk.
2. Landscaping as approved by the City Manager of Parks and Open Space.
3. Show MTD bus stop location with amenities as determined by the City of Goleta and MTD.
4. Drainage improvements in accordance with the approved final drainage report.
5. Preserve and/or reset survey monuments.
6. Restriping of Hollister Avenue adjacent to project limits, or striping modifications needed as provided in the Final Traffic Study.
7. Provide pavement preparation and slurry seal of street to repair any damage/trench cuts/restriping, for a minimum of ½ width of the street or as necessary.
8. All driveway accesses shall be ADA compliant, including access ramps with truncated domes, as necessary.

4) **Prior to Certificate of Occupancy**

- a) A **Post-Waste Reduction and Recycling Plan** (Post-WRRP) shall be submitted to the Public Works Department for review and approval. The Post-WRRP shall be prepared in accordance with the City of Goleta's Construction and Demolition Debris Recycling Program Waste Reduction and Recycling Guidance Document, and shall substantiate how a 65% diversion goal was met by the project during construction, provides the actual amounts of material generated and what the final diversion rate was, along with either scale house receipts or a summary from the diversion facility used substantiating each load brought to the facility, the tonnage, and the diversion achieved.
- b) Complete all Public Improvements along Hollister Avenue, as shown on the public improvement plans.
- c) At the completion of all permitted construction, the applicant shall submit a Post-Construction Waste Reduction & Recycling Summary Report documenting the types and amounts of materials that were generated during the project and how much was reused, recycled, composted, salvaged, or landfilled.
- d) Payment of Development Impact Fees for Transportation (GTIP Fees).
- e) Payment of Parks and Recreation Fees.
- f) All existing survey monuments shall that were preserved and/or tied out shall be reset in coordination with the County of Santa Barbara's Surveyor's Office.
- g) Repair any damaged public improvements (curbs, gutters, sidewalks, pavement markings, etc.) caused by construction subject to the review and approval of the Public Works Department.

5) **Ongoing Maintenance**

- a) After installation of any drainage improvements or erosion control measures, the City of Goleta shall be responsible for on-going maintenance of all improvements in accordance with the manufacturer's specifications and the approved Operation and Maintenance Plan and the MOU between the City of Goleta and the County of Santa Barbara.

B. Planning and Environmental Review Department

- i. The following standards/requirements are general/on-going and must be complied with by the Permittee and/or successors in interest:
 - 1. Any modifications to the approved plans including but not limited to site plan, floor plans, elevations, landscaping, colors and materials, cannot be executed without Planning and Environmental Review Director or designee's approval .
 - 2. Before using any land or structure, or commencing any work pertaining to the erection, moving, alteration, demolition, enlarging or rebuilding of any building structure, or improvement, the Permittee must obtain a grading and/or building permit from the Planning and Environmental Review Director or designee. Both the grading and the building plans must denote that the portion of the site with archaeological sensitivity cannot be used as parking/storage of construction workers vehicles, construction equipment, stockpiling, or construction material storage etc., to the satisfaction of the Planning and Environmental Review Director or designee.
 - 3. All plans submitted for permit issuance (e.g. grading, building permit etc.), must include all applicable conditions of project approval.
 - 4. Before the start of any work on-site, the Permittee must conduct a pre-construction meeting that includes the Permittee, project superintendent, architect, subcontractors, as well as City representatives from the Planning and Environmental Review and Public Works Departments.
 - 5. All work within the public right-of-way, including without limitation, utilities and grading, must be explicitly noted on the building plans. The Permittee must obtain all necessary encroachment permits from the Public Works Director or designee, before commencing work within or over the public right-of-way including without limitation, water meters, backflow devices, signs, and curb/gutter/sidewalk improvements.
 - 6. Any temporary building, trailer, commercial coach etc. installed or used in connection with the construction of this project must comply with the requirements of Section 35-281 Article III of the City's Inland Zoning Ordinance.
 - 7. The Permittee is responsible for informing all sub-contractors, consultants, engineers, or other business entities providing services related to the project of their responsibilities to comply with these conditions including, without limitation, the GMC. This includes the requirements that a

business license be obtained to perform work within the City as well as the City's construction hour limitations.

8. Project construction hours are limited to Monday through Friday 8:00am-5:00pm and generally prohibited on weekends, and on observed State and Federal holidays. Exceptions to these restrictions may be made for good cause shown at the sole discretion of the Planning and Environmental Review Director or designee. The permittee must post the allowed hours of operation near the entrance to the site so that workers on site are aware of the limitations.
- ii. Before the City issues building permits, the Permittee must:
 1. Secure Design Review Board (DRB) Final Approval of site plan, architecture, landscaping, and lighting.
 2. Secure approval of a composite utility plan from the Planning and Environmental Review Department and the DRB. All external/roof mounted mechanical equipment (including solar panels, HVAC condensers, switch boxes, etc.) must be included on all building plans and designing this equipment must be integrated into the structure and/or screened in its entirety from public view.

Screening may include a combination of landscaping and/or fencing/walls. Utility transformers must be placed in underground vaults where they are completely screened from view, unless otherwise approved by the Planning and Environmental Review Director. All meters painted must be concealed by matching the color of the building. All backflow prevention devices and communications equipment must be concealed in an enclosed portion of the building, on top of the building, or within a screened utility area. All transformers and vaults installed within the public right-of way must be below grade unless otherwise approved by the Planning and Environmental Review Director and the Public Works Director and then completely screened from view.

3. Secure DRB approval of the design and location of all trash/recycling enclosures. The design must be compatible with the architectural design of the project, of adequate size for trash and recycling containers (at least 50 square feet), and accessible by residents and by the trash hauler. The trash/recycling areas must be enclosed with a solid wall of sufficient height

to screen the area, with a solid gate and a roof, to be maintained in good repair in perpetuity.

4. Incorporate energy conservation measures into the building design.
5. Secure approval of landscaping and irrigation plans from the DRB.
 - a. The landscaping plan must:
 - i. Consist of at least 75% drought-tolerant native or Mediterranean type plants which adequately complement the project design and integrate the site with surrounding land use. The plant material used in the landscape palette must be compatible with the Goleta climate pursuant to Sunset Western Garden Book Zone 24 published by Sunset Books, Inc. Revised and Updated 2012 edition.
 - ii. Screen the on-site parking and structures as required by the Inland Zoning Ordinance.
 - iii. Screen ground level mechanical equipment, refuse collectors, storage tanks, generators, pool equipment, and other similar facilities with dense landscaping and/or walls. Materials and finishes must be compatible with the overall design of the project and ancillary buildings.
 - iv. Use low profile plants around residential unit patios, windows, doors and entryways so as not to limit visibility or provide climbing access. Dense bushes cannot be clumped together in a manner that provides easy concealment.
 - b. The irrigation plan must:
 - i. Demonstrate compliance with the City's Water Conservation regulations and Guidelines for Water Conservation in Landscaping. Use reclaimed water to irrigate landscaped areas if feasible. To that end, dual water connections must be installed to allow for landscaping to be irrigated by reclaimed water, if feasible.
 - ii. Utilize efficient irrigation systems which minimize runoff and evaporation and maximize the water which will reach plant roots (e.g. drip irrigation, automatic sprinklers equipped with moisture sensors etc.)
 - iii. Utilize automatic sprinkler systems that must be set to irrigate landscaping during early morning hours or during the evening to

reduce water losses from evaporation. Sprinklers must also be reset to water less often in cooler months and during the rainfall season so that water is not wasted by excessive landscaping irrigation.

6. Design the buildings to comply with all GMC standards and mitigation measures for the attenuation of interior noise to the satisfaction of the Planning and Environmental Review Director.
7. Secure the construction site with a minimum 6-foot high fence. The fence must be covered with a material approved by the Planning and Environmental Review Director to minimize dust from leaving the site.
8. During grading and construction activities, the Permittee, to the satisfaction of the Planning and Environmental Review Director and/or the Public Works Director, must:
 - a. Prevent construction and/or employee trash from blowing offsite by:
 - i. Providing covered receptacles on-site before commencement of any grading or construction activities;
 - ii. Picking up waste weekly or more frequently as directed by the City; and
 - iii. Designating and providing to the Planning and Environmental Review Director the name and contact information of the project foreman who will monitor construction trash/waste. Additional covered receptacles must be provided as determine necessary by Planning and Environmental Review Director.
 - b. Ensure that public sidewalks remain open at all times
 - c. Ensure that all haul trucks, hauling soil sand, and other loose materials, are either be covered or maintain two feet of freeboard.
 - d. Reduce NO_x emissions during construction by limiting the operation of heavy-duty construction equipment to no more than 5 pieces of equipment at any one time.
 - e. Maintain equipment and vehicles engines in good condition and in proper tune as per manufacturer's specifications and per APCD rules to minimize dust emissions.
 - f. Use electricity from temporary power poles rather than temporary diesel or gasoline powered generators.

- g. Ensure that construction vehicles only use the City's designated Truck Routes to the satisfaction of the Public Works Director. All other routes are prohibited. Construction traffic must be routed away from congested streets.
 - h. Configure construction parking to minimize traffic interference to the satisfaction of Public Works Director.
 - i. Provide temporary traffic controls during all phases of construction activities to maintain traffic flow (e.g. flag persons) to the satisfaction of the Public Works Director.
 - j. Secure approval of the construction vehicle staging and location of vehicle ingress/egress location and the use of temporary construction driveways from the Public Works Director or designee.
 - k. Use electric equipment if feasible to replace diesel-powered equipment such as booster pumps or generators.
 - l. Install catalytic converters on equipment if feasible.
 - m. Use methanol or natural gas powered mobile equipment and pile drivers instead of diesel equipment if readily available at competitive prices.
- iii. Before the City issues certificate of occupancy, the Permittee must:
- 1. Install all required Trash enclosures in accordance with approved plans.
 - 2. Screen all mechanical equipment in accordance with approved plans
 - 3. Install all landscaping and irrigation in accordance with approved plans.
 - 4. Screen all new utility service connections and above-ground mounted equipment such as backflow devices, etc. from public view and/or painted in a soft earth tone color so as to blend in with the project (red is prohibited) in accordance with approved plans.
 - 5. Pay all applicable impacts fees due including but not limited to Fire Service, Parks and Recreation, Transportation, Library, Public Administration and Police Fees in effect at the time.
 - 6. Remove temporary construction driveway.
 - 7. Secure final clearance from all applicable Agencies/City Departments as needed.

By signing this document, Vyto Adomaitis, on behalf of the City of Goleta, certifies that he read, understands, and agrees to the Project Conditions listed in this document.

Vyto Adomaitis, City of Goleta

Date

End of Conditions



4699 HOLLISTER AVENUE
GOLETA, CALIFORNIA 93110-1999
TELEPHONE 805/964-6761
FAX 805/964-7002

PRELIMINARY CONDITIONS LETTER

October 27, 2017

Michelle Greene
City of Goleta
130 Cremona Drive, Suite B
Goleta, CA 93117

Re: APN: 079-210-075
Service Address: 7952 Hollister Avenue
City of Goleta Case No.: 17-044-GPA

Dear Ms. Greene:

The Goleta Water District (District) has reviewed the application for water service submitted for the above referenced project (Proposed Project) located at 7952 Hollister Avenue (Property). Based on our review, we are pleased to inform you that we have determined water service may be installed for the Proposed Project, subject to the requirements of the SAFE Water Supplies Ordinance, District Code, water availability, and the conditions set forth below.

The Proposed Project must meet all of the conditions stated below prior to initiation of service. All checks are payable to Goleta Water District. Signed acceptance of this Preliminary Conditions Letter (PCL) must be received within thirty (30) days of the date of this letter to remain valid. If the acceptance is received within 30 days, this PCL is valid for one (1) year from the date set forth above, unless a written extension is requested and provided by the District General Manager or the General Manager determines a longer period is justified.

This PCL is not a contract. It is a statement of current conditions issued in compliance with the current District rules and regulations related to the approval of an application for water service. The Proposed Project will be subject to any applicable future changes and modifications in District rules and regulations.

There is no new potable water usage associated with the Proposed Project and therefore no New Water Supply Charge for potable water service. Water service for the Proposed Project is subject to the District Water Allocation procedures, inclusive of compliance with the SAFE Ordinance. No action is required on your part. See Attachment A for additional details.

The remainder of this letter outlines the process for receiving a Conditional Can and Will Serve Letter, Final Can and Will Serve Letter, and initiation of water service.

To obtain a Conditional Can & Will Serve Letter:

1. Sign and return page 4 of this PCL, the 'Applicant Acceptance of the Preliminary Conditions Letter'.
2. Provide a Recycled Water NWSC in the amount of **\$5,466.88**. See Attachment A for details.
3. Provide a Plan Check deposit in the amount of **\$1,200.00** along with design plans and hydraulic calculations for any required Water System Improvements, hydrant installations, fire line installations, main extensions, appurtenances and dedication of any necessary easements in accordance with the District Standards & Specifications. Final plans are required prior to issuance of a Conditional Can and Will Serve Letter. See Attachment C for details.

To obtain a Final Can & Will Serve Letter, meet conditions 1 and 2 stated above, and:

4. Submit a design of onsite Recycled Water System Improvements for non-potable water in accordance with the District Standards & Specifications. See Attachment C for details. Submit a Recycled Water Plan Check & Inspection Deposit in the amount of **\$1,500.00**.
5. Provide a copy of the Land Use approval for the Proposed Project including Conditions of Approval from the City of Goleta Planning and Environmental Services Department.
6. Provide a copy of the final building permit from the City of Goleta Building Department.
7. Provide new addressing documentation from the County of Santa Barbara Fire Department.
8. Pay all fees and charges incurred as part of project processing including any balances due from Plan Check review.
9. Provide a recycled water inspection deposit for the inspection of the private onsite recycled water system. The deposit amount will be provided to you following the review of the onsite recycled water plans.
10. Enter into a new Recycled Water User Agreement with the District for any non-potable water for the Proposed Project. The owner and operator of the onsite recycled water system will be required to execute an Agreement to receive and use recycled water for the approved purposes only. The Agreement will be provided to you for signature prior to water service activation.
11. Provide a Water System Improvements deposit for District construction of the meter and service line installations. See Attachments B and C for details.

Fire Station 10
APN: 079-210-075
7952 Hollister Avenue

PRELIMINARY CONDITIONS LETTER
October 27, 2017
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To have water service activated, meet conditions 1 through 11 stated above, and:

12. Construct Water System Improvements and install approved lead free backflow assemblies. The location of all backflow assemblies must be approved by the District Cross Connection Specialist prior to installation. Backflow assemblies must be installed, inspected, and tested prior to any onsite work including demolition, grading, and construction. See Attachments C for details.

If the Proposed Project, related data, or other information changes during the course of the City of Goleta review or otherwise, these conditions, including the New Water Supply Charge, the number of meters, connections, service line sizes, fees, and agreements indicated may be revised. In addition, changes to the applicable rules and regulations of the District may affect the Proposed Project.


Please note that all fees, rates, and charges are subject to amendment by the District Board of Directors. Pursuant to Government Code Section 66020(d)(1) the 90-day period to protest the amount of any New Water Supply Charge fees assessed against the Proposed Project in this PCL has begun. If you wish to protest the amount of the New Water Supply Charges, such protest must be filed within 90 days of the issuance of this PCL as an appeal to the Board of Directors under Goleta Water District Section 8.30.010.

By signing below as the Applicant, you acknowledge that you understand and agree to comply with all federal, state, and local laws and regulations applicable to the Proposed Project.

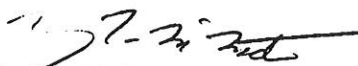
This letter constitutes the final determination of the General Manager. You have the right to appeal the determination of the General Manager, pursuant to Chapter 8.30 of the District Code.

Please provide a copy of this letter to the engineer, contractor, and other consultants working on the Proposed Project, and contact the District when you are prepared to begin the design of the Water System Improvements for the Proposed Project. If you have any questions regarding this matter or would like to schedule a pre-design meeting, please contact Joelle Detlefsen-Fox at (805) 879-4659.

Sincerely,


John McInnes
General Manager

Approved as to Legal Form,


Mary L. McMaster
General Counsel

ad/kw/rd/jdf

Attachments: Applicant Acceptance
A – New Water Supply Charge
B – Water System Deposits and Charges
C – Water System Improvements

Enclosures

Applicant Acceptance of the Preliminary Conditions Letter

The Applicant, **City of Goleta**, hereby confirms that Applicant has received a copy of and has read and understands this Preliminary Conditions Letter in its entirety, accepts the specified conditions and will abide by and carry out these conditions in good faith. The Applicant agrees to provide all related project documents to any succeeding property owner.

The person signing below on behalf of the Applicant represents and warrants that they have authority to bind the Applicant and the Property to the terms of this Preliminary Conditions Letter.

Applicant Signature:

CITY OF GOLETA

By: _____
Michelle Greene, City Manager

Date: _____

Attachment A New Water Supply Charge

Based on review of the new potable water demand and credits for existing potable water use as outlined below, there is no New Water Supply Charge (NWSC) for the Proposed Project's potable water use. Pursuant to District Code Appendix A, Section 12, the current NWSC for recycled water is \$17,804 per AFY.

Forecasted New Potable and Recycled Water Demand

The Proposed Project involves construction of a new 11,562 square foot fire station with dwelling areas, training room, offices, and three apparatus bays on a currently undeveloped lot. Consistent with District Code Section 5.16.040, the District has reviewed the Annual Water Demand Report for the Fire Station 10 Project prepared by the Applicant's Engineer (*Robert A. Schmidt, Flowers & Associates*) dated August 29, 2017 (Report) and has determined that new potable water service demand for the Proposed Project is estimated to be 0.35 AFY. Additionally, the District has reviewed the recycled water irrigation demand estimate provided by the Applicant's licensed Landscape Architect (*Sam W. Maphis, Earthform Design*) dated April 26, 2017 and has determined that the total recycled water irrigation demand is estimated to be 0.32 AFY.

Following receipt of a copy of the City of Goleta Building Permit, the District will review the estimated allocations and may revise the water demand estimate if there are any changes to the Proposed Project description. Any additional development or changes of use which result in the existing water allocation on the Property being exceeded will be subject to the current prohibition on approval of new water service applications.

Credit for Existing Potable Water Use

Credit for water use on the Property is calculated based on pre-1997 annual historical use, as set forth in District Code Section 5.16.041 B. Average historical annual water use for the Property through the existing meter (GWD Property No. 209-600) is 1.07 acre feet. Since the credit is greater than the new potable water service demand for the Proposed Project, there is no New Water Supply Charge required at this time.

NWSC Calculations for Recycled Water

The estimated total annual recycled water demand in the analysis provided by the Applicant's licensed Landscape Architect has been used to calculate the recycled water NWSC. As set forth in District Code Appendix A, Section 12, the NWSC is determined using the following calculation:

$$\text{NWSC} = \text{Recycled Water Demand (0.32)} \times \text{Unit Rate (\$17,084)} = \mathbf{\$5,466.88}$$

SAFE Water Supplies Ordinance and Water Emergencies

The SAFE Water Supplies Ordinance prohibits the District from approving potable water service for New Development, as defined under the District Code except under certain conditions, which are currently not met. In addition, the District has also declared a Stage 3 Water Shortage Emergency. Pursuant to Resolution No. 2014-32 adopted on September 9, 2014 (Resolution 14-32), the District has ceased approving applications for new or additional potable service connections beginning October 1, 2014.

Fire Station 10
APN: 079-210-075
7952 Hollister Avenue

PRELIMINARY CONDITIONS LETTER

October 27, 2017

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Resolution 14-32 does not affect projects on properties that have a pre-existing potable water use credit sufficient for the proposed new development. The historic use credit available for the Proposed Project is sufficient to meet its projected domestic demand. As a result, the Proposed Project is not subject to the prohibition on new water allocations set forth in Resolution 14-32. Nothing contained herein, however, prevents the District from imposing additional restrictions on water service to the Property.

Attachment B Water System Improvements Deposit and Monthly Charges

Water System Improvements Deposit

The Applicant must submit a Water System Improvements deposit for the District to perform any work summarized below and as described in detail in Attachment C. The cost estimate will be prepared during Plan Check Review for the improvements including those identified in the table below. The cost estimate will be prepared during Plan Check review for improvements to be installed by the District as identified in the table below.

Pursuant to District Standards & Specifications 2.01.04 J and 3.01.11, the District will install service lines and meters 2-inch and smaller. Pursuant to District Code sections 6.04.020 and 6.04.040, all water main tie-ins and water meters are to be installed by the District staff.

Water System Improvements to be Constructed

The Proposed Project includes Water System Improvements that are to be constructed by either the District or the Applicant's licensed contractor as set forth in the table below. Where these improvements are located on private property, they must be located within District easements and dedicated to the District. See Attachment C for details.

Service Connections and Meter Related Improvements	Installed By
<u>1-inch service lateral and ¾- inch commercial water meter.</u> Locate toward the easterly end of parcel 079-210-075. Specific location to be determined during Plan Check. At a minimum, reference Goleta Water District Standard Details 1-05, 2-01, 2-02, 2-05, and 4-01.	District
<u>4-inch service lateral for private fire sprinkler line.</u> Locate toward the easterly end of parcel 079-210-075. Operations Superintendent and County Fire Department to determine exact location. Make 6-inch hot tap. Install 6-inch isolation gate valve. Reduce to 4-inch. Lay 4-inch service lateral to the 4-inch double check detector assembly (DCDA) location. At a minimum, reference Goleta Water District Standard Details 1-05, 2-06, 2-08, and 4-03.	District
<u>1-inch service lateral for ¾- inch recycled water meter.</u> Locate a minimum of 10-feet east of the commercial/fireline services. At a minimum reference Goleta Water District Standard Details 1-04, 1-05, 2-01, 2-02, and 2-05.	District
Install backflow prevention assemblies for the commercial water service and for the private fire sprinklers.	Applicant

Applicant Responsible for Full Cost of Project

The District will keep a record of the labor, materials, permitting, and other costs for the District-installed specified Water System Improvements. For those Water System Improvements to be installed by the District, the Applicant will be responsible for actual costs of installation. If the costs are less than the amount deposited, then a refund will be issued to the Applicant for the difference. If the costs are greater than the amount deposited, the Applicant will be billed for the difference between the deposit and the actual costs.

Monthly Charges

The monthly meter charge is the sum of all meters, even if the meter is redundant. This monthly charge is based on the size of the meter and will commence upon installation of the meters. Charges are subject to future adjustment.

Meter Type	Number Required	Meter Size	Current Monthly Meter Charges (per meter)	Total Current Monthly Charges
Domestic Meters	1	3/4 - inch	\$47.57	\$47.57
Dedicated Landscape Irrigation Meter	1	3/4 - inch	\$47.57	\$47.57
Fire Sprinkler Line	1	5/8 - inch	\$10.12	\$10.12
Total Number of Meters	3	-	Total Current Monthly Charge for all Meters	\$105.26

A charge currently set at \$5.25 is assessed on the bill of each customer who has a backflow prevention assembly installed to protect the potable water system. This charge will be assessed per backflow assembly per month and is subject to future adjustment.

Attachment C Water System Improvements and Easements

For issuance of a Can & Will Serve Letter from the District, the Applicant must comply with the following Water System Improvement requirements. Applicant must submit construction drawings and easement documents for the indicated required Water System Improvements to the District for review and comment. Prior to water service activation, the Applicant must have all Water System Improvements (including backflow prevention assemblies) constructed, installed, inspected, and tested to the satisfaction of the District. With respect to all work that the Applicant is required to perform, such work, labor, and services must be performed at the sole and exclusive cost of the Applicant. Changes in the PCL by subsequent amendment may increase costs and, to the extent that such costs are increased by subsequent requirements, such additional costs will be the sole and exclusive obligation of the Applicant.

Applicant must provide the following Water System Improvements and easements:

Service Connections and Meter Related Improvements

Meter-related improvements and services must be designed and installed per District Standards & Specifications and must appear on the construction drawings for the Water System Improvements.

Pursuant to District Code Section 6.04.020, service connections must be installed by District employees. Only authorized employees of the District are allowed to connect or disconnect the Applicant's service from the District water mains. Specifically, the three (3) service connections must be constructed by the District. The construction deposit amount will be determined upon completion of Plan Check.

Fire Protection Improvements

The Applicant must submit a copy of a map of the approved fire hydrant locations, signed and stamped with Fire Department approval. District Code Section 6.08.030 requires that the District perform any work necessary to modify or alter existing fire hydrants. The private onsite fire hydrant must be painted red in accordance with County of Santa Barbara Fire Department Standards.

Prohibition of Use of a Private Fire Line

The private fire line may only be used for fire protection services. Pursuant to District Code Section 6.08.050, it is unlawful to use a fire protection system for any other purposes that would otherwise require a regular application for new water service. Such use is unlawful and may lead to enforcement action as a violation of the District rules and regulations.

Backflow Prevention Improvements

The commercial meter requires a reduced pressure principle backflow prevention assemblies (RPBAs) per District Standard Detail 4-01 and in accordance with District Code, and all must be shown on the submitted plans. The Fire line requires a double check detector assembly (DCDA). All meter installations, backflow prevention assemblies, and on-site piping are subject to inspection and testing by District

inspectors for cross connection-control, line verification, and backflow prevention. All backflow devices must be lead-free and located as close as practical to the meter. The location of all backflow assemblies must be approved by the District Cross Connection Specialist prior to installation. Backflow assemblies must be installed, inspected, and tested prior to any onsite work including demolition, grading, and construction.

Recycled Waterline Improvements

The Applicant must submit one paper set plus one electronic PDF set of the "Onsite Recycled Water Irrigation Plan" and a Plan Check Deposit prior to the District reviewing the plans. This deposit will be used for District-incurred costs for plan check and administration. Pursuant to the District Standards & Specifications, the Applicant will either be invoiced if the actual cost to the District exceeds the amount of the Plan Check Deposit, or will be refunded any remaining balance after District costs are deducted. A Plan Check Sheet is available upon request for the engineer's use in developing the Recycled Water Irrigation plans. The "Onsite Recycled Water Irrigation Plan" will go through a plan check and revisions may be required. Once the plans are acceptable to the District and all other necessary conditions are met, the District will sign the plans.

Pursuant to District Code Section 7.04.040, only authorized District employees may connect the customer's service or disconnect the customer's service from the District water mains. All onsite customer lines must be inspected by the District and the State of California Division of Drinking Water (DDW).

Pre-Construction Meeting (Onsite Recycled Water Facilities)

The Applicant's Landscape Architect must contact the District to coordinate and schedule a pre-construction meeting to ensure that all onsite water facilities contractors have a thorough understanding of District inspection requirements and Standards & Specifications regarding recycled water facilities design and construction prior to the beginning of construction on the Proposed Project. Contractors and engineers responsible for the design and construction of potable water facilities are also encouraged to be in attendance.

The installation of recycled water lines requires the following procedures to be followed:

- 1) Signed drawings showing all recycled and potable water lines must be on site during the installation of both the potable and recycled water lines.*
- 2) Installation of all recycled water lines per the signed plans on site must be inspected by the District before backfilling.*
- 3) All potable water lines crossing recycled water lines must be inspected by the District prior to backfilling.*

All recycled water facilities shall be inspected prior to backfilling. If recycled water facilities are covered prior to District inspection, the Contractor will be required to unearth and expose all covered facilities for District inspection. Potable waterlines must also be installed in accordance with the signed recycled water plans and are subject to inspection at any point that recycled water and potable lines cross.

Easements

All Water System Improvements to be dedicated to the District must be located within public right-of-way or easements dedicated to the District. If easements are required, the Property Owner must grant easements acceptable to the District for access to and maintenance of all Water System Improvements to be dedicated to the District. Easements must conform to the requirements as stated in the District Standards & Specifications. Easement documents must be based on the District easement template (available upon request) and must include descriptions for all necessary easements. If the required easement includes non-parallel line segments and or non-concentric curves, a metes and bounds legal description will delineate the boundary of the easement. At no time will the easement boundary be delineated by reference to lots or parcels of record maps. The Applicant's Professional Land Surveyor or qualified Civil Engineer must submit easement documents for District review and comment. The District will notify the Applicant when the easements are acceptable for execution, notarization, and dedication.

If the Proposed Project is conditioned by the District for the installation of public Water System Improvements for which an easement private property is required and the Applicant elects to have said improvements installed by the District, a licensed land surveyor must provide construction staking along the boundary of the recorded easement. Prior to staking, the surveyor must submit a staking plan for District approval.

Civil Engineer and Land Surveyor

All engineering documents, calculations, design, and construction drawings for Water System Improvements to be dedicated to the District must be prepared by or under the direction of a civil engineer registered in the State of California (Project Engineer). Landscape architects and other professionals licensed in California can perform this work in certain District-approved circumstances, consistent with the District Standards & Specifications.

All right-of-way and easement documents, calculations, and exhibits for Water System Improvements to be dedicated to the District must be prepared by or under the direction of a land surveyor registered in the State of California and approved by the District.

All above documents must be prepared in accordance with the District Standards & Specifications. All such documents submitted to the District, whether preliminary or final, must be stamped and signed by the Project Engineer or land surveyor as applicable. For more information, the District Standards & Specifications may be found on the District website or provided upon request.

Pre-Design Meeting

The Applicant's Project Engineer is encouraged to contact the District to schedule a pre-design meeting to ensure the engineer has a thorough understanding of these requirements and the District Standards & Specifications prior to beginning design work on the Proposed Project. Computer Aided Design templates and examples are available for the Project Engineer's use upon request. The Applicant's Project Engineer should

obtain the appropriate record drawings from the District of the existing water system facilities prior to beginning design work on the Proposed Project.

Plan Check and Deposit

The Applicant must submit one paper set plus one electronic PDF set of the "Water System Improvement Plans" and a Plan Check Deposit prior to the District reviewing the plans. This deposit will be used for District-incurred costs for plan check and administration. Pursuant to the District Standards & Specifications, the Applicant will either be invoiced if the actual cost to the District exceeds the amount of the Plan Check Deposit, or will be refunded any remaining balance after District costs are deducted. A Plan Check Sheet is available upon request for the engineer's use in developing the Water System Improvement plans. The Water System Improvement Plans will go through a plan check and revisions may be required. Once the plans are acceptable to the District and all other necessary conditions are met, the District will sign the plan for construction of the public Water System Improvements.

Encroachment Permits and Traffic Control Plans

The Applicant will be responsible for providing all traffic control plans and obtaining the necessary encroachment permits and approvals from the City of Goleta and any other agencies with jurisdiction. Plans and approvals will be required at least two weeks prior to the District scheduling work for any water system improvements.

Survey of Meter Location

The Applicant will be responsible for having a licensed surveyor mark the proposed location and final grade height for the new meters, easement and fire line backflow 'DCDA' prior to the District scheduling construction of the new meter installation.

Record Drawings

Following completion of construction of Water System Improvements to be dedicated to the District, Applicant must submit Record Drawings to the District for review and approval. The refund of any portion of the Water System Improvements will not occur until after Record Drawings are approved by the District.

August 17, 2018

Laura Bridley
Planning and Environmental Review
City of Goleta
130 Cremona Drive, Suite B
Goleta, CA 93117

Re: APCD Suggested Conditions on the City of Goleta Fire Station 10 Project, 17-044-GPA/RZ/DP

Dear Ms. Bridley:

The Air Pollution Control District (APCD) has reviewed the referenced project, which consists of the construction of a one-story, three apparatus bay fire station of approximately 11,600 square feet. Fire Station 10 infrastructure would include a bifurcated above-ground fuel tank (250-gallon gasoline and 1,000-gallon diesel), an emergency generator, and outside hose drying racks as well as a Community/Training Room. Estimated preliminary earthwork quantities are estimated at 1,100 cubic yards of cut and 2,300 cubic yards of fill with 1,200 cubic yards of export required. The subject property, a 1.21-acre parcel zoned Limited Commercial (C-1) and identified in the Assessor Parcel Map Book as APN 079-210-075, is located at 7952 Hollister Avenue in the City of Goleta.

Air Pollution Control District staff offers the following suggested conditions:

1. Standard dust mitigations (**Attachment A**) are recommended for all construction and/or grading activities. The name and telephone number of an on-site contact person must be provided to the APCD prior to grading/building permit issuance.
2. APCD Rule 345, *Control of Fugitive Dust from Construction and Demolition Activities* establishes limits on the generation of visible fugitive dust emissions at demolition and construction sites. The rule includes measures for minimizing fugitive dust from on-site activities and from trucks moving on- and off-site. Please see www.ourair.org/wp-content/uploads/rule345.pdf.
3. The State of California considers particulate matter emitted by diesel engines carcinogenic. Therefore, during project grading, construction, and hauling, construction contracts must specify that contractors shall adhere to the requirements listed in **Attachment B** to reduce emissions of particulate matter (as well as of ozone precursors) from diesel equipment. Recommended measures should be implemented to the maximum extent feasible.
4. The proposed project includes equipment subject to APCD permitting requirements, rules, and regulations, therefore **the project will be required to obtain an Authority to Construct (ATC) permit from the APCD prior to building permit issuance**. Proof of receipt of the required APCD permits shall be submitted by the applicant to planning staff. Advisories: (1) If the project has the potential to emit toxic or hazardous air pollutants, or is located in close proximity to sensitive receptors, the project may be required to prepare a **Health Risk Assessment** as part of APCD permit issuance to determine the potential level of risk associated with their operations. (2) The APCD permit process can take several months. To avoid delay, the applicant is

encouraged to submit their Authority to Construct permit application to the APCD as soon as possible, see www.ourair.org/permit-applications/ to download the necessary permit application(s).

5. All portable diesel-fired construction engines rated at 50 bhp or greater must have either statewide Portable Equipment Registration Program (PERP) certificates or APCD permits prior to grading/building permit issuance. Construction engines with PERP certificates are exempt from APCD permit, provided they will be on-site for less than 12 months.
6. Natural gas-fired fan-type central furnaces with a rated heat input capacity of less than 175,000 Btu/hr and water heaters rated below 75,000 Btu/hr must comply with the emission limits and certification requirements of APCD Rule 352. Please see www.ourair.org/wp-content/uploads/rule352.pdf for more information.
7. Boilers, water heaters, and process heaters (rated between 75,000 and 2.0 million Btu/hr) must comply with the emission limits and certification requirements of APCD Rule 360. Note: Units fired on fuel(s) other than natural gas still need to be certified under Rule 360. Please see www.ourair.org/wp-content/uploads/rule360.pdf for more information.
8. If contaminated soils are found at the project site, the APCD must be contacted to determine if Authority to Construct and/or Permit to Operate permits will be required. APCD permits are required for all soil vapor extraction activities. APCD permits are also required for the excavation ("dig-and-haul") of more than 1,000 cubic yards of contaminated soil.
9. The storage and transfer of diesel fuel is exempt from permit requirements under Rule 202 Section V.2 (*Storage and Transfer Equipment and Operations*) which exempts the storage of refined fuel oils with a gravity of 40° API or lower. Storage and transfer of other organic fuels may require an APCD permit. For more information see Rule 202 Section V.2 (www.ourair.org/wp-content/uploads/rule202.pdf) or contact APCD's Engineering Division at 805-961-8800.
10. At all times, idling of heavy-duty diesel trucks should be minimized; auxiliary power units should be used whenever possible. State law requires that:
 - Drivers of diesel-fueled commercial vehicles shall not idle the vehicle's primary diesel engine for greater than 5 minutes at any location.
 - Drivers of diesel-fueled commercial vehicles shall not idle a diesel-fueled auxiliary power system (APS) for more than 5 minutes to power a heater, air conditioner, or any ancillary equipment on the vehicle. Trucks with 2007 or newer model year engines must meet additional requirements (verified clean APS label required).
 - See www.arb.ca.gov/noidle for more information.
11. At a minimum, prior to occupancy, any feasible greenhouse gas reduction measures from the following sector-based list should be applied to the project:
 - 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/minimization)
 - Architectural features (green building practices, cool roofs)

- Electric Vehicle Infrastructure (EV charger installation, installation of pre-wiring for future EV chargers), see www.ourair.org/sbc/plug-in-central-coast/ and www.ourair.org/ev-charging-program/ for more information.
12. The application of architectural coatings, such as paints, primers, and sealers that are applied to buildings or stationary structures, shall comply with APCD Rule 323.1, *Architectural Coatings* that places limits on the VOC-content of coating products.
13. Asphalt paving activities shall comply with APCD Rule 329, *Cutback and Emulsified Asphalt Paving Materials*.

If you have any questions regarding these comments, please feel free to contact me at (805) 961-8890 or via email at BarhamC@sbcapcd.org.

Sincerely,



Carly Barham
Planning Division

Attachments: Fugitive Dust Control Measures
Diesel Particulate and NO_x Emission Measures

cc: Chron File



ATTACHMENT A
FUGITIVE DUST CONTROL MEASURES

These measures are required for all projects involving earthmoving activities regardless of the project size or duration. Proper implementation of these measures is assumed to fully mitigate fugitive dust emissions.

- During construction, use water trucks or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this should include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency should be required whenever the wind speed exceeds 15 mph. Reclaimed water should be used whenever possible. However, reclaimed water should not be used in or around crops for human consumption.
- Minimize amount of disturbed area and reduce on site vehicle speeds to 15 miles per hour or less.
- If importation, exportation and stockpiling of fill material is involved, soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation. Trucks transporting fill material to and from the site shall be tarped from the point of origin.
- Gravel pads shall be installed at all access points to prevent tracking of mud onto public roads.
- After clearing, grading, earth moving or excavation is completed, treat the disturbed area by watering, or revegetating, or by spreading soil binders until the area is paved or otherwise developed so that dust generation will not occur.
- The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the Air Pollution Control District prior to grading/building permit issuance and/or map clearance.

Plan Requirements: All requirements shall be shown on grading and building plans and/or as a separate information sheet listing the conditions of approval to be recorded with the map. **Timing:** Requirements shall be shown on plans prior to grading/building permit issuance and/or recorded with the map during map recordation. Conditions shall be adhered to throughout all grading and construction periods.

MONITORING: Lead Agency shall ensure measures are on project plans and/or recorded with maps. Lead Agency staff shall ensure compliance onsite. APCD inspectors will respond to nuisance complaints.



ATTACHMENT B
DIESEL PARTICULATE AND NO_x EMISSION REDUCTION MEASURES

Particulate emissions from diesel exhaust are classified as carcinogenic by the state of California. The following is a list of regulatory requirements and control strategies that should be implemented to the maximum extent feasible.

The following measures are required by state law:

- All portable diesel-powered construction equipment shall be registered with the state's portable equipment registration program OR shall obtain an APCD permit.
- Fleet owners of mobile construction equipment are subject to the California Air Resource Board (CARB) Regulation for In-Use Off-Road Diesel Vehicles (Title 13, California Code of Regulations (CCR), §2449), the purpose of which is to reduce oxides of nitrogen (NO_x), diesel particulate matter (DPM), and other criteria pollutant emissions from in-use off-road diesel-fueled vehicles. Off-road heavy-duty trucks shall comply with the State Off-Road Regulation. For more information, see www.arb.ca.gov/msprog/ordiesel/ordiesel.htm.
- Fleet owners of mobile construction equipment are subject to the CARB Regulation for In-Use (On-Road) Heavy-Duty Diesel-Fueled Vehicles (Title 13, CCR, §2025), the purpose of which is to reduce DPM, NO_x and other criteria pollutants from in-use (on-road) diesel-fueled vehicles. On-road heavy-duty trucks shall comply with the State On-Road Regulation. For more information, see www.arb.ca.gov/msprog/onrdiesel/onrdiesel.htm.
- All commercial off-road and on-road diesel vehicles are subject, respectively, to Title 13, CCR, §2449(d)(3) and §2485, limiting engine idling time. Idling of heavy-duty diesel construction equipment and trucks during loading and unloading shall be limited to five minutes; electric auxiliary power units should be used whenever possible.

The following measures are recommended:

- Diesel equipment meeting the CARB Tier 3 or higher emission standards for off-road heavy-duty diesel engines should be used to the maximum extent feasible.
- On-road heavy-duty equipment with model year 2010 engines or newer should be used to the maximum extent feasible.
- Diesel powered equipment should be replaced by electric equipment whenever feasible.
- Equipment/vehicles using alternative fuels, such as compressed natural gas (CNG), liquefied natural gas (LNG), propane or biodiesel, should be used on-site where feasible.
- Catalytic converters shall be installed on gasoline-powered equipment, if feasible.
- All construction equipment shall be maintained in tune per the manufacturer's specifications.
- The engine size of construction equipment shall be the minimum practical size.
- The number of construction equipment operating simultaneously shall be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time.
- Construction worker trips should be minimized by requiring carpooling and by providing for lunch onsite.

Plan Requirements: All requirements shall be shown on grading and building plans and/or as a separate information sheet listing the conditions of approval to be recorded with the map. To provide proof of compliance with CARB's Regulation for In-Use Off-Road Diesel Vehicles, the contractor/subcontractor shall keep a copy of the CARB Certificate of Compliance onsite and available for inspection. **Timing:** Requirements shall be shown on plans prior to grading/building permit issuance and/or recorded with the map during map recordation. Conditions shall be adhered to throughout all grading and construction periods.

MONITORING: Lead Agency shall ensure measures are on project plans and/or recorded with maps. Lead Agency staff shall ensure compliance onsite. APCD inspectors will respond to nuisance complaints.



MEMORANDUM

DATE: August 30, 2018

TO: Laura Bridley, Project Planner

FROM: Marti Milan, Principal Civil Engineer
Everett King, Environmental Services Coordinator

SUBJECT: 7952 Hollister Avenue, APN: 079-210-075
Fire Station 10
Case No. 17-044-GPA/RZ/DP
PUBLIC WORKS – RECOMMENDED CONDITIONS OF
APPROVAL

Listed below are Public Works recommended Conditions of Approval for the above project:

1) **Prior to Grading Permit or Land Use Permit (LUP) Issuance**

- a) Applicant shall submit a **Storm Water Pollution Prevention Plan (SWPPP)** to control off-site discharge of sediments and non-stormwater pollutants during the construction phase, to be reviewed and approved by the Public Works Department. The SWPPP shall be prepared in compliance with California's Construction General Permit using the CASQA SWPPP template. The SWPPP shall be developed, amended, or revised by a Qualified SWPPP Developer (QSD), and implemented by either a QSD or a Qualified SWPPP Practitioner (QSP).
- b) Applicant shall submit a **Final Drainage Study** for review and approval by Public Works staff. The Final Drainage Study shall incorporate appropriate Best Management Practices (BMPs) to minimize storm water impacts in accordance with the City's Storm Water Management Plan and the City's General Plan. The Study shall include but not be limited to:
 - 1. Existing watershed map.
 - 2. Using the Santa Barbara Unit Hydrograph or approved equivalent, provide Hydrologic calculations for the 2, 5, 10, 25, 50, and 100-year storm events for both pre- and post-construction.
 - 3. Mitigate any increase in peak flow for the 2, 5, 10, 25, 50, and 100-year storm events over existing conditions.
 - 4. Location of existing drainage infrastructure.

7952 Hollister Avenue, APN: 079-210-075
Fire Station 10
Case No. 17-044-GPA/RZ/DP
Public Works – Recommended Conditions of Approval
August 24, 2018

5. Final Hydrology Report to determine the adequacy of the existing downstream system.
- c) Applicant shall submit a **Storm Water Control Plan** (SWCP) to treat and control off-site discharge of stormwater following construction of the project, to be reviewed and approved by the Public Works Department. The SWCP shall be prepared in compliance with the Central Coast Regional Water Board's Post-Construction Stormwater Management Requirements for Development Projects in the Central Coast Region, Resolution No. R3-2013-0032, and shall use the Stormwater Technical Guide for Low Impact Development: Compliance with Stormwater Post-Construction Requirements in Santa Barbara County.
 1. A truck washing station where engine washing shall occur will be designed and constructed such that wash water will be captured and treated prior to discharge to the Sanitary sewer system.
- d) The Applicant shall submit a Final Traffic Study reviewing and reporting on the impacts to existing facilities including but not limited to bicycle and pedestrian routes and walkways.
- e) Applicant shall cause to be prepared by a Civil Engineer, registered in the State of California, grading and utilities improvement plans including, but not limited to, street, water, sewer and storm drain improvements.
- f) Applicant shall submit a Final Water Quality Report prepared by a licensed Registered Civil Engineer.

2) **Prior to Building Permit Issuance**

- a) A **Pre-Waste Reduction and Recycling Plan** (Pre-WRRP) shall be submitted to the Public Works Department for review and approval. The Pre-WRRP shall be prepared in accordance with the City of Goleta's Construction and Demolition Debris Recycling Program Waste Reduction and Recycling Guidance Document, and shall demonstrate how a 65% diversion goal shall be met during construction.
 - i) This requirement shall be printed on the Grading and Building plans, and the applicant/property owner shall contract with a City-approved hauler to facilitate the recycling of all construction recoverable/recyclable material.
 - ii) Applicant shall provide a copy of the Contract with City-approved hauler to the City.
- b) A **Post-Construction Integrated Solid Waste Management Program Plan** shall be submitted to the Public Works Department for review and approval and implementation by both the Fire Department and City of Goleta per the MOU

between the City of Goleta and County of Santa Barbara. The Post-Construction Integrated Solid Waste Management Plan shall be prepared in accordance with the City of Goleta's Post-Construction Solid Waste Management and Recycling Plan Guidance Document, and at a minimum, include the following:

1. Waste Generation and Characterization Element that estimates the types and amounts of waste that the project is expected to generate once operational;
2. Solid Waste Reduction Element that identifies measures that can be taken to reduce waste generation;
3. Solid Waste Reuse Element that identifies how materials and products that are no longer needed may be repurposed or donated for reuse of site;
4. Solid Waste Recycling Element that identifies how the project will achieve diversion of recyclable materials;
5. Organics Management and Recycling Element, to ensure the recycling of all green waste generated onsite;
6. Hazardous Materials Handling and Disposal Element;
7. Employee Training Element;
8. Integrated Pest Management Element;
9. Environmentally Preferable Purchasing Policy Element encouraging the purchase of materials that have recycled content for project construction and/or operation (i.e., plastic lumber, office supplies, etc.), or requesting suppliers to show recycled materials content;
10. Provision of at least 50% of space and/or bins designated for storage of recyclable materials within the project site
11. Solid Waste Enclosure Maintenance Plan.

The Post-Construction Integrated Solid Waste Management Plan shall be used to implement a Solid Waste Management Program once the project becomes operational.

c) Identify the following on the Building Plans:

1. Show all existing survey monuments to be preserved and/or tied out in coordination with the County of Santa Barbara's Surveyor's Office.
2. Trash/recycle area(s) shall provide for Best Management Practices to ensure that organics and other materials are appropriately filtered prior to entering a public storm drain system or natural waterway.
3. Trash and recycling containers shall contain minimum equal volume (minimum 50% recyclables), and trash/recycling areas shall be easily accessed by the consumer and the trash hauler.
4. Green waste is not a part of the 50% recycle calculation. Provide adequate area for green waste within trash/recycle area(s) or provide statement if intent is to have a maintenance company haul off green waste.

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Fire Station 10
Case No. 17-044-GPA/RZ/DP
Public Works – Recommended Conditions of Approval
August 24, 2018

3) **Prior to Construction of Public Improvements**

- a) Any work in the public right of way requires project approval from the City Council.
- b) As determined by the Public Works Department, the improvements shall include but not be limited to:

Hollister Avenue

- 1. Minimum 6-foot City standard sidewalk.
- 2. Landscaping as approved by the City Manager of Parks and Open Space.
- 3. Show MTD bus stop location with amenities as determined by the City of Goleta and MTD.
- 4. Drainage improvements in accordance with the approved final drainage report.
- 5. Preserve and/or reset survey monuments.
- 6. Restriping of Hollister Avenue adjacent to project limits, or striping modifications needed as provided in the Final Traffic Study.
- 7. Provide pavement preparation and slurry seal of street to repair any damage/trench cuts/restriping, for a minimum of ½ width of the street or as necessary.
- 8. All driveway accesses shall be ADA compliant, including access ramps with truncated domes, as necessary.

4) **Prior to Certificate of Occupancy**

- a) A **Post-Waste Reduction and Recycling Plan** (Post-WRRP) shall be submitted to the Public Works Department for review and approval. The Post-WRRP shall be prepared in accordance with the City of Goleta's Construction and Demolition Debris Recycling Program Waste Reduction and Recycling Guidance Document, and shall substantiate how a 65% diversion goal was met by the project during construction, provides the actual amounts of material generated and what the final diversion rate was, along with either scale house receipts or a summary from the diversion facility used substantiating each load brought to the facility, the tonnage, and the diversion achieved.
- b) Complete all Public Improvements along Hollister Avenue, as shown on the public improvement plans.
- c) At the completion of all permitted construction, the applicant shall submit a Post-Construction Waste Reduction & Recycling Summary Report documenting the types and amounts of materials that were generated during the project and how much was reused, recycled, composted, salvaged, or landfilled.
- d) Payment of Development Impact Fees for Transportation (GTIP Fees).

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Fire Station 10
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August 24, 2018

- e) Payment of Parks and Recreation Fees.
- f) All existing survey monuments shall that were preserved and/or tied out shall be reset in coordination with the County of Santa Barbara's Surveyor's Office.
- g) Repair any damaged public improvements (curbs, gutters, sidewalks, pavement markings, etc.) caused by construction subject to the review and approval of the Public Works Department.

5) **Ongoing Maintenance**

- a) After installation of any drainage improvements or erosion control measures, the City of Goleta shall be responsible for on-going maintenance of all improvements in accordance with the manufacturer's specifications and the approved Operation and Maintenance Plan and the MOU between the City of Goleta and the County of Santa Barbara.

Memorandum

DATE: September 27, 2018

TO: Laura Bridley
Planning and Environmental Review
City of Goleta

FROM: Glenn Fidler, Captain
Fire Department

GF
PPS



SUBJECT: APN: 079-210-075; Permit: 17-044-GPA/RZ/DP
Site: 7952 Hollister Avenue, Goleta
Project: General Plan Amendment/Re-Zone/Development Plan -
New 11,600 SF Three-Apparatus Bay Fire Station

The above project is located within the jurisdiction of the Santa Barbara County Fire Department.

The Fire Prevention Division must be notified of any changes to the project proposal. A change in the project description may cause conditions to be imposed.

CONDITIONS FOR DEVELOPMENT

CONDITIONS FOR CONSTRUCTION OF PROJECT

General Information

1. A KnoxBox entry system shall be installed. A spare key shall be provided for the KnoxBox entry system as required by the fire department.
2. All standard fire department conditions and current codes shall apply at time of development.

Prior to Vertical Construction

3. All access ways shall be installed and made serviceable with all-weather construction.
 - Dead-end access exceeding 150 feet shall terminate with a fire department approved turnaround.

Prior to Occupancy Clearance

4. Installation of an above-ground fuel tank shall conform to current adopted California Fire Code.
5. An automatic fire sprinkler system shall be installed.
 - Fire sprinkler plans shall be approved by the fire department prior to installation.

6. The fire department shall determine the location of any fire department connection (FDC) that may be required.
7. Fire Department Connection (FDC) shall be labeled per NFPA 13.
8. An automatic fire or emergency alarm system shall be installed.
 - Automatic fire or emergency alarm system plans shall be approved by the fire department.
 - Alarm panel locations and annunciator graphics shall be approved by fire department prior to installation.
9. Address numbers shall be a minimum height of 12 inches.
 - Address number locations shall be approved by the fire department.
 - Address numbers shall be a color contrasting to the background color.
 - The address number shall be elevated at least three feet from the ground for clear visibility and easy directional identification.
 - The numbers shall be visible from the access road when travelling in either direction.

As always, if you have any questions or require further information, please call me at 805-681-5528 or 805-681-5523.

GF:mkb

c Goleta Water District, 4699 Hollister Ave., Goleta 93110

ATTACHMENT 2

DRB MINUTES

**FIRE STATION 10
7952 HOLLISTER AVENUE**



MINUTES – APPROVED

DESIGN REVIEW BOARD MEETING

Tuesday, June 27, 2017

3:00 P.M.
City Hall – Council Chambers
130 Cremona Drive, Suite B,
Goleta, California

Members of the Design Review Board

Scott Branch (Architect), Chair
Thomas Smith (At-Large Member) Vice Chair
Erin Carroll (Landscape Architect)
Karis Clinton (Landscape Professional)

Bill Shelor (At-Large Member)
Aaron Swaney (At-Large Member)
Dennis Whelan (Alternate)

Mary Chang, Secretary
Linda Gregory, Recording Clerk

SIGN SUBCOMMITTEE - < 2:30 P.M. >

Members: Thomas Smith, Erin Carroll, Bill Shelor

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

The meeting of the City of Goleta Design Review Board was called to order by Chair Branch at 3:00 p.m. in the City Hall Council Chambers, 130 Cremona Drive, Suite B, Goleta, California.

ROLL CALL OF DESIGN REVIEW BOARD

Board Members present: Chair Branch, Member Carroll, Member Clinton,
Member Shelor, Member Swaney, Alternate Whelan

Board Members absent: Vice Chair Smith

Staff present: Mary Chang, Supervising Senior Planner; Kathy Allen, Supervising Senior Planner; Joe Pearson, Associate Planner; Kristina Phung, Assistant Planner; Laura Bridley, AICP Contract Planner; Vyto Adomaitis, Director of Neighborhood Services & Public Safety, and Linda Gregory, Recording Clerk.

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Sign Subcommittee Member Carroll reported that the Subcommittee met today and reviewed Item F.3, 6780 Cortona Drive Overall Sign Plan, with Kristina Phung, Assistant Planner, and Kitts McCabe, Native Son Design Studio, on behalf of CMC Rescue, property owner, and recommended Design review approval as submitted.

MOTION: Member Carroll moved, seconded by Member Swaney, to grant Design review approval of Item F.3, 6780 Cortona Drive Overall Sign Plan, 6780 Cortona Drive (APN 073-150-027), Case No. 17-060-DRB, as submitted.

VOTE: Motion carried by the following voice vote: Ayes: Chair Branch, Member Carroll, Member Clinton, Member Shelor, Member Swaney, Member Whelan. Noes: None. Absent: Vice Chair Smith.

E. ADVISORY REVIEW

E.1 17-209 7952 Hollister Avenue (APN 079-210-075) Fire Station 10, Case No. 17-069-DRB

[Fire Station 10](#)

Staff speakers:

Laura Bridley, AICP Contract Planner

Vyto Adomaitis, Director of Neighborhood Services and Public Safety

The plans were presented by Todd Jespersen, KBZ Architects, Inc.; project design architect; Sam Maphis, project landscape architect; Siobhan Dura, KBZ Architects, Inc.; architect; and Robert Schmidt, Flowers & Associates Engineers, project civil engineer. Captain Michael Klusyk, Santa Barbara County Fire Department; explained operational needs for this project along with Vyto Adomaitis.

Speakers:

Robert Miller, president of the Hideaway Association, thanked the City of Goleta and the County Fire Department for the process and expressed appreciation that the City addressed the twelve areas of concern from the Hideaway Association. Mr. Miller noted that the Hideaway already has a concrete wall along the driveway and questioned whether there will be two walls, and also questioned what the height of the gate will be. He commented that some residents may be disappointed that there would be a gate that would block their view to some extent though he understands the reason for it.

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Jane Rieder, Hideaway resident, expressed her disappointment that the Eucalyptus trees will be removed because they create an incredible ambience to the whole area and the street scene will change. She hopes that some trees will be brought in to make up for the removal of the trees. Ms. Rieder commented that she understands the need for the improvements and for the Fire Station.

ACTION: The Design Review Board conducted Advisory Review of Item E.1, Fire Station 10, 7952 Hollister Avenue (APN 079-210-075), Case No. 17-069-DRB, with the following comments:

Architecture:

The style image is stated as Craftsman but not much of the Craftsman style is shown. Make a stronger decision whether to incorporate the Craftsman style. The proposed design is a handsome design in itself and nicely massed but it is more of a ranch style feel with some Craftsman aspects. The architects are encouraged to look at the ranch style work of Cliff May and William Wurster, noting it is closer to the proposed design.

The building is massed nicely and there are some very pleasing elements. It just needs a stronger identity. There were some questions regarding the need for the front awning over the door, given its recessed design.

The battered walls of the tower, the heavy bays, and the metal roof also do not read Craftsman. The style looks like it is struggling between Spanish Colonial and Craftsman. The Craftsman style uses the same window style but there are many different window styles on every elevation in the proposed style. The Craftsman style buildings have a consolidated floor plan. The Craftsman style was meant to be very effective in their shape, form and buildability.

There is going to be a large massing highly visible at an entry to Goleta. The solid wall will be highly visible. Study the entry walkway coming out to the sidewalk on the entry plan.

A concern was expressed that the architecture plans show a lot of the brown in the color palette.

Consider that the towers and cupolas could be used more effectively as a heat dispersion unit to cool the building by capturing the cool breeze that is constantly blowing off the ocean and carrying away the heat that rises by the wind.

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Concern was expressed that there are no plans for photovoltaics. The roof appears capable of hosting photovoltaics on the south and west aspects.

Installing some conduit for an EV (Electric Vehicle) station would be appropriate.

Landscaping:

It appears some landscaping could be added against the trash recycle area. Possibly add a finger for landscaping in the employee parking area at read of site. Consider adding additional landscaping in the pull-around area without affecting the pull-around.

Study if there is any opportunity to save some Eucalyptus trees. Save as many Eucalyptus trees as possible without creating a fire, public health or sight line hazard, or replace if possible as it would be a nice gesture to the trees that were removed and an historic element.

The massive removal of the Eucalyptus trees will be a drastic aesthetic change. Simulations should be considered to more clearly reflect the changes.

During construction, consider early installation of the bioswales and specimen trees so they can be established and are maturing early to soften the impact of the tree removal and to provide shade.

The project should use reclaimed water. Make sure that all water is retained and perked, and does not run out into the street.

If reclaimed water will be used for irrigation, study the plant palette as some plants may not tolerate the heavy salts.

The overflow of water onto the street is a concern. Consider possibly creating some sort of units under the paving to redirect the water somewhere else on site and help to irrigate some of the plant material.

Consider incorporating a waiting place with seating for people who are getting on or off the bus at the end of the sidewalk area. A suggestion was made to add signage indicating the name and a short description of the plant species in this area, and noting the drought tolerance aspect.

Consider retaining or relocating the existing healthy population of the White Buckwheat plantings on the site that are very attractive.

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It is difficult to read the plant names printed on the 11" x 17" plans. Please adjust the font.

Site plan:

Explore adding color to the pavement on the driveway to indicate where the emergency vehicles will be exiting and entering the street.

The use of permeable paving in the parking bays is appreciated.

The site has been utilized logically given the needs of the project.

The location and position of such a large signage is questioned when it doesn't identify where people should enter. The sign should be closer to the front door and closer to the street. Perhaps combine the monument sign on the corner or perhaps consider using the tower as the sign since the tower does not seem to serve any other purpose.

Having a generous turnaround area for the emergency vehicles at back of the site is quite wise.

General:

The style if appropriate and the building is attractive. Visual simulations would better show the project in context with the neighborhood buildings and what will be seen from Sandpiper and the overpass. The project is a large massing on a small site but well laid out given functional needs. The photos do not provide this perspective.

It is appreciated that the Fire Station will improve the safety for people living in this section of Goleta which has a beneficial impact for the City. The City and project team is commended for the way it has worked with the public.

G. DESIGN REVIEW

G.1 17-210 5580 Calle Real (APN 069-160-050)

Revised Goleta Neighborhood Clinic Expansion Phase 2 Façade Improvements

Case No. 17-068-DRB

[Revised Goleta Neighborhood Clinic Expansion Phase 2 Façade Improvements](#)



MINUTES – APPROVED

DESIGN REVIEW BOARD MEETING

Tuesday, August 14, 2018

3:00 P.M.
City Hall – Council Chambers
130 Cremona Drive, Suite B,
Goleta, California

Members of the Design Review Board

Scott Branch (Architect), Chair
Thomas Smith (At-Large Member) Vice Chair
Erin Carroll (Landscape Architect)
Karis Clinton (Landscape Professional)

Jennifer Fullerton (At-Large Member)
Bill Shelor (At-Large Member)
Craig Shallenberger (Architect)
Dennis Whelan (Alternate)

Mary Chang, Secretary
Linda Gregory, Recording Clerk

SIGN SUBCOMMITTEE - < Cancelled >

Members: Thomas Smith, Erin Carroll, Bill Shelor

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

The meeting of the City of Goleta Design Review Board was called to order by Vice Chair Smith at 3:00 p.m. in the City Hall Council Chambers, 130 Cremona Drive, Suite B, Goleta, California, followed by the Pledge of Allegiance.

ROLL CALL OF DESIGN REVIEW BOARD

Board Members present: Vice Chair Smith, Member Carroll, Member Clinton,
Member Fullerton, Member Shelor,
Member Shallenberger, Alternate Whelan

Board Members absent: Chair Branch

Staff present: Mary Chang, Supervising Senior Planner; Joe Pearson II, Associate Planner; Laura Bridley, AICP, Contract Planner; and Linda Gregory, Recording Clerk.

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C. ADVISORY REVIEW

C.1 18-314 7952 Hollister Avenue (APN 079-210-075)

Fire Station 10

Case No. 17-069-DRB

[Fire Station 10 Staff Report](#)

[Fire Station 10 Project Plans](#)

[Fire Station 10 Presentation](#)

Site visits and ex-parte conversations: Site visits reported by Members Clinton, Fullerton, Shallenberger, Shelor, Smith, and Whelan. Member Carroll reported he did not revisit the site. No ex-parte conversations reported.

Staff Speakers:

Laura Bridley, AICP Contract Planner

Vyto Adomaitis, Neighborhood Services/Public Safety Director

The plans were revised in response to previous comments from the Design Review Board last year, as well as several comments received on the Draft Environmental Impact Report circulated from May – July this year. The plans were presented by the project team including Todd Jespersen, KBZ Architects, project architect; Sam Maphis, Earthform Design, project landscape architect; and Robert Schmidt, Flowers & Associates, project civil engineer.

Public Speakers:

Barbara Massey expressed her full support for Fire Station 10. Ms. Massey commented: 1) Fire Station 10 would be a good location for a proposed hydrogen sulfide monitor and the location of the monitor needs to be considered with regard to landscaping; 2) the retention of some Eucalyptus trees is appreciated; 3) questioned whether the Eucalyptus trees in the southwestern side of the building can also be saved since they do not interfere with the building; and 4) requested consideration to revise the landscape plan to include drought tolerant plants that are green and colorful, and fewer agaves and grasses.

Dr. Ingeborg Cox commented with the following concerns: 1) the potential effects of the project to the quality of life for existing land uses within the project vicinity including the impacts to the slope along the railroad tracks, to the noise levels, and to the residents of the Hideaway that face the

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site; 2) requested retention of as many old Eucalyptus trees as possible; 3) the drainage pattern needs to be addressed; 4) the turn radius for the fire engines needs to be considered and the impact on both sides of Hollister Avenue; 5) questioned the use of water during drought conditions; and 6) noted there are archaeological sites located in the vicinity.

ACTION:

The Design Review Board conducted Advisory Review of Item C.1, Fire Station 10, 7952 Hollister Avenue (APN 079-210-075), Case No. 17-069-DRB, with the following comments:

Architecture:

1. The revised entrance design is a good improvement and the visual simulations are appreciated.
2. The added air flow detail is appreciated.
3. The revised architecture works well for Goleta and is appropriate. Not sure if the change in roof material is appropriate, noting that the standing seam is appropriate for this type of architecture.
4. Another comment noted that the shingles better represent the bungalow style than theterne metal roof.
5. The previous proposed roof material seemed appropriate.
6. Consider a variation in the color between the shingles, which is not reflected in the elevations.
7. The proposed colors seem fashionable. The red trim around the doors is appreciated.
8. The photovoltaics are appreciated.
9. The project is important as being in a gateway to the city of Goleta as well as a scenic corridor.

Landscape:

10. Consider the possibility of creating a new scenic view of the mountains to the northwest. Look at the tree locations in relationship to creating mountain views and the landscaping to define that corridor.
11. Consider a more naturalistic grouping of trees along the lot lines rather than the equally spaced Oak trees, such as reflected in the front of the landscape plan.
12. The addition of native plans is appreciated.
13. Introduce Buckwheat into the plant palette.
14. Study the plant palette in terms of using reclaimed water. Oak trees have not done well with reclaimed water. Most of the plant palette will do well with the reclaimed water.
15. A suggestion was made to remove some of the agave plantings and replace with more lush plantings that are drought tolerant.

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16. The agaves and grasses can look quite lush. Plants other than dry grasses and succulents can be a lush palette that will tolerate reclaimed water.
17. The landscaping could be more minimal rather than elaborate which would be helpful with regard to ongoing maintenance.
18. Consider saving one more Eucalyptus tree on the south side.
19. The plan for the removal of the 56 Eucalyptus trees regarding the raptors is important and is noted in the environmental document.
20. A suggestion was made to include flying the flag of the City of Goleta in addition to the California and United States flags at the Fire Station.
21. Hopefully there will be a hydrogen sulfide monitor on the site.

D. SIGN REVIEW

D.1 5754 Hollister Ave (APN 071-063-010) New Sign for O'Reilly Auto Parts Case No. 18-054-DRB

MOTION: Member Clinton moved, seconded by Member Shelor, to continue to September 11, 2018, Item D.1, New Sign for O'Reilly Auto Parts, 5754 Hollister Avenue (APN 071-063-010), Case No. 18-054-DRB.

VOTE: Motion carried by the following voice vote: Ayes: Vice Chair Smith, Member Carroll, Member Clinton, Member Fullerton , Member Shelor, Member Shallenberger, and Member Whelan . Noes: None. Absent: Chair Branch

E. ANNOUNCEMENTS

Vice Chair Smith announced that he will be moving to the City of Guadalupe later in the year.

Member Whelan announced that he will not be present at the Design Review Board meeting on September 11, 2018.

Member Clinton requested the DRB Members consider a moment of silence at the next meeting which will be held on September 11th in remembrance of 9/11. Vice Chair suggested a moment of silence after the Pledge of Allegiance.

F. ADJOURNMENT: 4:55 P.M.

ATTACHMENT 3

PROJECT PLANS AND SITE SIMULATIONS

**FIRE STATION 10
7952 HOLLISTER AVENUE**

CITY OF GOLETA

GOLETA FIRE STATION 10

7952 HOLLISTER AVE, GOLETA, CA 93117

PROJECT TEAM

OWNER

CITY OF GOLETA
NEIGHBORHOOD SERVICES & PUBLIC SAFETY DEPT.
130 CREMONA DRIVE, SUITE B,
GOLETA, CA 93117

CONTACTS:

VYTO ADOMAITIS, DIRECTOR OF NEIGHBORHOOD SERVICES
LAURA BRIDLEY, CONTRACT PLANNER
PHONE: (805) 961-7500
vadamaitis@cityofgoleta.org
lbridley@cityofgoleta.org

ARCHITECT

KRUGER BENSEN ZIEMER ARCHITECTS, INC.
30 W. ARRELLAGA STREET
SANTA BARBARA, CA 93101
JOE WILCOX, PRINCIPAL-IN-CHARGE
TODD A. JESPERSEN, PRINCIPAL
(805) 963-1726
joew@kbzarch.com
toddj@kbzarch.com

STRUCTURAL ENGINEER

STORK, WOLF, & ASSOCIATES
599 HIGUERA STREET, SUITE H
SAN LUIS OBISPO, CA 93401
GREG STORK
(805) 548-8600
greg@swa-engineers.com

MECHANICAL ENGINEER

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DENVER STANGER
(805) 544-4269
denvers@bmaslo.com

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FLOWERS & ASSOCIATES
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SANTA BARBARA, CA 93103
STEVE FLOWERS
ROBERT SCHMIDT
(805) 966-2224
sflowers@flowersassoc.com
rschmidt@flowersassoc.com

ELECTRICAL ENGINEER

THOMA ENGINEERING
3562 EMPLEO STREET, STE. C BOX 1167
SAN LUIS OBISPO, CA 93406
JIMMY DEAN
(805)-543-3850
jdean@thomaelec.com

LANDSCAPE ARCHITECT

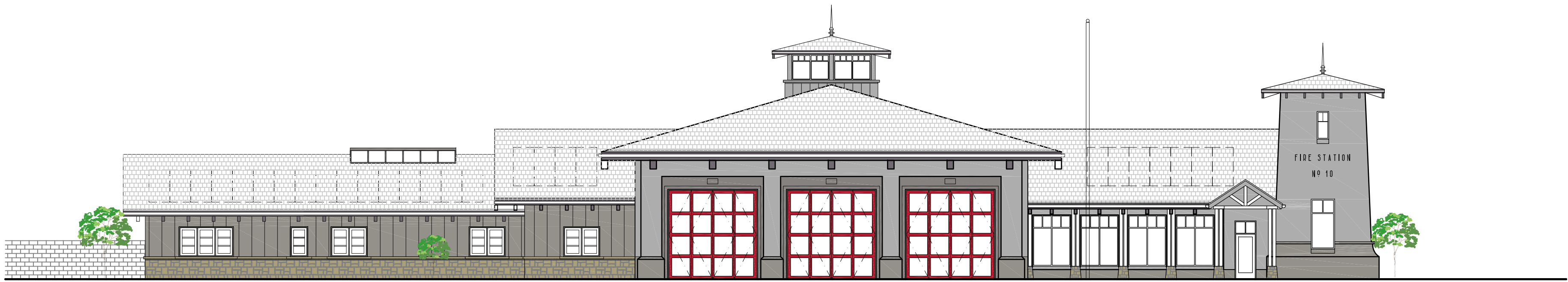
EARTHFORM DESIGN
1227 DE LA VINA STREET
SANTA BARBARA, CA 93101
SAM MAPHIS
(805) 963-2006
sam@earthform.com

FIRE PROTECTION ENGINEERING

COLLINGS AND ASSOCIATES
260 MAPLE COURT, SUITE 241
VENTURA, CA 93001
JACK COLLINGS
jcollings@collingsandassociates.com

COST ESTIMATOR

JACOBUS AND YUANG, INC.
355 N. LANTANA STREET, SUITE 220
CAMARILLO, CA 93010
COBUS MALAN
(805) 339-9434
cobusm@jyestimate.com

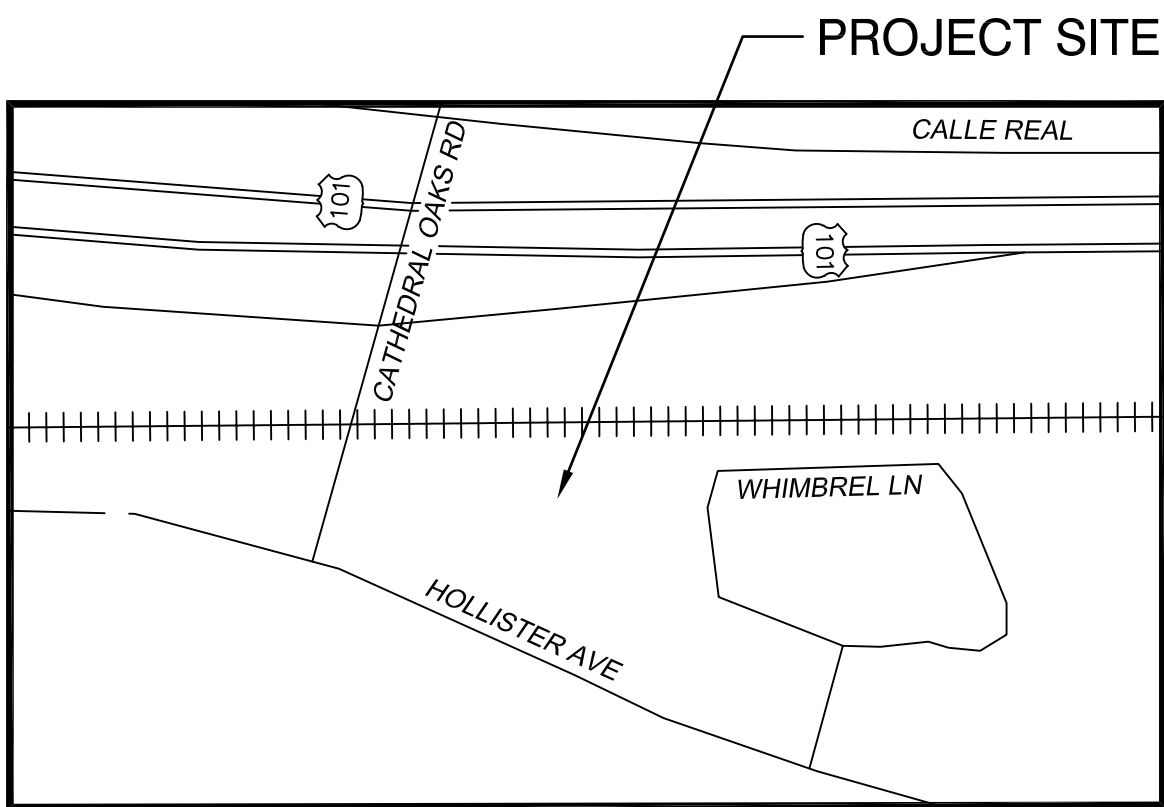


1 PROJECT IMAGE

SCALE : NTS

ABBREVIATIONS

ABV	ABOVE	ELEV	ELEVATOR / ELEVATION	LF	LINEAR FOOT	REV	REVISION (S) / REVISED
AFF	ABOVE FINISH FLOOR	EMER	EMERGENCY	LT	LIGHT	RH	RIGHT HAND
ADJ	ADJUSTABLE / ADJACENT	ENCL	ENCLOSURE	LVR	LOUVER	RD	ROOF DRAIN
A/C	AIR CONDITIONING	EQ	EQUAL			RFG	ROOFING
ALT	ALTERNATE	EQUIP	EQUIPMENT	MB	MACHINE BOLT	RM	ROOM
ALUM	ALUMINUM	EST	ESTIMATE	MH	MANHOLE	RO	ROUGH OPENING
AB	ANCHOR BOLT	EXCA	EXCAVATE	MFR	MANUFACTURE (R)	RHMS	ROUND HEAD MACHINE SCREW
&	AND	EXH	EXHAUST	MAT	MATERIAL (S)	RHWS	ROUND HEAD WOOD SCREW
<	ANGLE	(E)	EXISTING	MAX	MAXIMUM		
ANOD	ANODIZED	EXP	EXPANSION	MECH	MECHANIC (AL)	SCHD	SCHEDULE
APPROX	APPROXIMATE	EJ	EXPANSION JOINT	MED	MEDIUM	SHT	SHEET
ARCH	ARCHITECT (URAL)	FOC	FACE OF CONCRETE	MBR	MEMBER	SHTG	SHEATHING
ASPH	ASPHALT	FG	FACE OF FINISH	MTL	METAL	SMS	SHEET METAL SCREW
AC	ASPHALT CONCRETE	FOF	FACE OF FINISH	MIN	MINIMUM	SHWR	SHOWER
@	AT	FOM	FACE OF MASONRY	MTD	MOUNT (ED)	SIM	SIMILAR
AUTO	AUTOMATIC	FOS	FACE OF STUD	MTG	MOUNTING	SC	SOLID CORE
		FIN	FIELD NAILING			S	SOUTH
BM	BEAM	FIN	FINISH	NAT	NATURAL	SPK	SPEAKER
BLKG	BLOCKING	FIN FLR	FINISH FLOOR	(N)	NEW	SPEC	SPECIFICATION (S)
BD	BORRD	FG	FINISH GRADE	N	NORTH	SQ	SQUARE
BOT	BOTTOM	FIXT	FIXTURE	NIC	NOT IN CONTRACT	SS	STAINLESS STEEL
BN	BOUNDARY NAILING	FLASH	FLASHING	NOM	NOMINAL	STD	STANDARD
BLDG	BUILDING	PHMS	FLAT HEAD MACHINE SCREW	NTS	NOT TO SCALE	STL	STEEL
BUR	BUILT UP ROOFING	PHWS	FLAT HEAD WOOD SCREW	#	NUMBER	STOR	STORAGE
		FLR	FLOOR (ING)	OC	ON CENTER	STRUCT	STRUCTURE / STRUCTURAL
CAB	CABINET	FLUOR	FLUORESCENT	OD	OUTSIDE DIAMETER	SUSP	SUSPENDED
CPT	CARPET	FT	FOOT OR FEET	OPNG	OPENING	SYM	SYMMETRY / SYMMETRICAL
CLG	CEILING	FTG	FOOTING	OFF	OFFICE	SYS	SYSTEM
CEM	CEMENT	FND	FOUNDATION	OPP	OPPOSITE	TEL	TELEPHONE
CL	CENTERLINE	FURR	FURRING	OI	OVER	TV	TELEVISION
CER	CERAMIC					THK	THICK (NESS)
CR	CIRCLE	GA	GAGE / GAUGE	PR	PAIR	TAB	TOP AND BOTTOM
COL	COLUMN	GALV	GALVANIZED	PNL	PANEL	TO	TO OF
CONC	CONCRETE	GND	GROUND	PKG	PARKING	TS	TOP OF STEEL
CMU	CONCRETE MASONRY UNIT	GYP	GYPSUM	PTN	PARTITION	TW	TOP OF WALL
CONN	CONNECTION			PWNT	PWANT	TR	TREAD
CONST	CONSTRUCTION	HDW	HARDWARE	PERF	PERFORATE (D)	TS	TUBULAR STEEL
CJ	CONSTRUCTION JOINT	HTG	HEATING	PERIM	PERIMETER	TYP	TYPICAL
CONT	CONTINUOUS / CONTINUE	HVAC	HEATING VENTILATION & AIR CONDITIONING	PLAS	PLASTIC	UON	UNLESS OTHERWISE NOTED
CTSK	COUNTER SINK			PLAM	PLASTIC LAMINATE		
		HT	HEIGHT	PL	PLATE		
DEM	DEMOLISH / DEMOLITION	HC	HOLLOW CORE	PLYWD	PLYWOOD	VERT	VERTICAL
DET	DETAIL	HM	HOLLOW METAL	POC	POINT OF CONNECTION	VG	VERTICAL GRAIN
DIAG	DIAGONAL	HOR	HORIZONTAL	PVC	POLYVINYL CHLORIDE	VCT	VINYL COMPOSITION TILE
DIA	DIAMETER			PCF	POUNDS PER CUBIC FOOT		
DIM	DIMENSION	ID	INSIDE DIAMETER	PSF	POUNDS PER SQUARE FOOT	WSCOT	WAINSCOT
DW	DIVISION	INSUL	INSULATION	PT	PRESSURE TREATED	WC	WATER CLOSET
DR	DOOR	INT	INTERIOR			WH	WATER HEATER
DBL	DOUBLE			RAD	RADIUS	WN	WATERPROOF (ING)
DN	DOWN	JAN	JANITOR	REF	REFERENCE	WR	WATER RESISTANT
DWG	DRAWING	JST	JOIST	REFR	REFRIGERATOR	WT	WEIGHT
DF	DRINKING FOUNTAIN / DOUGLAS FIR			REG	REGISTER	W	WEST / WOMEN / WIDE
		L	LENGTH / LONG	REIN	REINFORCED	WDW	WINDOW
EA	EACH	LAB	LABORATORY	RECD	REQUIRED	W	WITH
E	EAST	LAM	LAMINATE	RESIL	RESILIENT	WO	WITHOUT
ELEC	ELECTRIC (AL)	LAV	LAVATORY	RET	RETAINING	WD	WOOD
		LB	POUND	R/A	RETURN AIR		



APN: 079-210-075

2 VICINITY MAP

SCALE : NONE

SHEET INDEX

TITLE

G-101 SHEET INDEX, APPLICABLE CODES, GENERAL NOTES, VICINITY MAP, PROJECT SCOPE, PROJECT TEAM, SYMBOL LEGEND

CIVIL

C-1 SITE IMPROVEMENT PLAN
C-2 SITE IMPROVEMENT PLAN
U-1 UTILITY PLAN

ARCHITECTURAL

A-101 SITE PLAN
A-201 FLOOR PLANS
A-301 EXTERIOR ELEVATIONS

LANDSCAPE

L-1 CONCEPTUAL TREE PRESERVATION PLAN
L-2 CONCEPTUAL LANDSCAPE PLAN

APPLICABLE CODES

CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:

2016 BUILDING STANDARDS ADMINISTRATIVE CODE, PART 1, TITLE 24 C.C.R.;
2016 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24 C.C.R.;
2016 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R.;
2016 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 C.C.R.;
2016 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R.;
2016 CALIFORNIA ENERGY CODE, PART 6, TITLE 24 C.C.R.;
2016 CALIFORNIA FIRE CODE (CFC), PART 9, TITLE 24, C.C.R.;
2016 CALIFORNIA REFERENCED STANDARDS CODE, PART 12, TITLE 24, C.C.R.;
2016 TITLE 19 C.C.R., PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS

CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING:

NFPA 13- AUTOMATIC SPRINKLER SYSTEMS, 2016 EDITION

NFPA 14- STANDPIPES SYSTEMS, 2016 EDITION

NFPA 17A- WET CHEMICAL SYSTEMS, 2016 EDITION

NFPA 24- PRIVATE FIRE MAINS, 2016 EDITION - PART OF NFPA 13 CHAPTER 5

NFPA 72 (CALIFORNIA AMENDED), NATIONAL FIRE ALARM CODES, 2016 EDITION

NFPA 253- CRITICAL RADIANT FLUX OF FLOOR COVERING SYSTEMS, 2015 EDITION

NFPA 2001- CLEAN AGENT FIRE EXTINGUISHING SYSTEMS, 2015 EDITION

REFERENCE CODE SECTION FOR NFPA STANDARDS - CBC (SFM) 3503.1.3

NATIONAL REFERENCE STANDARDS

ASD (AISC) MANUAL OF STEEL CONSTRUCTION, 9TH EDITION.

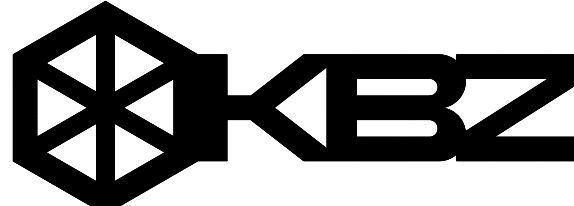
2015 REVISED NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION.

ACH-318-99 CODE & COMMENTARY

AMERICANS WITH DISABILITIES ACT (ADA), TITLE III
ADA STANDARDS FOR ACCESSIBLE DESIGN (APPENDIX A OF 28 CFR PART 36)

GENERAL NOTES

- ANY DIFFERENCE BETWEEN THE EXISTING CONSTRUCTION AS OBSERVED IN THE FIELD AND AS SHOWN ON THE DRAWINGS SHALL BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO STARTING WORK. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES OR INCONSISTENCIES. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING AND COORDINATING ALL DIMENSIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ACTUAL SITE CONDITIONS REGARDLESS OF INFORMATION SHOWN ON THE DRAWINGS. DISCREPANCIES BETWEEN CONDITIONS SHOWN OR NOT SHOWN ON DRAWINGS AND ACTUAL EXISTING VISIBLE, DISCREPANCIES CONDITIONS AT THE JOB SITE, DO NOT RELIEVE THE CONTRACTOR FROM PERFORMING THE WORK OF THIS CONTRACT IN FULL CONFORMANCE WITH THE CONTRACT DOCUMENTS.
- IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO INSURE THAT ALL APPLICABLE SAFETY LAWS ARE STRICTLY ENFORCED AND TO MAINTAIN A SAFE CONSTRUCTION PROJECT.
- BIDDERS MUST VISIT THE BUILDING SITE AND FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS. THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS IS TO PROVIDE A PROJECT COMPLETE IN EVERY DETAIL AND READY FOR OCCUPANCY. DISCREPANCIES OR DELETIONS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE THE BID DATE FOR CORRECTION.
- ANY DAMAGE DONE TO THE EXISTING SITE OR FACILITIES DURING THE COURSE OF THE WORK SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT HIS OWN EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.
- BIDDERS SHALL ASSUME THAT ALL ITEMS INDICATED ON THE DRAWINGS ARE NEW CONSTRUCTION IF NOT INDICATED WITH AN (N) OR 'NEW', UNLESS INDICATED AS 'IE' OR 'EXISTING'.
- ALL NEW WORK SHALL MATCH EXISTING IN KEEPING WITH GOOD CONSTRUCTION PRACTICE. IT IS THE INTENT OF THESE DOCUMENTS THAT THE PORTION OF THE SURFACE WHICH HAS BEEN INSTALLED, REPAIRED OR REPLACED, SHALL MATCH THE EXISTING ADJACENT SURFACES, AND THAT THE NEW WORK WILL NOT BE DISCERNABLE FROM THE EXISTING.
- WHERE MINIMUM DIMENSIONS ARE INDICATED, EXISTING DIMENSIONS IN EXCESS OF THAT SHOWN MAY BE RETAINED UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ALL OMISSIONS AND CONFLICTS BETWEEN THE ELEMENTS OF THE CONTRACT DOCUMENTS BEFORE PROCEEDING WITH THE WORK INVOLVED.
- CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, LANDSCAPE SITE FEATURES TO REMAIN. ALL DAMAGED WORK SHALL BE REPLACED WITH THE SAME MATERIALS, INCLUDING MATCHING THE EXISTING COLORS AND TEXTURES.
- ALL WORK SHALL CONFORM TO TITLE 24, CALIFORNIA CODE OF REGULATIONS (CCR).



KRUGER BENSEN ZIEMER
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JOE S. WILCOX, AIA
PRINCIPAL/ARCHITECT
TODD A. JESPERSEN, AIA
PRINCIPAL

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ARCHITECTS
STAMP & SIGNATURE

ENGINEERS
STAMP & SIGNATURE

CONSULTANT INFORMATION

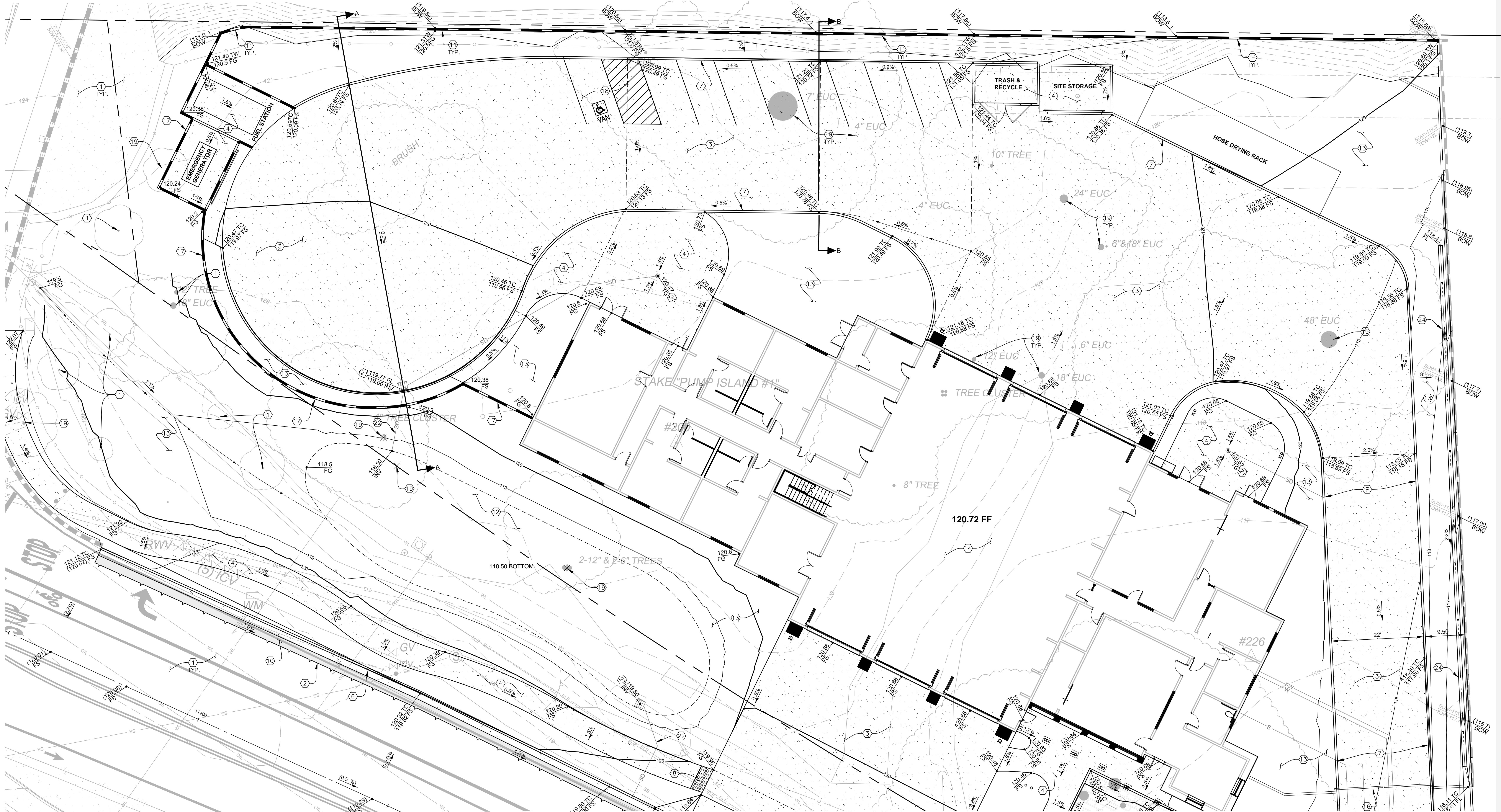
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△	-	-/-/-	XX
△	-	-/-/-	XX
△	-	-/-/-	XX
△	-	-/-/-	XX

DRAWN SD
CHECKED TJ
DATE 07/27/2018
JOB. NO. 16005

SHEET TITLE SHEET

SHEET

G-101



SEE SHEET C-2 FOR CONTINUATION

ESTIMATED EARTHWORK QUANTITIES:

EXCAVATION: 1,100 CUBIC YARDS

EMBANKMENT: 2,300 CUBIC YARDS

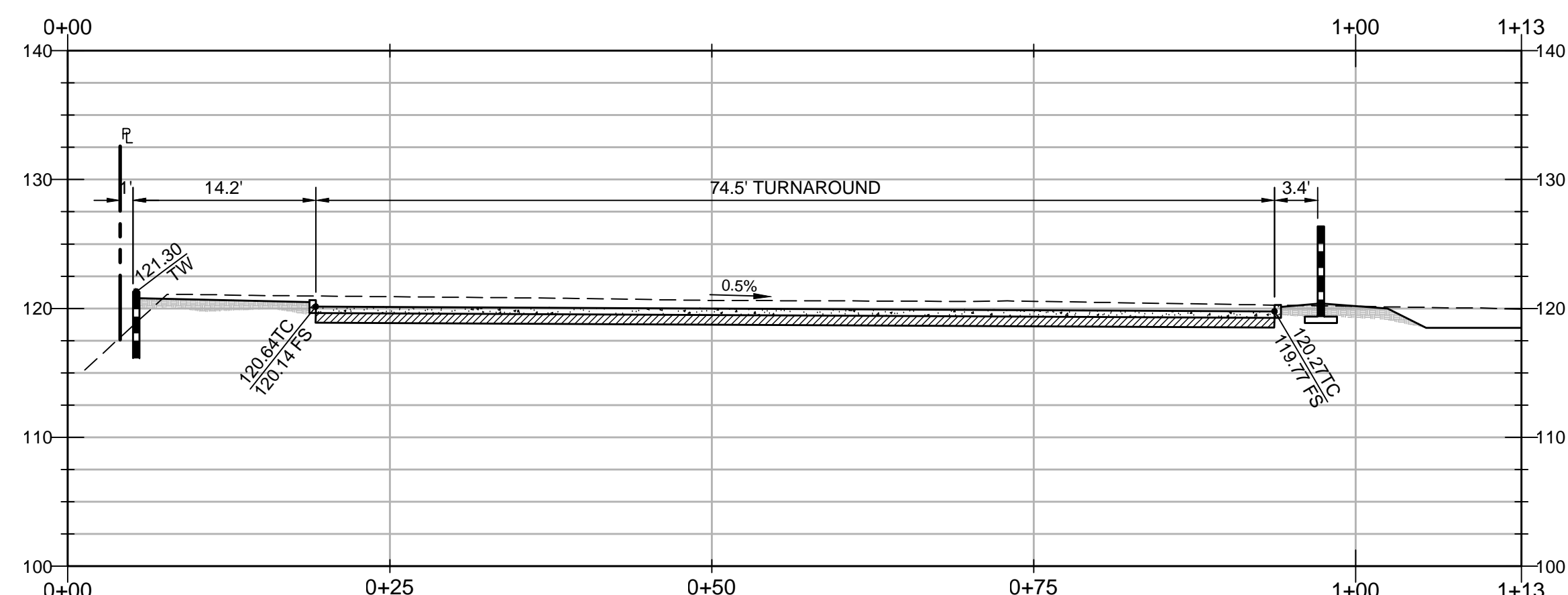
NOTE: SHRINKAGE, CONSOLIDATION AND SUBSIDENCE FACTORS AND LOSSES DUE TO CLEARING AND DEMOLITION OPERATIONS ARE NOT INCLUDED. ESTIMATED EARTHWORK QUANTITIES ARE BASED ON THE APPROXIMATE DIFFERENCE BETWEEN EXISTING GRADES AND PROPOSED FINISH GRADES OR PAVEMENT SUBGRADES, AS INDICATED ON THE PLANS, AND SHOULD VARY ACCORDING TO THESE FACTORS AND LOSSES.

CONTRACTOR SHALL ACCEPT OR CONFIRM EXISTING TOPOGRAPHIC INFORMATION, SHALL REVIEW THE SITE AND THE GEOTECHNICAL REPORT(S) AND MAKE HIS OWN INTERPRETATIONS AND CONCLUSIONS WITH RESPECT THERETO, AND SHALL PERFORM AN INDEPENDENT EARTHWORK ESTIMATE ON WHICH TO BASE HIS BID. ONCE GRADING IS STARTED, THE TOPOGRAPHIC INFORMATION HAS BEEN ACCEPTED BY CONTRACTOR.

IMPORTANT NOTICE

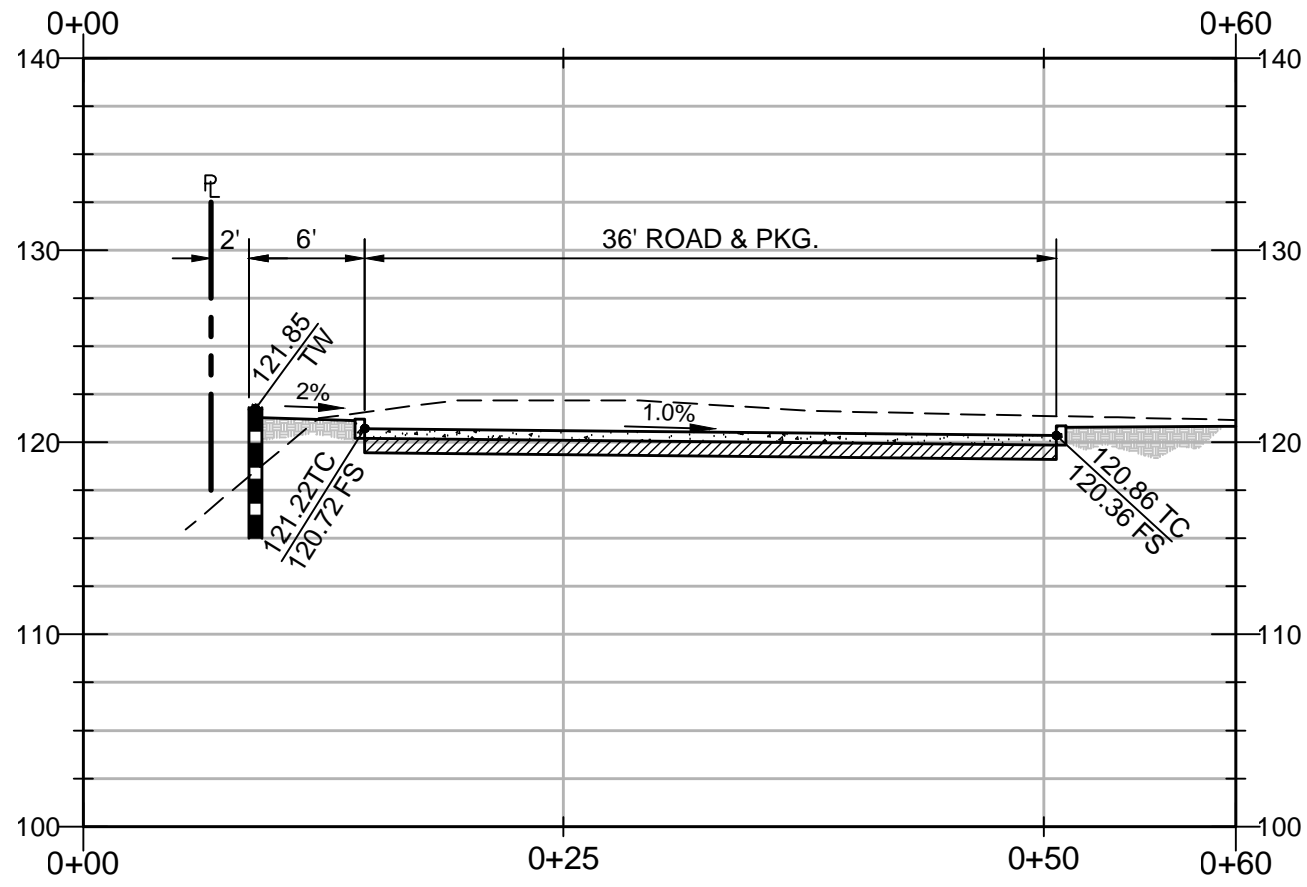
ALL EXISTING UTILITY LOCATIONS ARE APPROXIMATE. CONTRACTOR IS TO NOTIFY UNDERGROUND SERVICE ALERT TWO WORKING DAYS PRIOR TO STARTING ANY EXCAVATION OR RESURFACING.

CALL TOLL FREE 1-800-422-4133



SECTION A-A

SCALE: 1"=10' HORIZ. & VERT.



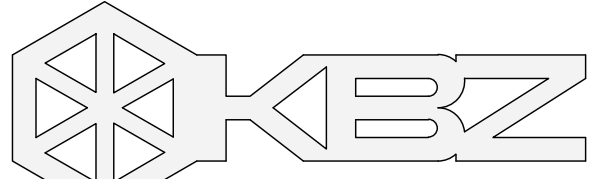
SECTION B-B

SCALE: 1"=10' HORIZ. & VERT.

PRELIMINARY CONSTRUCTION NOTES:

(NUMBERED ITEM BELOW CORRESPONDS TO NUMBER WITHIN HEXAGON ON DRAWING)

1. PRESERVE AND PROTECT EXISTING IMPROVEMENTS AND TREES.
2. SAWCUT LINE.
3. CONSTRUCT CONCRETE DRIVE AISLE.
4. CONSTRUCT CONCRETE WALKWAY OR PATIO.
5. CONSTRUCT PERMEABLE PAVERS.
6. CONSTRUCT CURB AND GUTTER.
7. CONSTRUCT CURB ONLY.
8. CONSTRUCT CURB RAMP WITH DETECTABLE WARNING PAVERS.
9. CONSTRUCT DRIVEWAY APRON.
10. CONSTRUCT AC PAVEMENT.
11. CONSTRUCT RETAINING WALL.
12. CONSTRUCT BIO-RETENTION BASIN.
13. SEE LANDSCAPE PLANS FOR PLANTER AREAS.
14. SEE ARCHITECTURAL PLANS FOR BUILDING DETAILS.
15. CONSTRUCT SIGN PER ARCHITECTURAL PLANS AND DETAILS.
16. CONSTRUCT GATE PER ARCHITECTURAL PLANS AND DETAILS.
17. CONSTRUCT SCREEN WALL PER ARCHITECTURAL PLANS AND DETAILS.
18. CONSTRUCT ADA ACCESSIBLE PARKING STALL, SIGNAGE AND STRIPING.
19. REMOVE EXISTING TREES.
20. RELOCATE EXISTING POLE.
21. CONSTRUCT CATCH BASIN.
22. CONSTRUCT STORM DRAIN.
23. CONSTRUCT PERFORATED PIPE.
24. CONSTRUCT 1' WIDE CONCRETE SWALE.



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JOE S. WILCOX, AIA

PRINCIPAL IN CHARGE

PROJECT ARCHITECT

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ARCHITECT'S
STAMP & SIGNATURE

ENGINEER'S
STAMP & SIGNATURE



CONSULTANT INFORMATION



Flowers & Associates, Inc.
CIVIL ENGINEERS

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Santa Barbara, CA 93103
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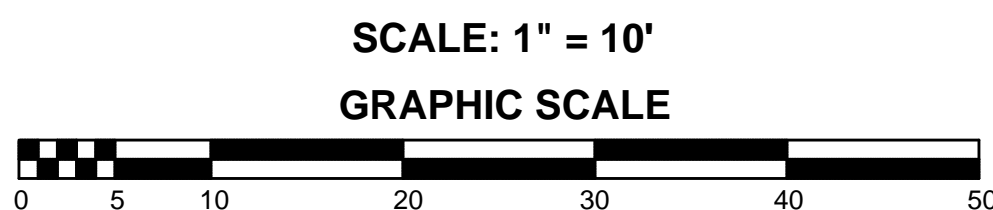
DRAWN: CY
CHECKED: RS
DATE: JULY 2018
JOB NO.: 16005

SHEET

TITLE SITE IMPROVEMENT PLAN

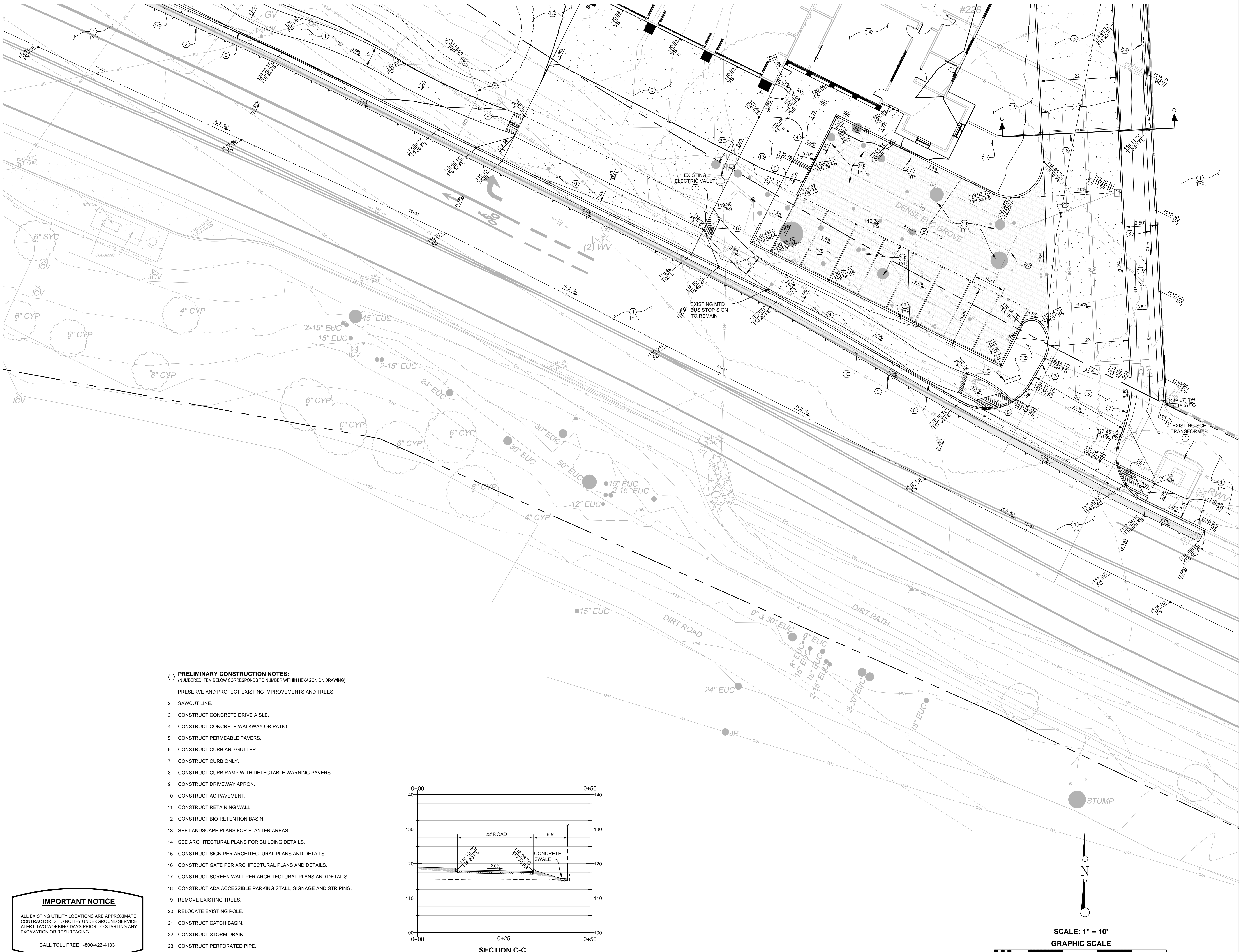
SHEET

C-1

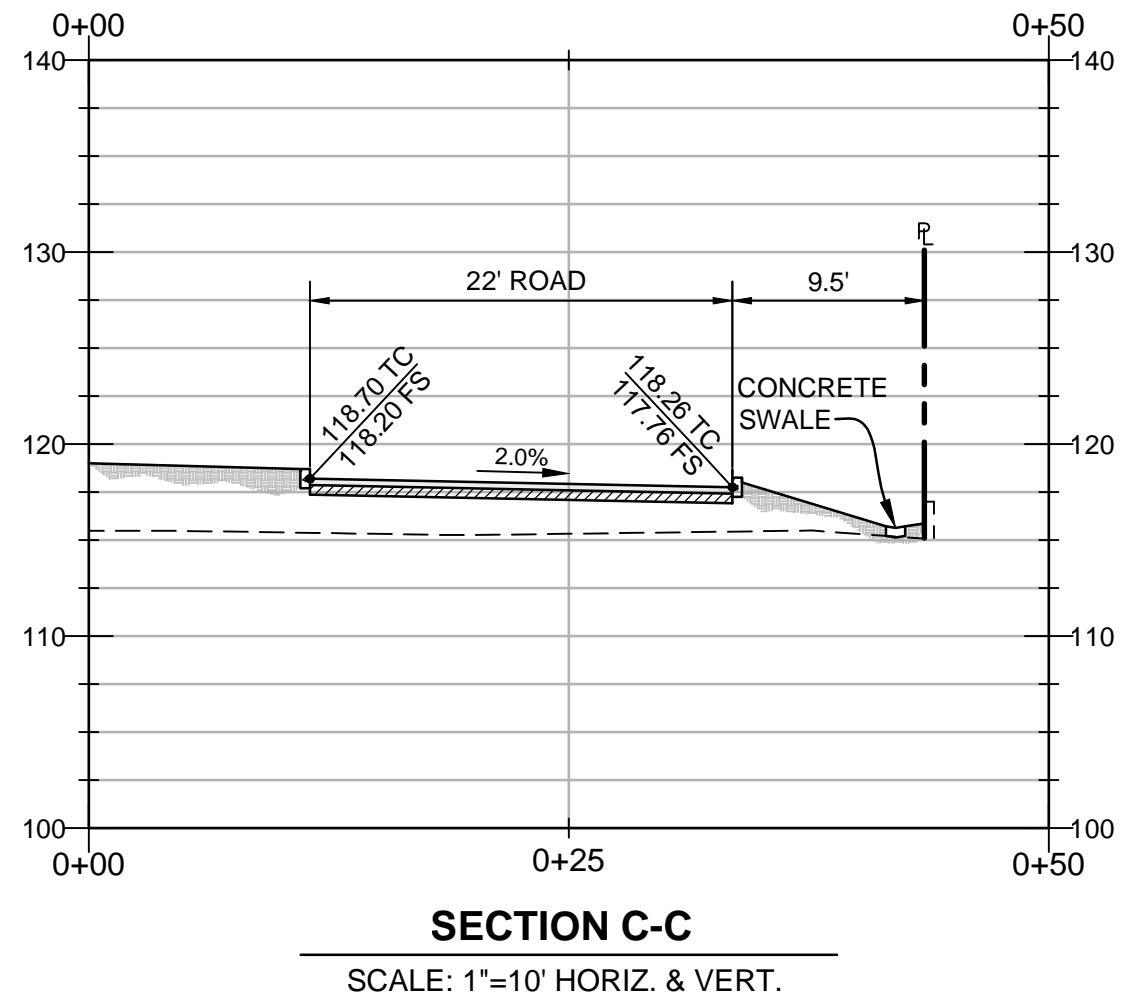


SEE SHEET C-1 FOR CONTINUATION

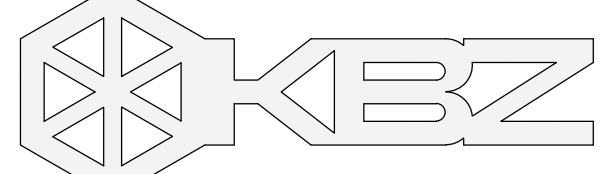
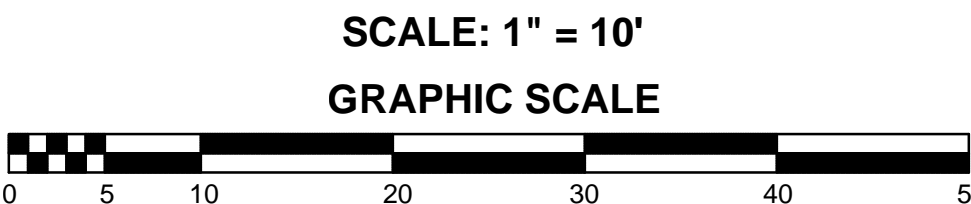
CITY OF GOLETA
7950 Hollister Avenue, Goleta, CA 93117
FIRE STATION #10



- PRELIMINARY CONSTRUCTION NOTES:**
(NUMBERED ITEM BELOW CORRESPONDS TO NUMBER WITHIN HEXAGON ON DRAWING)
- PRESERVE AND PROTECT EXISTING IMPROVEMENTS AND TREES.
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IMPORTANT NOTICE
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CALL TOLL FREE 1-800-422-4133



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JOE S. WILCOX, AIA
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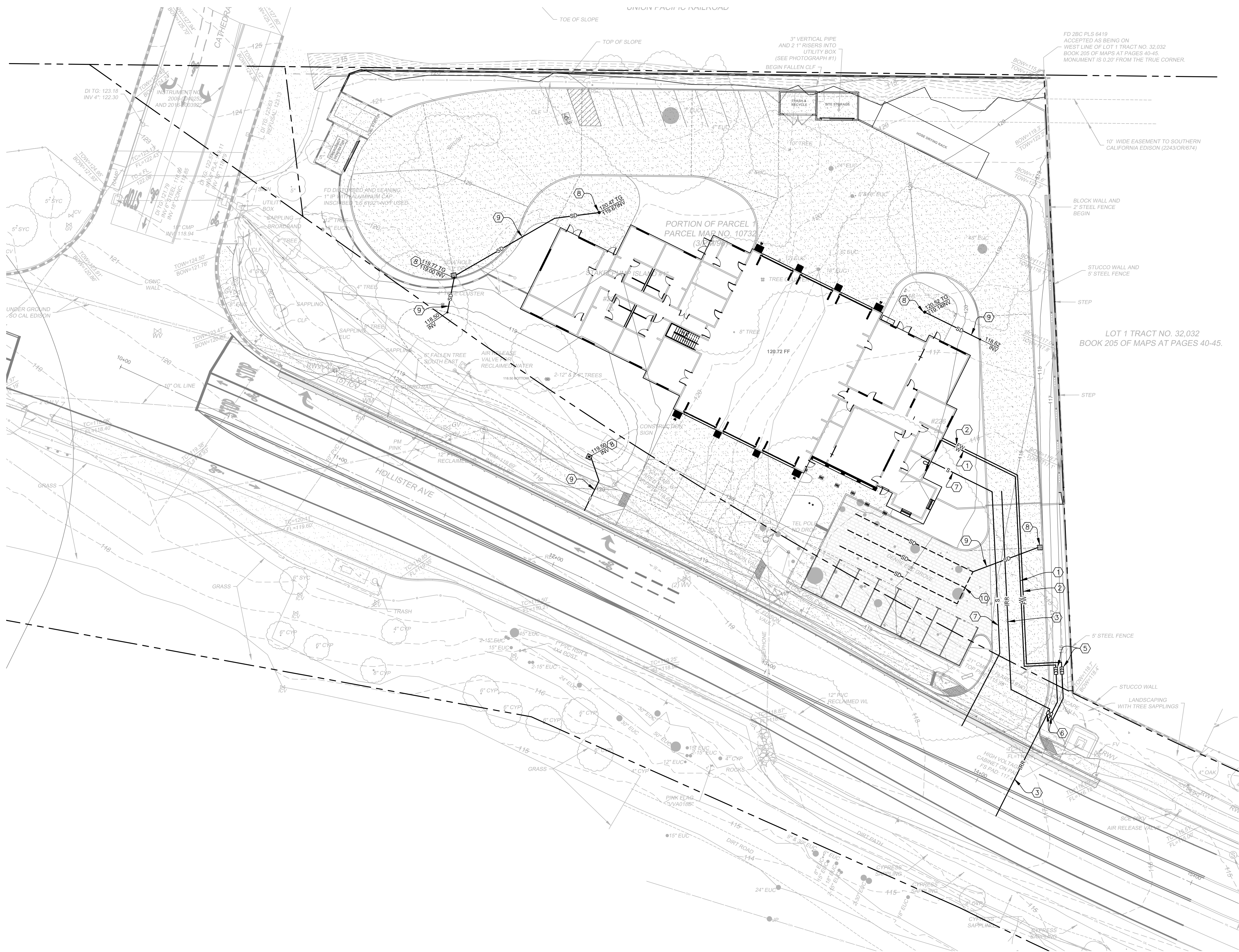
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Santa Barbara, CA 93103
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DRAWN: CY
CHECKED: RS
DATE: JULY 2018
JOB NO.: 16005
SHEET TITLE: SITE IMPROVEMENT PLAN
SHEET: C-2

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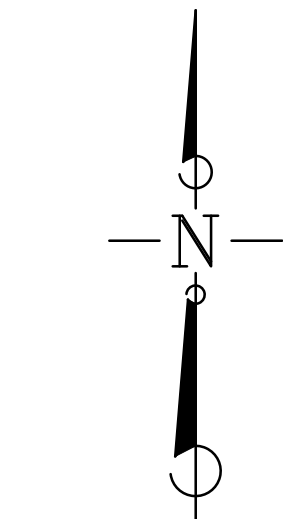


- PRELIMINARY UTILITY NOTES:**
(NUMBERED ITEM BELOW CORRESPONDS TO NUMBER WITHIN HEXAGON ON DRAWING)
- 1 PROPOSED WATER LINE.
 - 2 PROPOSED FIRE WATER LINE.
 - 3 PROPOSED IRRIGATION WATER LINE.
 - 4 NOT USED.
 - 5 PROPOSED BACKFLOW PREVENTOR.
 - 6 PROPOSED WATER METER.
 - 7 PROPOSED SEWER LINE.
 - 8 PROPOSED CATCH BASIN.
 - 9 PROPOSED STORM DRAIN LINE.
 - 10 PROPOSED PERFORATED STORM DRAIN LINE.

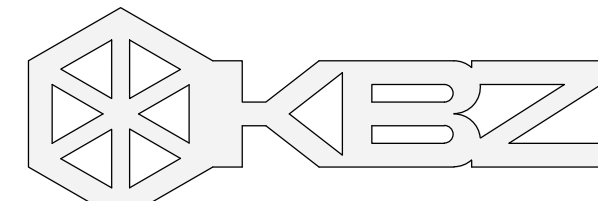
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CALL TOLL FREE 1-800-422-4133



SCALE: 1" = 20'
GRAPHIC SCALE



**KRUGER BENSEN ZIEMER
ARCHITECTS, INC. AIA**
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STAMP & SIGNATURE

ENGINEER'S
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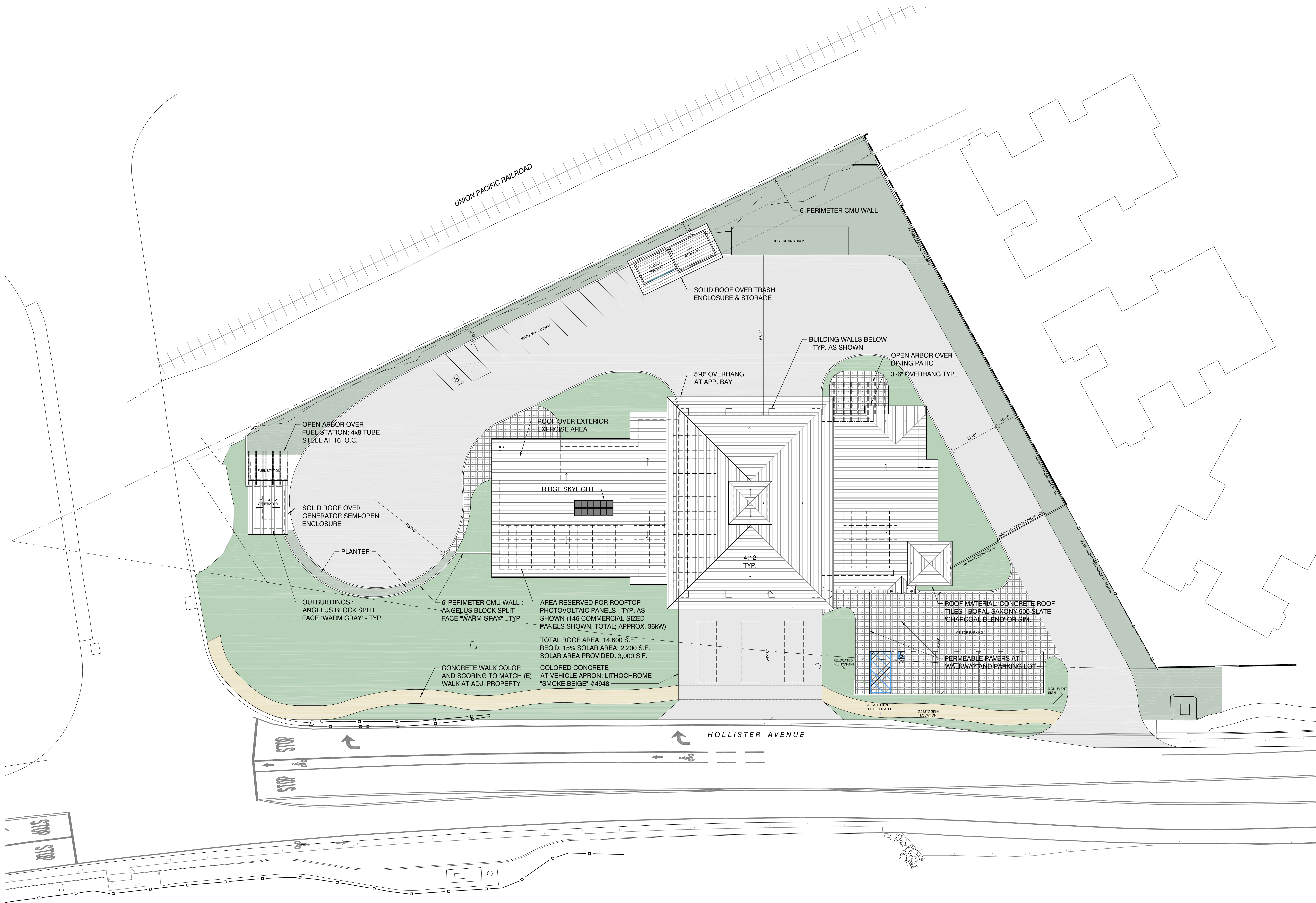
SHEET
TITLE

UTILITY PLAN

SHEET

U-1

CITY OF GOLETA
7950 Hollister Avenue, Goleta, CA 93117
FIRE STATION #10



1 SITE PLAN / ROOF PLAN
SCALE: 1/16" = 1'-0"



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ENGINEERS
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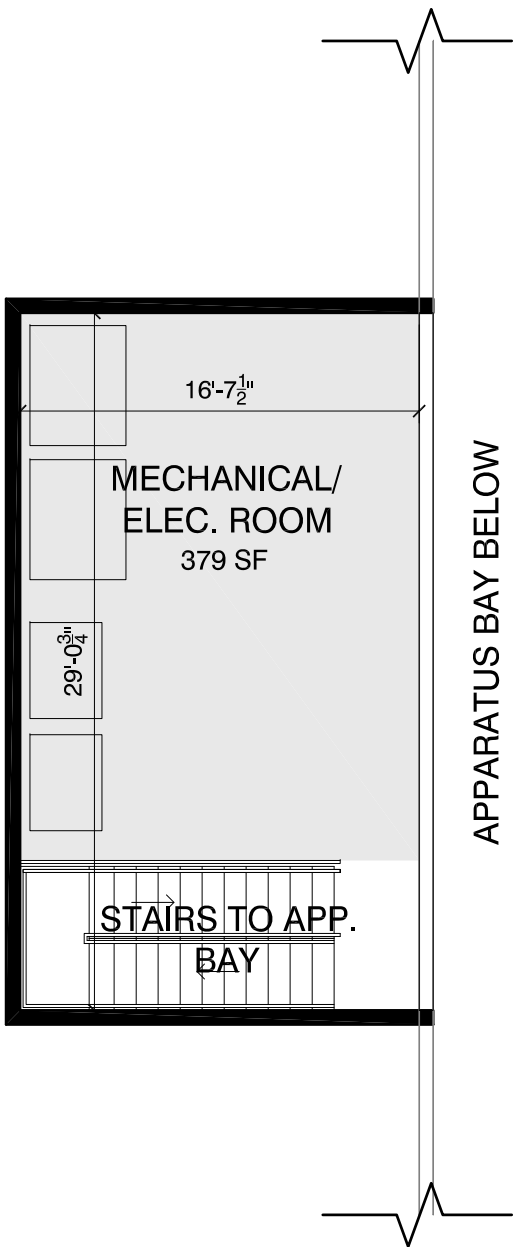
CONSULTANT INFORMATION

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△	-	-/-	XX
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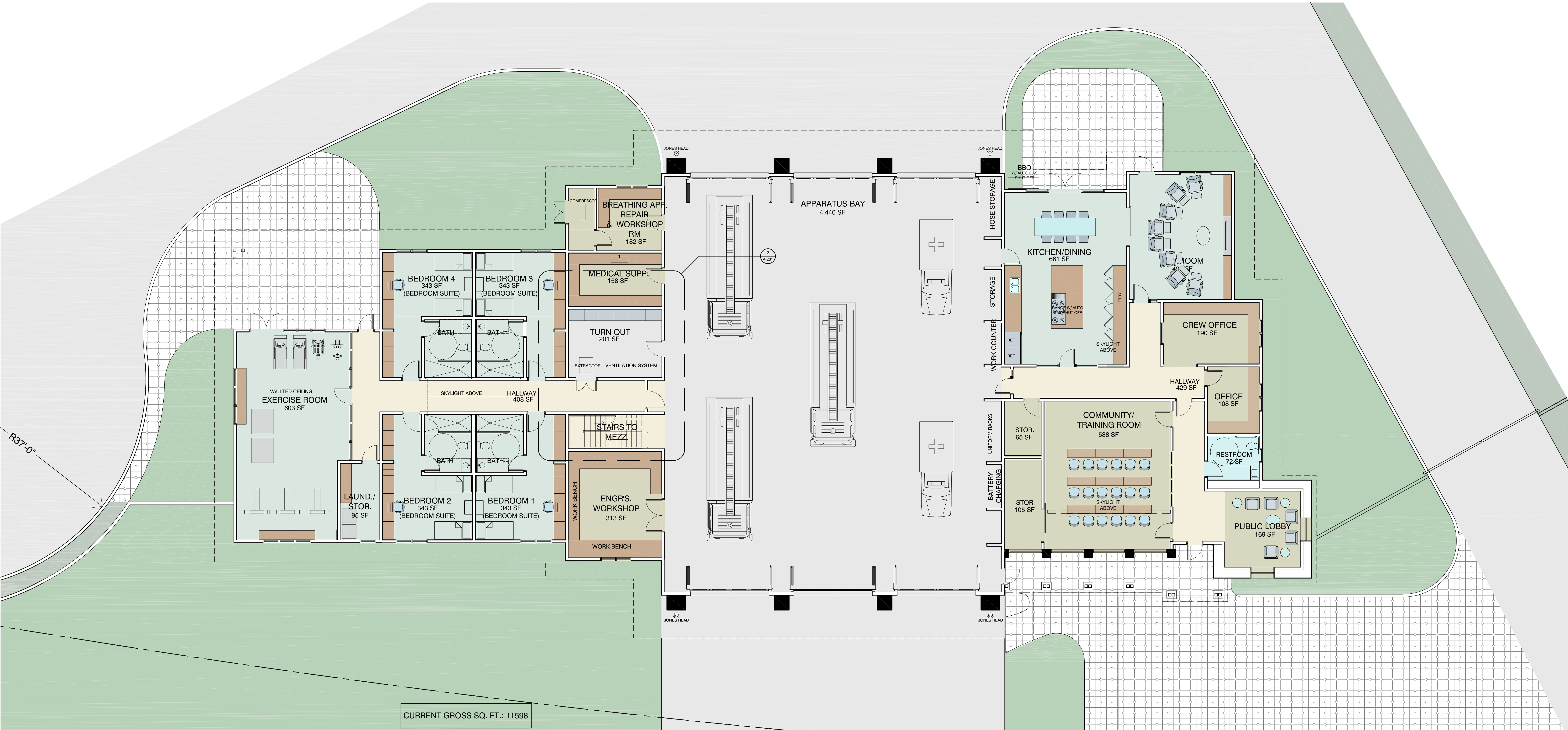
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DATE 07/27/2018
JOB. NO. 16005

SHEET SITE PLAN / ROOF PLAN
TITLE

SHEET
A-101



2 MEZZANINE FLOOR PLAN
SCALE : 1/8" = 1'-0"



1 GROUND FLOOR PLAN
SCALE : 1/8" = 1'-0"



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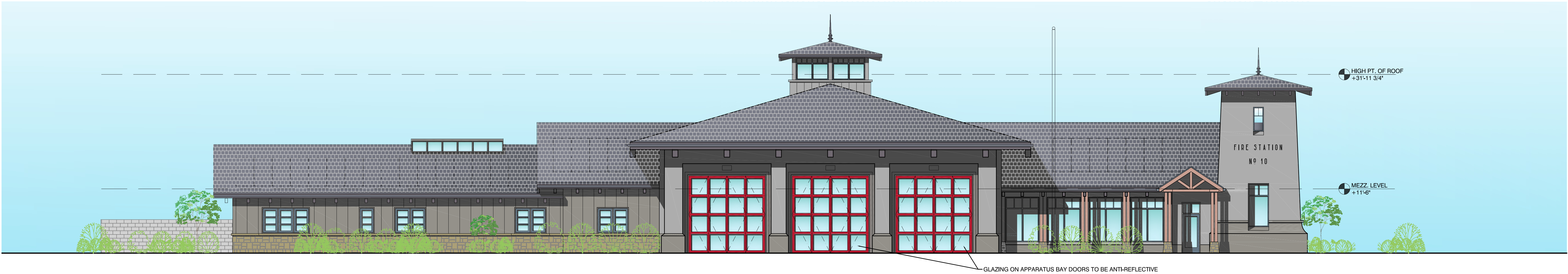
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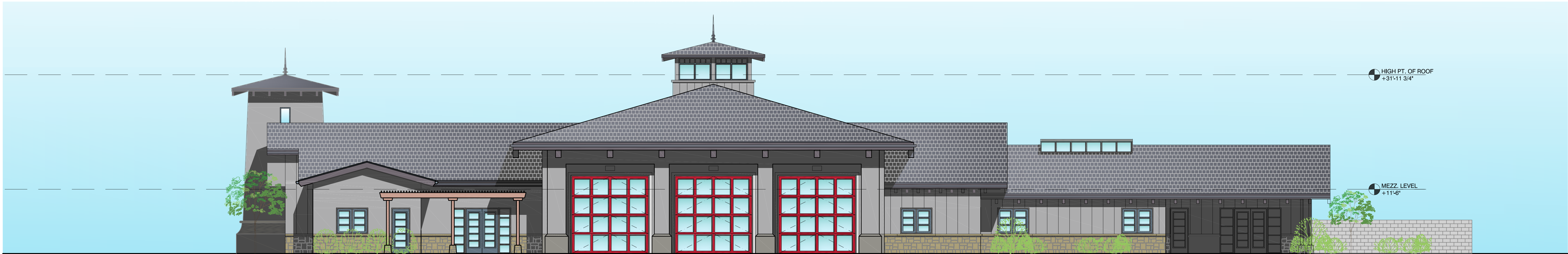
SHEET FLOOR PLANS
TITLE

SHEET
A-201

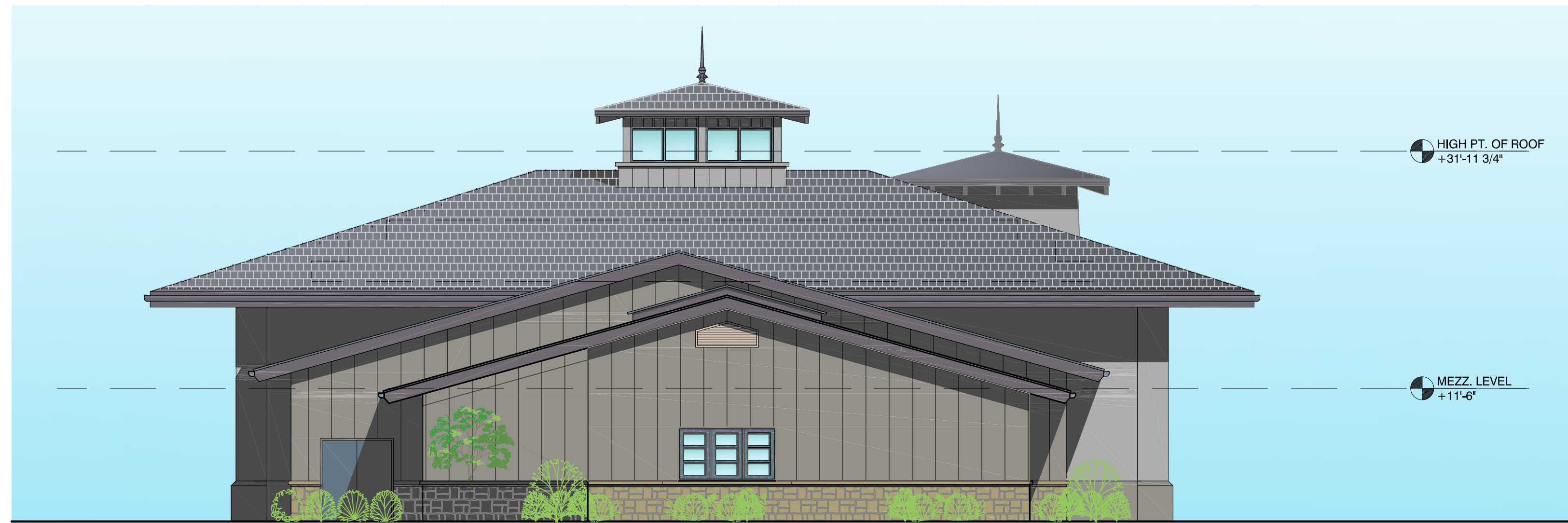
MAJOR MATERIALS/COLORS:	
Concrete Roof Tiles:	Boral Saxony 900 Slate "Charcoal Blend" or sim.
Metal Gutters & Downspouts:	Sherwin Williams "Mink" (#SW 6004)
Rafter Tails:	Sherwin Williams "Folkstone" (#SW 6005)
Vertical Board & Batten Siding:	James Hardie HardiePanel (fiber-cement) vertical siding and battens; match Sherwin Williams "Proper Gray" (#SW 6003)
Smooth Plaster (Tower & Apparatus Bay)	
Main Body:	Sherwin Williams "Essential Gray" (#SW 6002)
Accent Color/Base:	Sherwin Williams "Proper Gray" (#SW 6003)
Rock Water Table:	El Dorado Stone - RoughCut "Moonlight"
Arbor/Porch Columns & Beams:	Sherwin Williams semi-transparent stain "Charwood" (#SW 3542)
Window & Door Trim:	Sherwin Williams "Mink" (#SW 6004)
Window & Door Frames:	Pella EnduraClad "Cranberry" (Architect Series - Traditional)
Apparatus Doors:	Match Pella EnduraClad "Brick Red"
Glazing (all):	Vitro/PPG Sungate 400 or Solarban 70XL (neutral color, low-e glass)
Colored Concrete:	Scofield Lithochrome "Smoke Beige" #4948
CMU Privacy Walls:	Angelus Block split-face CMU "Warm Gray"
Wrought-Iron Fence & Gates:	Pre-finished matte/textured Black



4 SOUTH ELEVATION
SCALE : 1/8" = 1'



3 NORTH ELEVATION
SCALE : 1/8" = 1'



1 WEST ELEV.
SCALE : 1/8" = 1'



2 EAST ELEV.
SCALE : 1/8" = 1'



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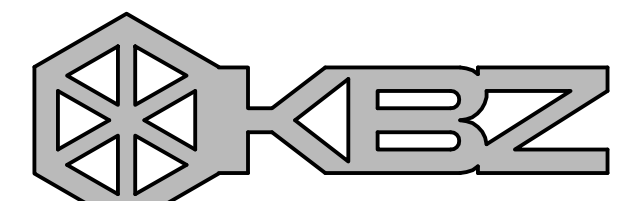
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DATE 07/27/2018
JOB. NO. 16005

SHEET
TITLE EXTERIOR ELEVATIONS

SHEET
A-301



1 TREE PRESERVATION PLAN
SCALE: 1/16" = 1'-0"



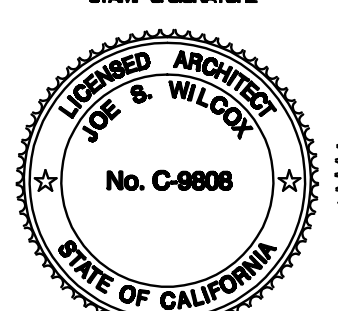
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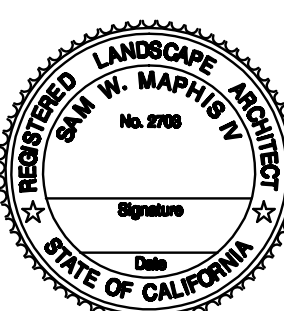
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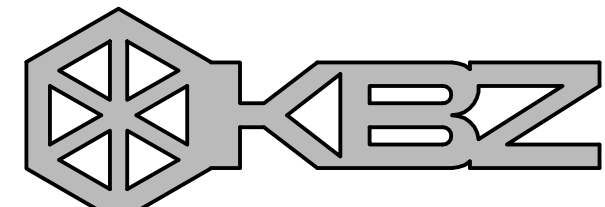
CONSULTANT INFORMATION



DRAWN A. NUNO
CHECKED LHM
DATE AUGUST 2018
JOB. NO. 18005

SHEET TREE PRESERVATION PLAN
TITLE

SHEET L-1



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LANDSCAPE ARCHITECT: JOE S. WILCOX, AIA
STAMP & SIGNATURE: [Signature]

EARTHFORM DESIGN
LANDSCAPE ARCHITECTS/PLANNERS/DESIGNERS
10000 N. 10TH STREET, SUITE 100, DENVER, COLORADO 80231
TEL: (303) 733-0000 FAX: (303) 733-0000

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PLANT LIST AND LEGEND

SYMBOL	SIZE	QTY.	WUCOLS	BOTANICAL NAME	COMMON NAME	NOTES
TREES						
Such as:						
	24" BOX	(14)	L	ARBUSUS MARINA		NATIVE
	48" BOX	(3)	L	*CUPRESSUS MACROCARPA	MONTEREY CYPRESS	NATIVE
	48" BOX	(3)	L	*QUERCUS AGRIFOLIA	COAST LIVE OAK	MULTI
	36" BOX	(8)	L	*QUERCUS AGRIFOLIA	COAST LIVE OAK	MULTI
	36" BOX	(6)	L	*QUERCUS AGRIFOLIA	COAST LIVE OAK	STANDARD

SYMBOL	SIZE	WUCOLS	BOTANICAL NAME	COMMON NAME	NOTES
SHRUBS AND HERBACEOUS					
Such as:					
	5g	L	AGAVE ATTENUATA	AGAVE	
	1g-5g	L	ALOE SPECIES	ALOE	
	5g	L	CHONODORPETALUM SP.	CAPE RUSH	
	5g	L	RHUS OVATA	LEMONADE BERRY	NATIVE
	5g	L	WESTRINKIA 'BLUE GEM'	COAST ROSEMARY	
	5g	L	WESTRINKIA 'WYNABRIE GEM'	COAST ROSEMARY	
	5g	L	WESTRINKIA 'WYNABRIE GEM'	AUSTRALIAN ROSEMARY	

SYMBOL	SIZE	WUCOLS	BOTANICAL NAME	COMMON NAME	NOTES
GROUNDCOVERS					
Such as:					
	1g	L	ARCTOSTAPHYLOS U. 'PACIFIC MIST'		NATIVE

SYMBOL	SIZE	WUCOLS	BOTANICAL NAME	COMMON NAME	NOTES
GRASSES					
Such as:					
	1g	L	AG-ELLEA MILLEFOLIUM	YARROW	NATIVE
	1g	L	CAREX PANSA	CAL. MEADOW SAGE	NATIVE
	1g	L	JUNCUS PATENS- ELKS BLUE	CALIFORNIA GRAY RUSH	NATIVE
	1g	L	LEYMUS CONDENSATUS	CANYON PRINCE	NATIVE
	1g	L	MUHLENBERGIA CAPILLARIS	PINK MUHLY	NATIVE
	1g	L	MUHLENBERGIA LINDHEIMERI	LINDHEIMER'S MUHLY	NATIVE
	1g	L	MUHLENBERGIA CAPILLARIS	'WHITE CLOUD'	NATIVE

SYMBOL	SIZE	WUCOLS	BOTANICAL NAME	COMMON NAME	NOTES
VINES					
Such as:					
	5g	L	TRACHELOCARPUS JASMINOIDES	STAR JASMINE	

SYMBOL	BOULDERS
SYMBOL	GRAVEL
SYMBOL	BIO-SWALE

PLANT NOTES

- CONTRACTOR TO BE RESPONSIBLE FOR COORDINATION WITH OWNER FOR LOCATION OF UNDERGROUND UTILITIES.
- PLANT LIST IS FOR CONVENIENCE OF CONTRACTOR. PLANT IS TO PREVAIL AND LANDSCAPE ARCHITECT AND OWNER TO MAKE FINAL ADJUSTMENTS AS NECESSARY.
- CONTRACTOR TO BE RESPONSIBLE FOR FULL IRRIGATION COVERAGE OF ALL PLANTED AREA.
- IRRIGATION TO BE COORDINATED WITH PLANTING PLAN.
- ALL PLANTER AREAS SHALL BE AMENDED WITH 4 CU. YDS. OF FOREST HUMUS MULCH AND 150 LBS. OF GRO-POWER PLUS PER 1000 SQ. FT. OF PLANTED AREA. PLANTER MIX TO BE 50% NATIVE MIX SOIL AND 50% PLANTER MIX ABOVE FOR ALL BACK FILL OF NEW PLANTS.
- PLANT MATERIAL MAY BE SUBJECT TO CHANGE AS PER OWNER OR LANDSCAPE ARCHITECTS DISCRETION.
- ANY CLARIFICATION OR QUESTIONS ON PLANS, SPECIFICATIONS AND DETAILS SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IMMEDIATELY BEFORE PROCEEDING WITH WORK.
- ALL PLANTER AREAS TO BE TOP DRESSED WITH SHREDDED CEDAR/ REDWOOD MULCH AT A DEPTH OF 2"-3"
- ALL TREES SHALL BE PLANTED IN DEEP ROOT BOXES. (TYP) IF WITHIN 6FT. OF WALL, WALK, PATIO, PARKING CURB ETC.



1 PRELIMINARY LANDSCAPE PLAN

SCALE: 1/16" = 1'-0"



1e EXISTING VIEW FROM BUS STOP ACROSS HOLLISTER AVE
SCALE : 1/8" = 1'



1p PROPOSED VIEW FROM BUS STOP ACROSS HOLLISTER AVE
SCALE : 1/8" = 1'



2e EXISTING VIEW FROM SOUTH OF HOLLISTER AVE LOOKING NORTHEAST
SCALE : 1/8" = 1'



2p PROPOSED VIEW FROM SOUTH OF HOLLISTER AVE LOOKING NORTHEAST
SCALE : 1/8" = 1'



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SHEET
TITLE VISUAL SIMULATIONS

SHEET
V-101