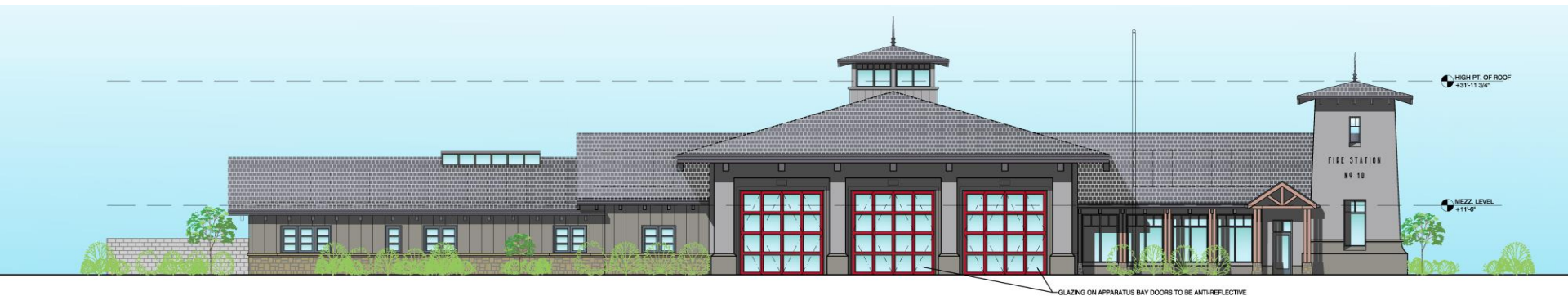




FIRE STATION 10

City Council Presentation
December 4, 2018

Dept. of Neighborhood Services & Public Safety



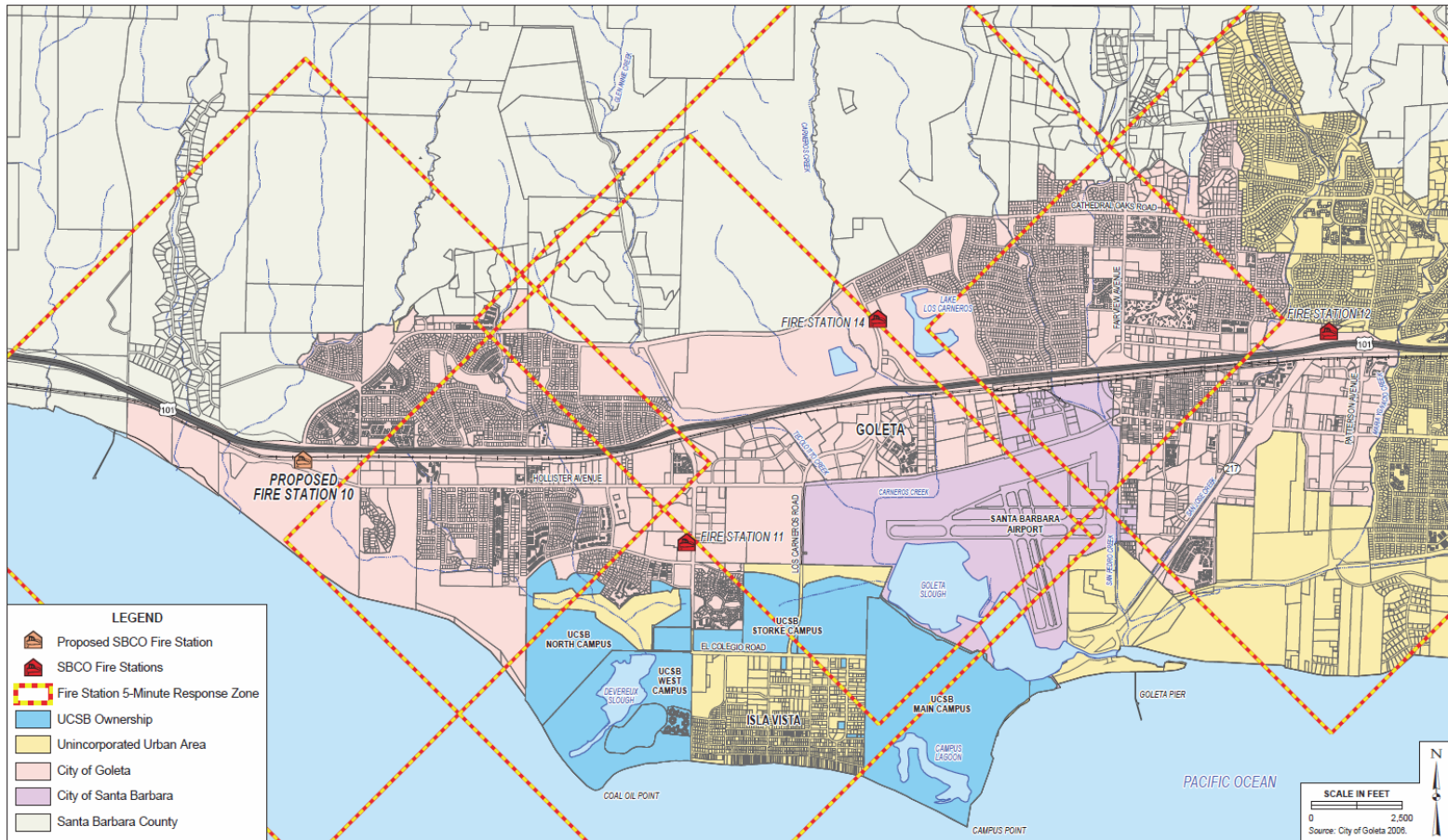
Goleta Fire Station 10 at 7952 Hollister Ave.



Background:

- 1967: Goleta Valley surveyed by the National Board of Fire Underwriters for fire protection services for the proposed future development of the Goleta Valley.
- 1980's: Santa Barbara County Fire Department determined that a new fire station was needed in the western Goleta Valley due to high response times and population growth.
- 2006: City of Goleta included development of FS10 in its General Plan/Coastal Land Use Plan.
- 2010: City of Goleta approved a Mitigated Negative Declaration for the selection of 7952 Hollister Avenue

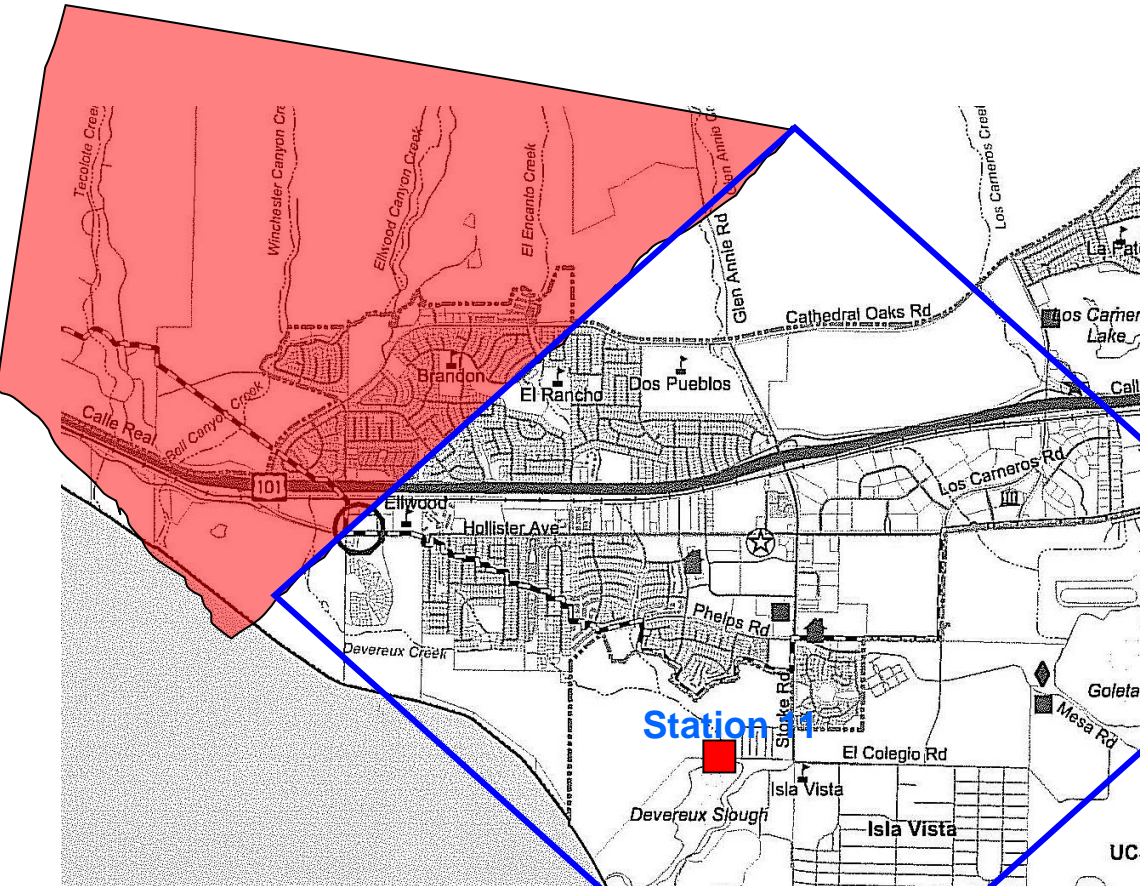
Project Purpose and Need: Meet 5-Minute Response Time in Western Goleta



City of Goleta Fire Station 5-Minute Response Zones
City of Goleta Fire Station 10

FIGURE
2-2

- Currently, Fire Station 11 serves a population of 22,469 exceeding the maximum population to firefighter ratio of 4000:1 by 10,469 people.
- Station 11 does not meet the 5-min response time for Western Goleta.



**5-Minute Response
Zone for Station 11**

Development Background for Fire Station 10:

- The Project site, formerly a gas station, has General Plan designation of Visitor-serving Commercial (C-V) and Zoning of Limited Commercial (C-1).
- May 2, 2017: City Council initiated a General Plan Amendment and zone change to consider change of land use designation to Public/Quasi-Public (P-S) to allow for possible development of a Fire Station.
- January 2018: FS10 approval from SBCAG's Airport Land Use Commission on Thursday, January 18th for a determination of consistency with the Airport Land Use Plan.
- June 2017 and August 2018: DRB conceptual review.
- On going public outreach related to FS10: Drainage/grading, landscaping, perimeter wall/fence, relocation of generator/fuel station to west end of project site. Two community workshops.
- Preliminary design for FS10 Completed. Geotechnical work related to northern property boundary and slope stabilization completed.
- May 17, 2018 thru July 3, 2018: The draft Environmental Impact Report was circulated for public review and comment.
- October 8, 2018: The Goleta Planning Commission approved recommended certification of the FEIR and approval of all actions for the project

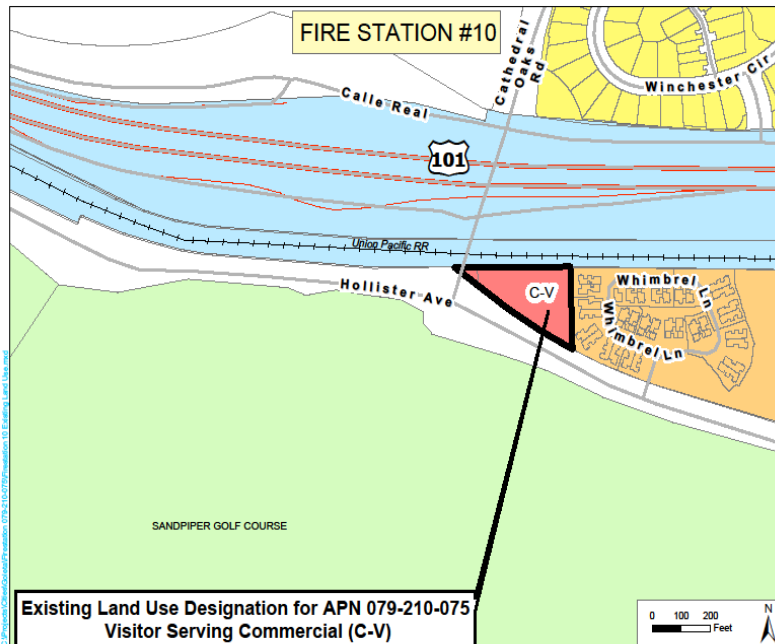
Project Description Actions

- A **General Plan Amendment** to change land use designation Element Figure 2-1 from Commercial Visitor-serving (C-V) to Public/Quasi-Public (P-S).
- A **Zone Change** from Limited Commercial (C-1) to Professional and Institutional (PI).
- A **Development Plan** for the construction of an 11,600 square foot Fire Station and ancillary structures and infrastructure.
- **Modifications** and a General Plan to allow front and rear yard setback reductions for parking area and accessory structures behind the Station.

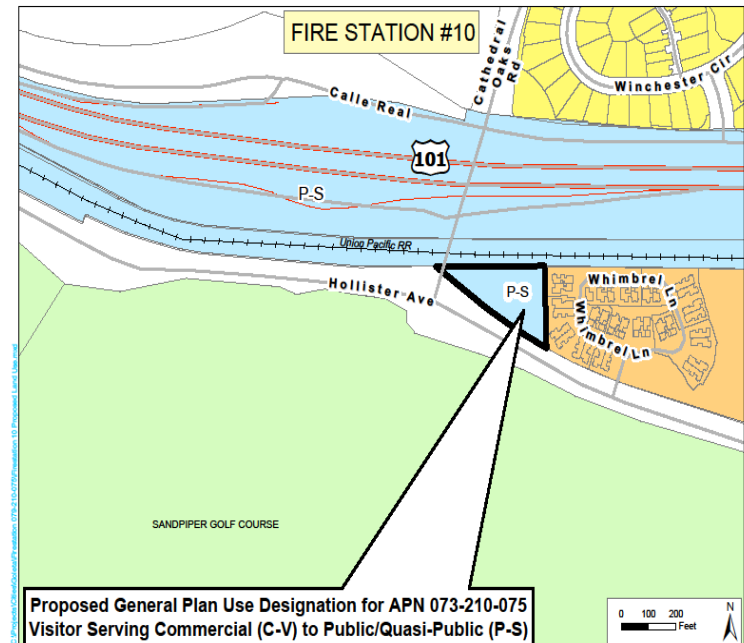
General Plan Amendment

Visitor Serving Commercial (C-V) to Public/Quasi Public (P-S)

Existing:



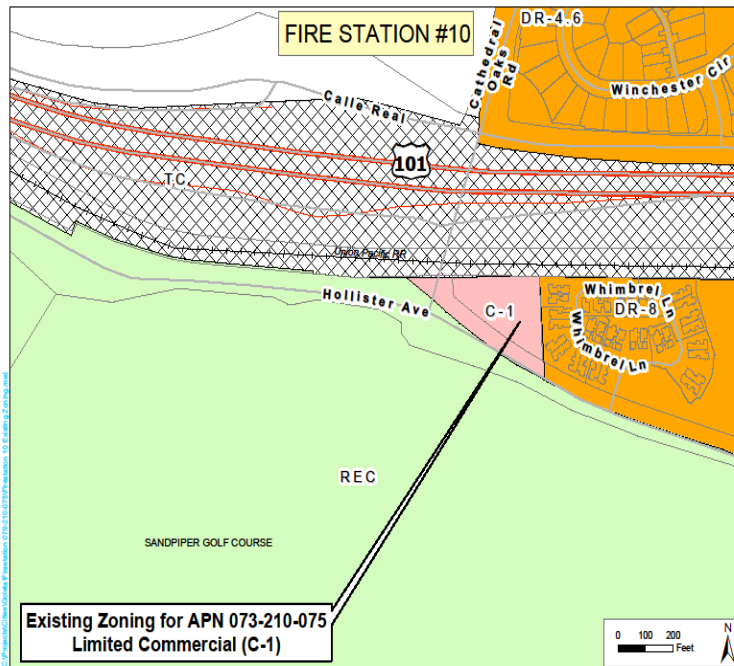
Proposed:



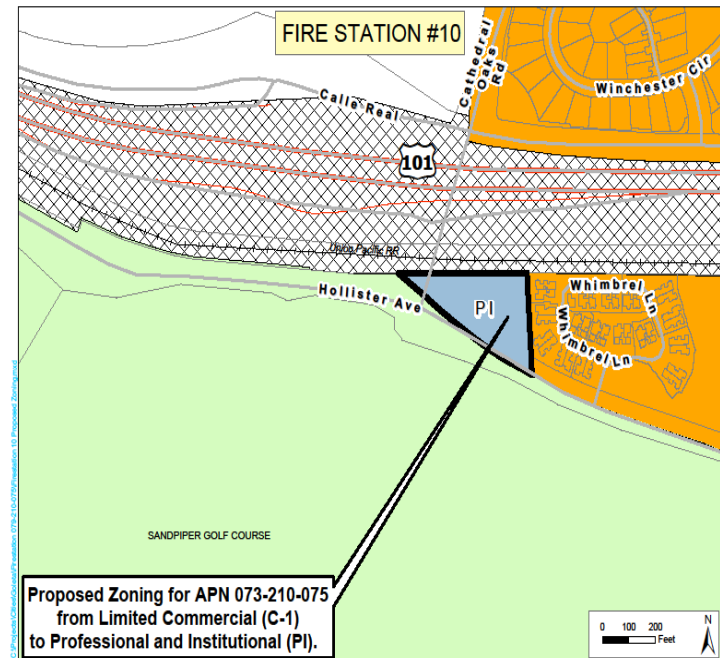
Rezone

Limited Commercial (C-1) to Professional and Institutional (PI)

Existing:



Proposed:



Fire Station 10 Development Plan Includes:

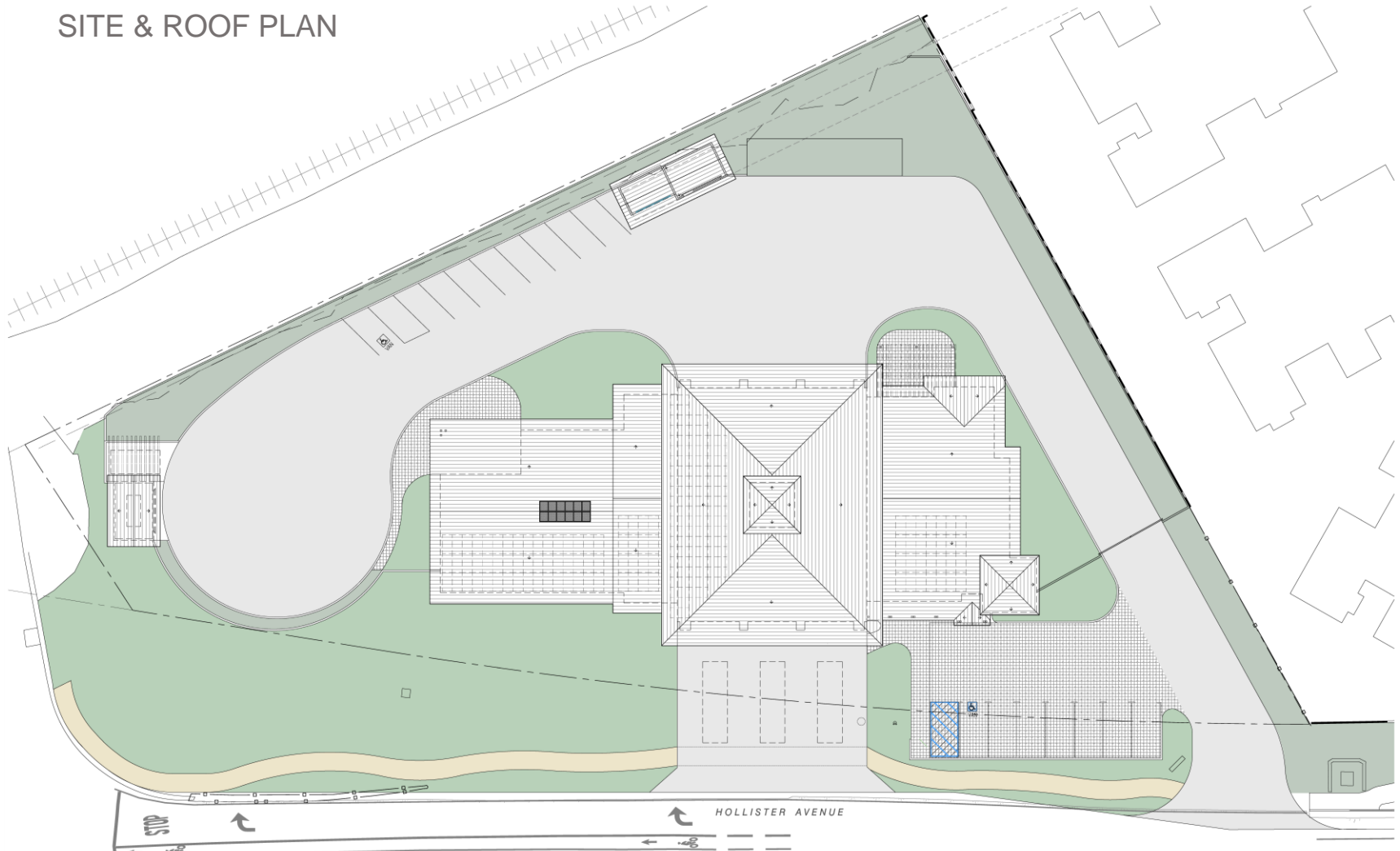
- An 11,600 square-foot fire station with three apparatus bays built to Silver LEED standards and H2S Monitoring Equipment.
- A community/training room with a 30-person capacity for Fire and City staff to conduct trainings and hold community meetings.
- Accessory structures include:
 - Outdoor hose drying rack.
 - Trash/Recycling enclosure and storage space.
 - 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.

Fire Station 10 (continued)

Site development also includes:

- A six-foot high security wall (concrete masonry) perimeter wall along the west and northern property line, transitioning to a wrought iron fence over small retaining wall along the eastern property line to the entry gate planned about 100 feet from Hollister Avenue.
- Soldier pile wall along the northern property line.
- Frontage improvements including a sidewalk, curb and gutter and a bike lane along Hollister Avenue.
- Landscaping plan with removal of 56 Eucalyptus trees and related brush and replacement with a retention basin drought tolerant planting palette that emphasizes native species.

SITE & ROOF PLAN



Environmental Review – Addendum

Addendum prepared to City General Plan/Coastal Land Use Plan (GP/CLUP) Final Environmental Impact Report (EIR):

- 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.
- The proposed GPA would have no new significant environmental effects beyond those identified in the GP/CLUP Final EIR.

Environmental Review – Project Specific FEIR

Class I Impacts:

- Short Term Aesthetics: change in site until landscaping established
- Short Term Noise: During construction, not upon operation of FS10

Class II Impacts:

- Aesthetics
- Biological Resources
- Cultural Resources
- Geotechnical Design
- Land Use (related to Biological and Cultural Resources)

Environmental Review – Project Specific FEIR

Class III Impacts (Adverse but Less than Significant):

- Aesthetics
- Biological Resources
- Hazardous Materials
- Land Use
- Noise
- Transportation
- Air Quality
- Energy Conservation
- Greenhouse Gas
- Hydrology and Water Quality
- Utilities and Service Systems

Project Specific FEIR (cont.)

Class IV Impacts (Beneficial Impacts):

- Public Services - Increased Fire Protection
- Transportation – for providing new pedestrian and bicycle amenities in the Project Area

Statement of Overriding Considerations:

- To offset Class I impacts, the City Council must adopt these to balance significant impacts with project benefits (see Attachment 2, Exhibit 3).

Recommendation That City Council:

- Adopt the CEQA Addendum to the General Plan/Coastal Land Use Plan FEIR;
- Approve the General Plan Amendment from a Visitor-serving Commercial to a Public/Quasi-Public Land Use Designation;
- Certify the Project specific Final EIR including the Errata Sheet #2 provided for the December 4, 2018 public hearing of the City Council, Approve the Mitigation Monitoring and Reporting Program and Adopt the Statement of Overriding Considerations, and Approve the Development Plan Case 17-044-DP;
- Approve the Ordinance Amending the Zoning Map to Re-designate the site from Limited Commercial (C-1) to Professional and Institutional (PI); and
- Approve the Final Development Plan with Modifications.

Design Team Presentation

Kruger Bensen Ziemer (KBZ) Architects

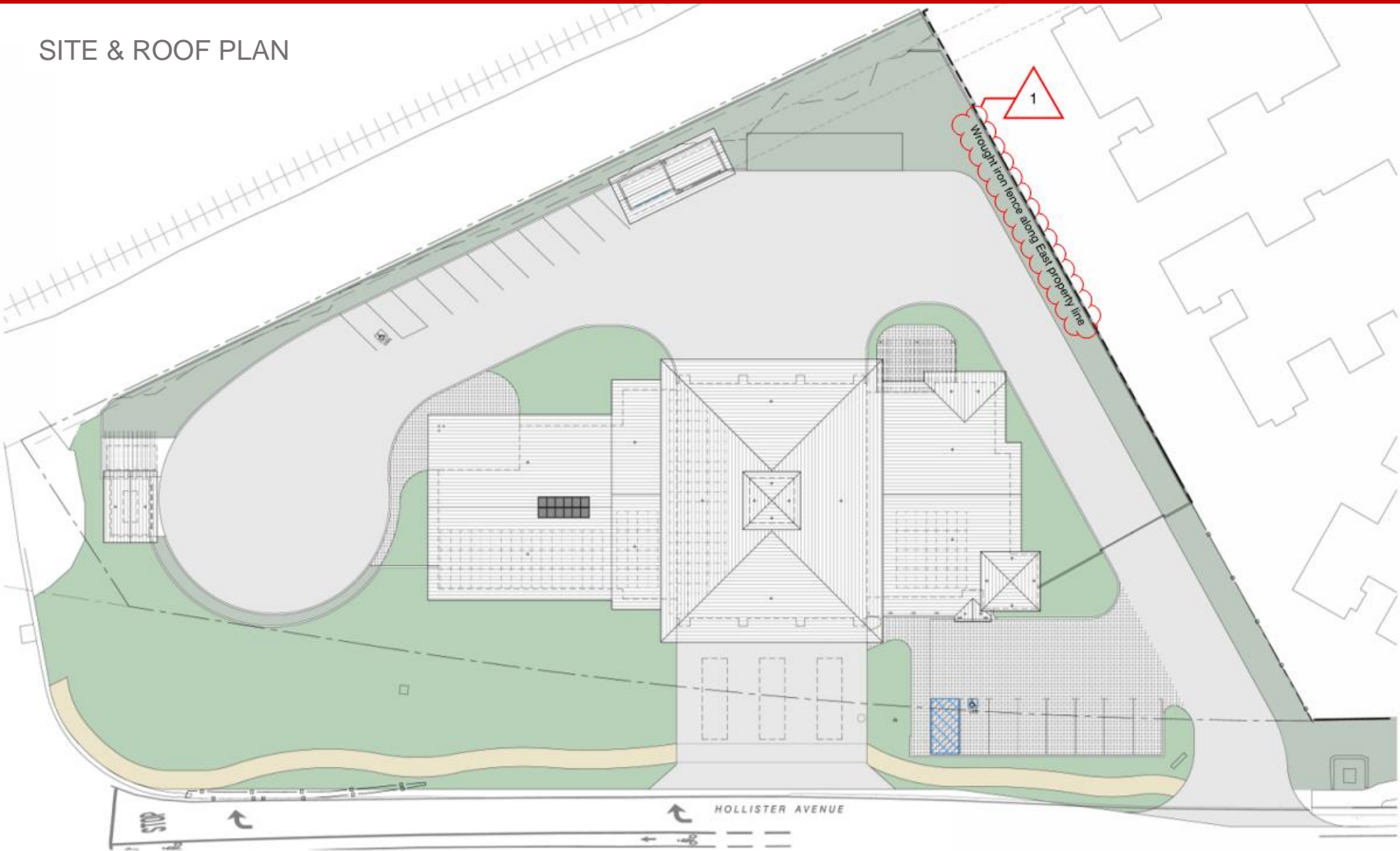
Todd Jespersen

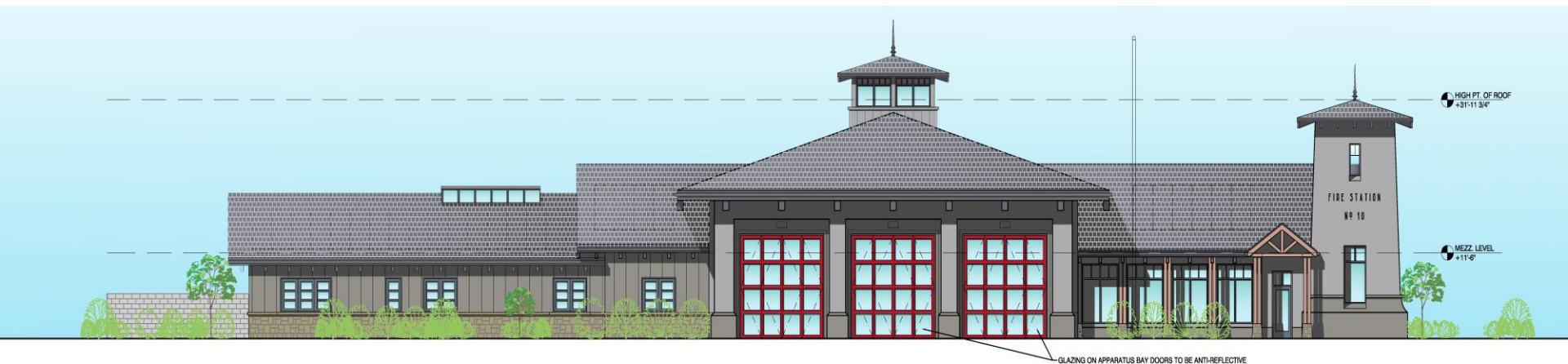
Supported by:

Flowers and Associates, Civil Engineers – Robert Schmidt

Earthform Design, Landscape Architect – Sam Maphis

SITE & ROOF PLAN



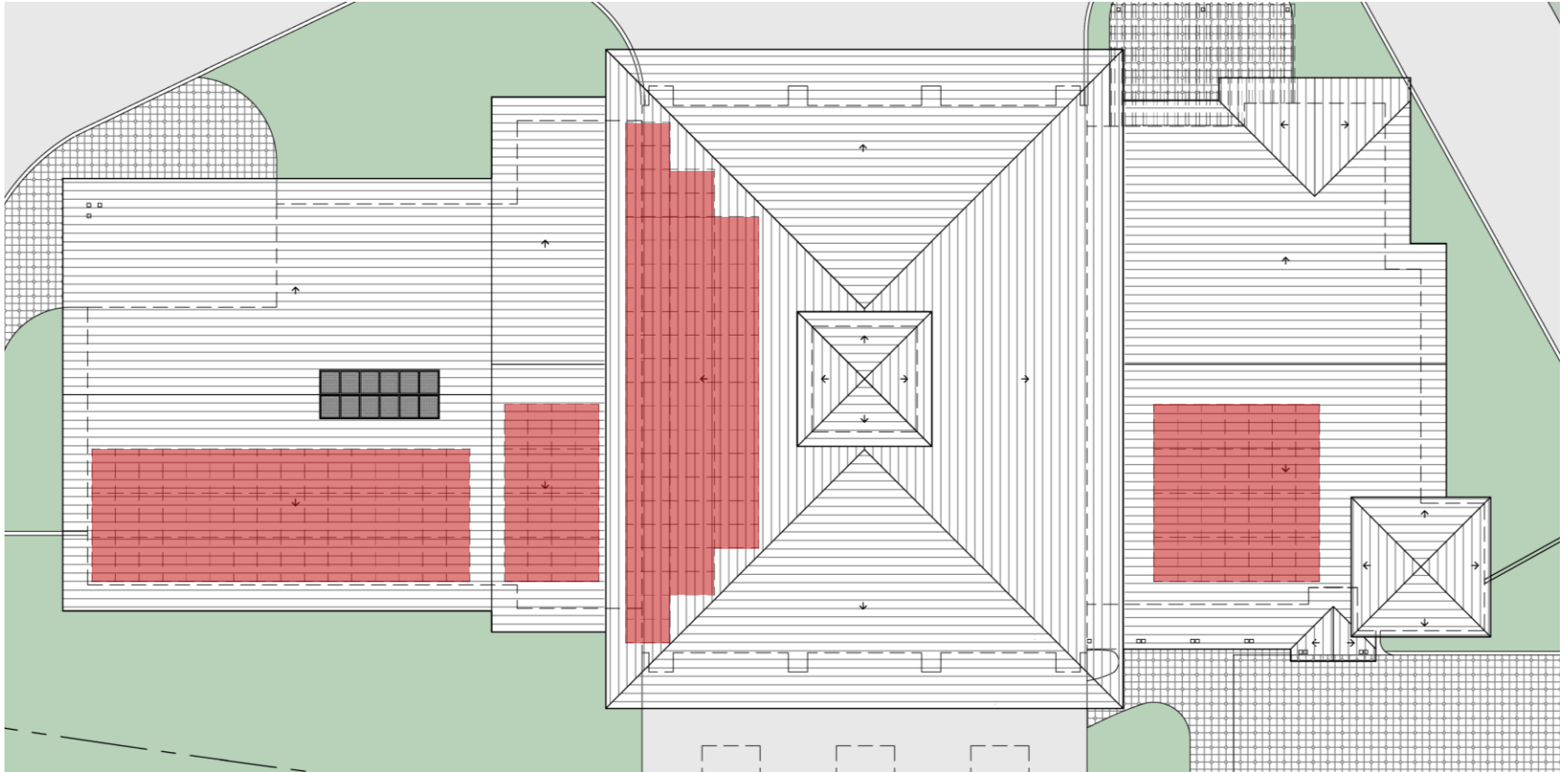


Proposed South Elevation



Proposed South
Elevation at Entry

PHOTOVOLTAIC PANELS



Solar Roof Area Exceeds Code Requirements

LANDSCAPE PLAN



EXISTING CONDITIONS



View: Existing From Across
Hollister Ave.

VISUAL SIMULATION



View: Proposed From Across
Hollister Ave.

EXISTING CONDITIONS



View: Existing Hollister Ave. looking
West toward Cathedral Oaks Overpass

VISUAL SIMULATION



View: Proposed Hollister Ave. looking
West toward Cathedral Oaks Overpass

End of
Presentation

**THANK
YOU**