2.6.3 Architecture

The Fire Station 10 structure would include a ground floor and mezzanine level for the mechanical/electric room, with a maximum roof height of 32-feet (see Figure 2-10). The architectural style is a Modern Western architectural style that would utilize the materials and forms of California Ranch traditions, including short towers and a cupola.

The architectural elements reflect some of the early vernacular forms of the Goleta Valley. These include water towers, barn-like mass &volumes and low-profile ranch houses. The roof forms are broken-up into staggered gables and a hipped roof to lower the apparent height of the apparatus bay.

The exterior finishes and features also relate to the building's residential/agrarian context through the use of traditional items, such as board and batt wood siding, and an architectural projection element suggesting a historic water tower that includes a plaster base, splayed walls, and small window pane articulations.

The three station entrance apparatus bay doors would be glazed with an anti-reflective, non-glare treatment to reduce potential reflected sunlight.

2.6.4 Stormwater Drainage and Utilities

Fire Station 10 would incorporate best management practices (BMPs) to reduce stormwater runoff from the site, consistent with the City of Goleta's Storm Water Management Plan. All proposed on-site impervious surface development would drain to stormwater control measures consisting of a bioretention basin with a maximum 1.5-foot depth west of the Fire Station 10 entrance, or to a permeable paver parking lot (Flowers & Associates, Inc., 2017, Appendix I) (see Figure 2-5a). The bioretention basins would utilize the sand/compost planting medium specified in Santa Barbara County's Stormwater Technical Guide for Low Impact Development (Santa Barbara County 2014) and the Central Coast's Post-Construction Requirements, designed to filter runoff at a rate of at least 5 inches per hour (Everett King, City of Goleta NPDES Coordinator, personal communication 2017). A minimum of 30 inches of "Class 2" permeable material, which typically has porosity of approximately 40 percent, would provide storage and more treatment below the soil mix. This project's proposed bioretention basins are designed to achieve and exceed treatment requirements.

2.6.5 Landscaping

The areas adjacent to and around the structure and exterior facilities would be landscaped with a mixture of native and drought tolerant plantings (see Figure 2-11). The planting design would provide appropriate examples of fuel management plant design materials to be used in the three different Project site planting zones. Screening vegetation along the northern and eastern property boundary, including large 24- to 36-inch box specimen Monterey cypress, Coast live oak, and New

Zealand Christmas trees, would achieve a height of between 30 to 80 feet. The linear arrangement of large screen trees would be complimented by native and drought-tolerant shrubs reaching 12 to 20 feet high. The landscaping would provide a visual separation between the fire station institutional uses and The Hideaway residential development to the east, and southerly views from US 101 and residential neighborhoods to the north.

2.6.6 Access

Fire Station 10 ingress and egress would be from two access points along Hollister Avenue (see Figure 2-8). Access to the public parking area on the eastern portion of the site would also lead to fire department staff parking in the back of the facility, and would continue to a turnaround area located on the far western portion of the Project site where engine fueling would occur. The fueling area would be located on the extreme west side of the property to minimize potential noise disturbances potentially affecting The Hideaway residents to the east of the facility. Fire Station engines would access Hollister Avenue from a separate point in the center of the Project site (see Figure 2-8).

2.6.7 Lighting

Lighting at the Fire Station 10 entrance would be limited to the immediate vicinity sufficient to create a visually welcoming gateway. The public parking lot and public entry would be lit for safety, but would use shielded overhead lighting. The Apparatus Bay apron would require down-lighting at the front and rear overhang or would be down lit from the walls. Low level path lighting or bollards on motion sensors would illuminate walkways to employee parking and accessory site buildings. Accessory buildings and areas (such as the fuel station, hose drying rack, and truck turn-around) would require overhead lighting only when operations require and would be turned off when not in use. All other lighting would be shielded to avoid all glare extending offsite.

2.6.8 Utilities

Proposed Fire Station 10 Project utility service providers are summarized in Table 2-1 and are illustrated in Figure 2-12. The water supply system would be connected to water mains on Hollister Avenue. A recycled water line in Hollister Avenue would provide recycled water for landscaping irrigation and other non-potable uses. Utility easements would be recorded for utility services. All electrical distribution lines, fiber optic lines, cable television lines, phone lines, gas lines, water lines, and sewer lines would be undergrounded. Other components of the Fire Station 10's utility infrastructure, such as backflow preventers, transformers, water meter assemblies, gas meters, power meters, and cable TV pedestals would be installed above ground. Mechanical equipment would be located on the mezzanine level within the Fire Station 10 structure.

North Elevation

South Elevation

West Elevation

Out Buildings – West Elevation

East Elevation

Source: Kruger Bensen Ziemer Architects 2017.

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Architectural Elevations
City of Goleta Fire Station 10

FIGURE 2-10

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Landscape Plan
City of Goleta Fire Station 10

FIGURE 2-11

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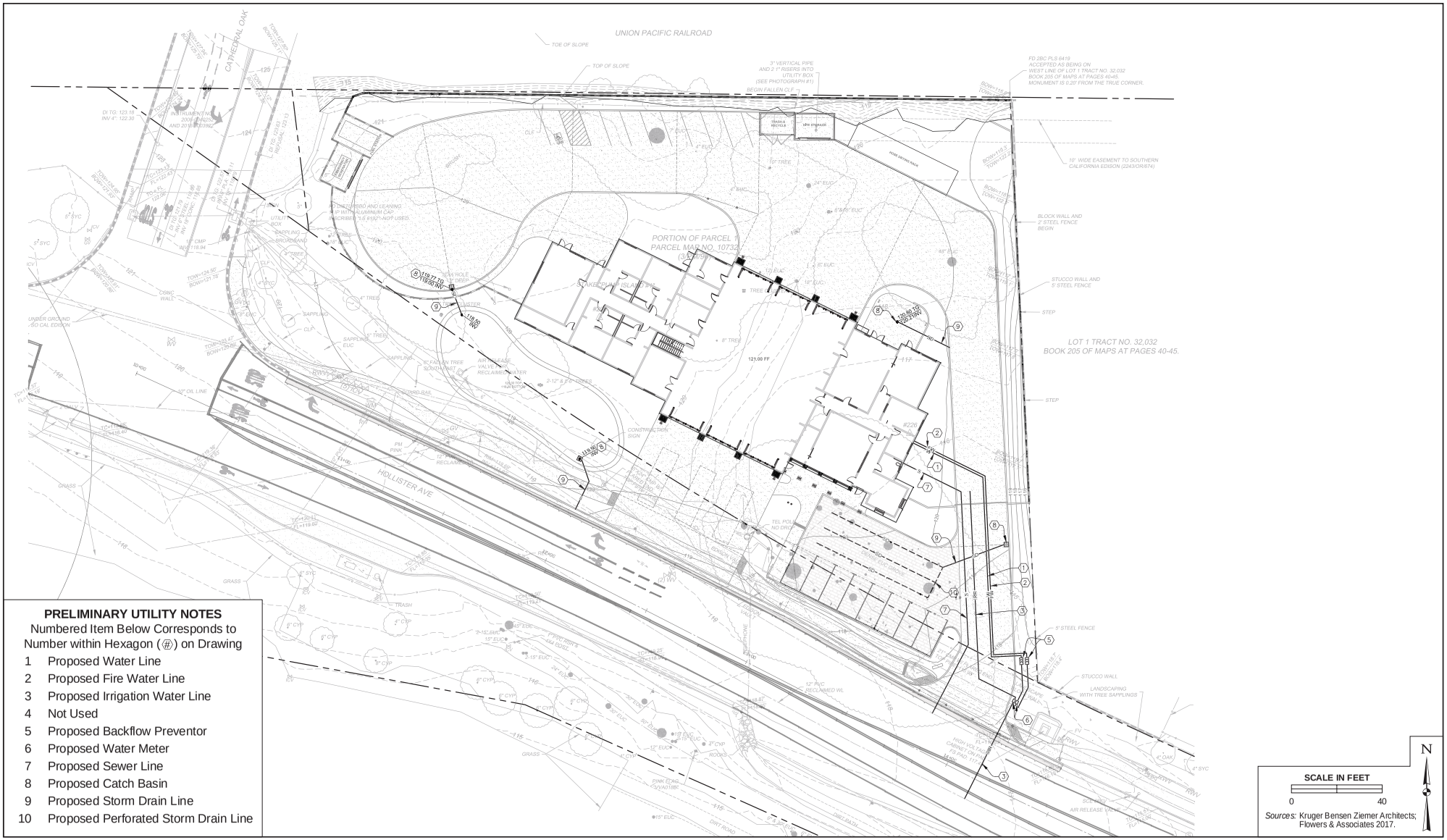

PRELIMINARY UTILITY NOTES

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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Utilities Plan
City of Goleta Fire Station 10

FIGURE 2-12

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A short radio antenna would be erected to relay and receive communications from the station to fire engine crews in the field. The antenna would be approximately the size of a standard car radio antenna, and would be located on the Fire Station 10 building rather than requiring a separate pole, with preliminary plans to place it near the central roof spire to blend it into the building architecture. The antenna would generate less energy than a typical car stereo antenna, and would not be used continuously (Division Chief Martin Johnson, SBCFD, personal communication 2017). Therefore, the antenna would generate minimal amounts of electromagnetic frequencies and radio waves.

2.6.9 Project Sustainable Design Features

The proposed Fire Station 10 Project would be designed to Leadership in Energy and Environmental Design (LEED) Silver standards that would incorporate various resource-efficient project design features to reduce water and energy consumption, and to reduce air pollutant/greenhouse gas emissions associated with operation of the project. These include:

1. Improvements in energy efficiency (achieving the California Energy Commission Title 24 Building Energy Efficiency Standards);

2. Water conservation strategies that reduce indoor and outdoor water use by 20 percent; and

3. Architectural and site design features to increase building efficiency and promote pedestrian circulation.

*Energy Efficiency Improvements***.** Proposed architectural planning and design would take advantage of energy efficiency, such as natural heating and/or cooling via roof overhangs and window placement, sun and wind exposure, and solar energy opportunities.

Water Conservation. Water use would be conserved through the following measures:

Indoor water use:

- All hot water lines would be insulated.
- Water pressure would not exceed 50 pounds per square inch (psi). Water pressure greater than 50 psi would be reduced to 50 psi or less by means of a pressure-reducing valve.
- Recirculating, point-of-use, or on-demand water heaters would be installed.
- Low-flow plumbing fixtures would be used, including 1.6 gallons-per-flush toilets; water-efficient clothes washers and dishwashers would be installed.

Outdoor water use:

- Incorporating drought-tolerant trees, shrubs, and groundcovers compatible with the natural surroundings, and use of recycled water for irrigation.
- Evapotranspiration irrigation controllers would be provided.
- Efficient use of water from the roof drains for landscape irrigation would be integrated in the drainage plan.
- Use of recycled water for landscape irrigation.

Site design features to increase building efficiency and promote pedestrian circulation. A meandering pedestrian sidewalk along Hollister Avenue connecting with The Hideaway residential development to the east would be provided (see Figure 2-5b).

2.7 Required Approvals

Fire Station 10 development would require the following City of Goleta approvals:

General Plan Amendment: A required General Plan Amendment to change the General Plan and Land Use Element Figure 2-1, the Land Use Plan Map, from Visitor-Serving Commercial (C-V) to Public/Quasi-Public (P-S).

Rezone: The Rezone is proposed from Limited Commercial (C-1) to Professional and Institutional (PI). The Rezone would be consistent with the proposed General Plan Amendment Land Use Designation change.

Development Plan: A Development Plan would regulate all aspects of the project.

Hollister Avenue Excess Right-of-Way (ROW) Easement Abandonment: The project includes an abandonment of 0.30-acre of excess ROW easement along the north side of Hollister Avenue adjoining the subject property.

Building Permit, Grading and Drainage Permit and Public Works Encroachment Permit: These permits would be required for final construction of the Project.

Responsible agency approvals would include the following:

Coastal Development Permit: A Coastal Development Permit regulating all aspects of the project would be issued by the California Coastal Commission.

Construction General Permit and Storm Water Pollution Prevention Plan (SWPPP): Projects that disturb one (1) or more acres of soil are required to obtain coverage under the General Permit for Discharges of Storm Water associated with Construction Activity Construction General Permit Order 2009-0009-DWQ approved by the Regional Water Quality Control Board. Construction activity subject to this permit includes clearing, grading and disturbances to the ground such as stockpiling,

or excavation. The Construction General Permit requires the development and approval of a Storm Water Pollution Prevention Plan (SWPPP).

Because all Fire Station 10 construction would occur within the Project site, no permits or formal review of the Project is required from the UPRR. Project plans would be provided to the UPRR as a courtesy.

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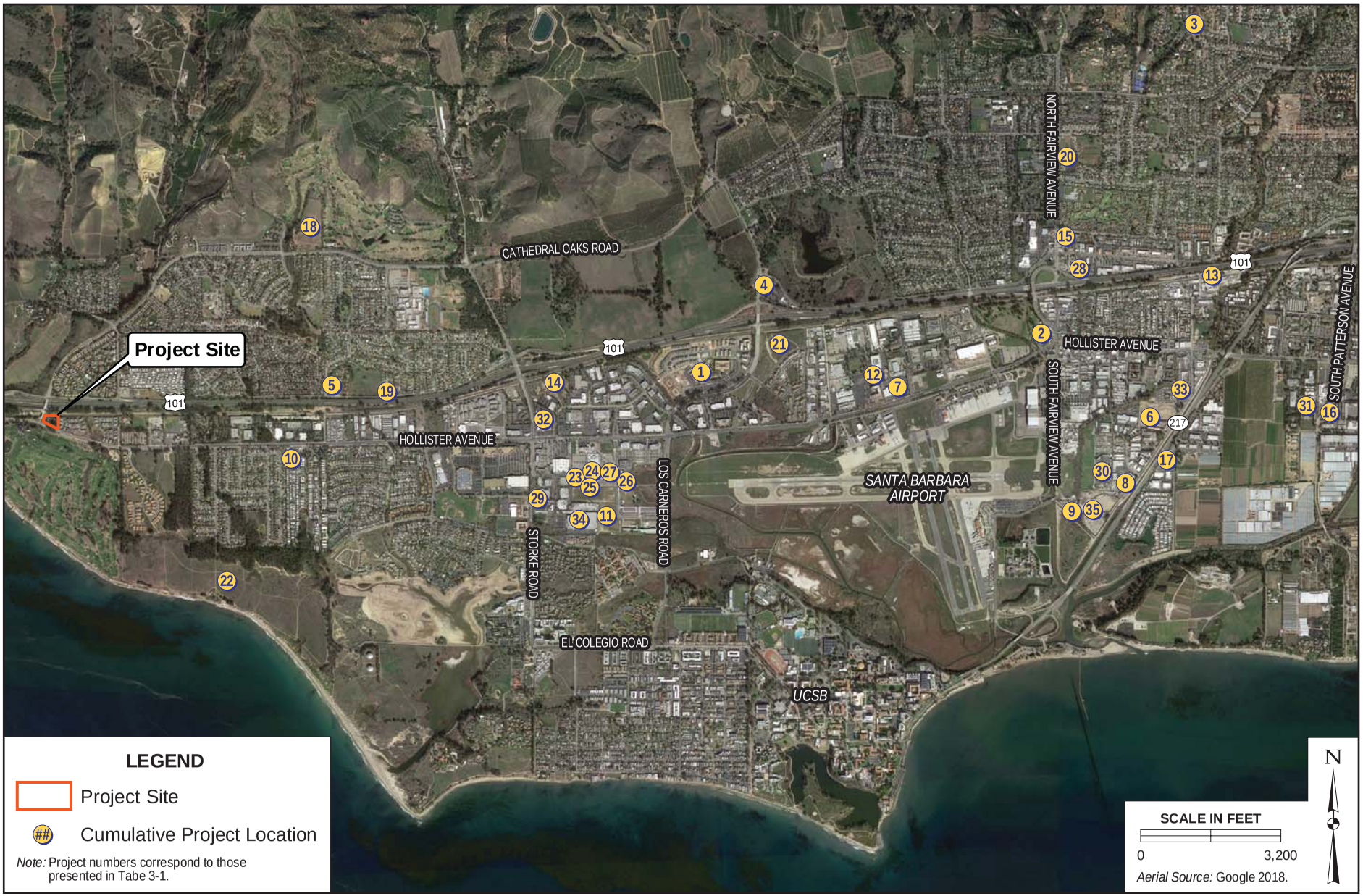
3.0 RELATED PROJECTS

Cumulative impacts are defined as two or more individual events that, when evaluated together, are significant or would compound other environmental impacts. Cumulative impacts are the changes in the environment that result from the incremental impact of the development of a proposed project and other nearby projects. For example, traffic impacts of two nearby projects may be inconsequential when analyzed separately, but could have a substantial impact when analyzed together.

Section 15130 of the *CEQA Guidelines* requires a discussion of cumulative impacts. The discussion of related or cumulative projects may be drawn from either a "list of past, present, and probable future projects producing related or cumulative impacts" or a "summary of projections contained in an adopted general plan or related planning document or in a prior environmental document which has been adopted or certified, which described or evaluated regional or area wide conditions contributing to the cumulative impact."

The cumulative analysis in this EIR considers a list of recently approved, currently planned and pending projects in the area (Table 3-1, City of Goleta, November 2017, and Figure 3-1). These related projects are considered in the cumulative analyses in Section 4.0, *Environmental Impact Analysis*.



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Related Projects for Cumulative Impact Analysis
City of Goleta Fire Station 10

FIGURE 3-1

Table 3-1. Related Projects for Cumulative Impact Analysis

Project No.	Project Name	Description	Location	Project Status
Projects Under Construction				
1.	Village at Los Carneros	Residential, 465 units	Calle Koral and Los Carneros Road	Under construction
2.	Fairview Commercial Center	7,476 s.f. commercial / retail building	151 South Fairview Avenue	Under construction
3.	Harvest Hill Ranch	7-Lot Residential Subdivision with 6 new homes	880 Cambridge Drive	Under construction
4.	Islamic Society of SB	6,183 s.f. building with prayer room, meeting area and 1 caretaker unit	N/E Corner of Los Carneros and Calle Real	Under construction
5.	Citrus Village	Residential, 10 units	7388 Calle Real	Under construction
6.	Old Town Village	Residential and Commercial mixed use, 175 townhomes with shopkeeper and live-work unit	South Kellogg Avenue	Under construction
7.	Marriott Residence Inn	80,989 s.f. hotel, 118 rooms	6300 Hollister Avenue	Under construction
8.	Highway Recycling	Concrete and asphalt recycling facility with temporary and permanent equipment. Includes new creek restoration, fencing, landscaping, trash enclosure, retaining wall, and drainage improvements	909 South Kellogg Avenue	Under construction

Table 3-1. Related Projects for Cumulative Impact Analysis (Continued)

Project No.	Project Name	Description	Location	Project Status
	Approved Projects (Not Constructed)			
9.	McDonalds Drive Thru Expansion	Second drive thru lane, revised parking and circulation, and new landscaping	1465 South Fairview Avenue	Approved
10.	Rancho Estates Mobile Home Park Fire Improvements (Rancho Goleta)	New fire access road, new/upgraded fire hydrants, new water lines, and bring existing car wash into conformance	7465 Hollister Avenue	Approved
11.	Pacific Beverage at Cabrillo Business Park Reduced Project	Reduction in 24,398 s.f. from previously approved building	355 Coromar Drive	Approved
12.	Site Improvements	768-s.f. elevator addition, 1,100-s.f. new building, and 314-s.f. addition to rear of building	130 Robin Hill Road	Approved
13.	Schwann Self Storage	Addition of basements to 3 previously approved but unconstructed buildings for a 135,741 s.f. self-storage facility	10 South Kellogg Avenue	Approved
14.	Cortona Apartments	Residential, 176 units	6830 Cortona Drive	Approved
15.	Fuel Depot	Reconstruction of convenience store/auto-service building (2,396 s.f.); no changes to existing fueling stations or canopy	180 North Fairview Avenue	Approved
16.	Somera Medical Office Building	20,000 s.f. net new medical/dental office building	454 South Patterson Avenue	Approved
17.	Ward Renovations and Lot Split	New building façade, new site renovations, and lot split	749 and 759 Ward Drive	Approved
	Pending Projects (Complete Applications)			
18.	Shelby	Residential, 60 units	7400 Cathedral Oaks Road	Pending, Complete Application

Table 3-1. Related Projects for Cumulative Impact Analysis (Continued)

Project No.	Project Name	Description	Location	Project Status
19.	Kenwood Village	Residential, 60 units	7300 Calle Real	Pending, Complete Application
20.	Fairview Gardens	Master Use Permit and Special Events	598 North Fairview Avenue	Pending, Complete Application
21.	Heritage Ridge	Residential, 228 apartments and 132 senior apartments	North of Calle Koral and East of Los Carneros	Pending, Complete Application
22.	Ellwood Mesa Coastal Trails and Habitat Restoration Project	Improve 7.1 miles of trails, improve 3 drainage crossings, improve 2 beach access points, and 13 acres of habitat restoration	Ellwood Mesa Preserve	Pending, Complete Application
	Pending Projects (Incomplete Applications)			
23.	Cabrillo Business Park, Lot 5	New 23,882-s.f. building within Cabrillo Business Park	6789 Navigator Way	Pending, Incomplete Application
24.	Cabrillo Business Park, Lot 6	New 16,750-sf building within Cabrillo Business Park	6765 Navigator Way	Pending, Incomplete Application
25.	Cabrillo Business Park, Lot 7	New 31,584-s.f. building within Cabrillo Business Park	6759 Navigator Way	Pending, Incomplete Application
26.	Cabrillo Business Park, Lot 9	New 44,924-s.f. building within Cabrillo Business Park	301 Coromar Drive	Pending, Incomplete Application
27.	Cabrillo Business Park, Lot 14	New 44,004-s.f. building within Cabrillo Business Park	289 Coromar Drive	Pending, Incomplete Application
28.	Calle Real Hotel	3-story hotel, 134 rooms	5955 Calle Real	Pending, Incomplete Application
29.	Fuel Depot with Car Washes	1,667 s.f. new drive-in carwash, self-serve car wash, gas fueling dispensers and manager's residence; Zizzo's Coffee building to remain	370 Storke Road	Pending, Incomplete Application

Table 3-1. Related Projects for Cumulative Impact Analysis (Continued)

Project No.	Project Name	Description	Location	Project Status
30.	Willow Industrial Park	146,000 s.f. new Light Industrial with outdoor storage and 2,587 s.f. office building	891 South Kellogg Avenue	Pending, Incomplete Application
31.	Providence Middle/High School	Façade improvement to existing 21,408 s.f. building and other associated site improvements	5385 Hollister Avenue	Pending, Incomplete Application
32.	Cortona Industrial Project	23,000-s.f. light industrial building use building and tentative parcel map	6864/6868 Cortona Drive	Pending, Incomplete Application
33.	Santa Barbara Honda	Includes façade improvements, a 1.628 s.f. enclosure of existing canopy for added showroom, a new 5,175 s.f. new enclosed canopy, and a new 300 s.f. new parts room	475 South Kellogg Avenue	Pending, Incomplete Application
34.	Verizon Wireless Antenna at U.S. Post Office	New 66 ft. tall monopine wireless tower	400 Storke Road	Pending, Incomplete Application
35.	Sywest	70,594 s.f. high cube industrial building	907 South Kellogg Avenue	Pending, Incomplete Application

Table 3-2 summarizes the total amount of development currently planned and pending within the Goleta area as listed in Table 3-1.

Table 3-2. Total Related Project Development

Type of Development	Total
Residential[a]	2,746 dwelling units
Commercial/Retail	1,558,993 square feet

[a] Includes pending construction of 1,000 beds on the UC Santa Barbara campus.

4.0 ENVIRONMENTAL IMPACT ANALYSIS

This section discusses the possible environmental effects of the proposed Project for the specific issue areas that were identified through the Initial Study and NOP process as having the potential to experience significant impacts. "Significant effect" is defined by the CEQA Guidelines §15382 as "a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance. An economic or social change by itself shall not be considered a significant effect on the environment, but may be considered in determining whether the physical change is significant."

The assessment of each issue area begins with a discussion of the setting relevant to that issue area. Following the setting is a discussion of the Project's impacts relative to the issue area. Within the impact analysis, the first subsection identifies the methodologies used and the "significance thresholds."

The criteria used to establish thresholds of significance are based primarily on Appendix G of the CEQA Guidelines (14 California Code of Regulations §§ 15000 et seq.) and thresholds included in the City's Environmental Thresholds and Guidelines Manual. Each threshold is identified by consecutive numbering (for example, AES-1). The significance threshold numbering corresponds with the associated impact numbering (i.e., Impact AES-1) to illustrate the nexus between the threshold and impacts. In certain situations, more than one impact can relate to the same impact (e.g., threshold AES-3 has two impacts: Impact AES-3.1 and Impact AES-3.2).

The next subsection describes each impact of the proposed Project, mitigation measures for significant impacts, and the level of significance after mitigation. Each impact under consideration for an issue area is separately listed in bold text, with the discussion of the impact and its significance following. Each bolded impact listing also contains a statement of the significance determination for the environmental impact as follows:

Class I, Significant and Unavoidable: An impact that cannot be reduced to below the threshold level given reasonably available and feasible mitigation measures. Such an impact requires a Statement of Overriding Considerations to be issued if the project is approved.

Class II, Significant but Mitigable: An impact that can be reduced to below the threshold level given reasonably available and feasible mitigation measures. Such an impact requires findings to be made.

Class III, Not Significant: An impact that would be potentially adverse, but does not exceed the threshold levels and does not require mitigation measures. However, mitigation measures that could further lessen the environmental effect may be suggested if readily available and easily achievable.

Class IV, No Impact or Beneficial: Implementation of the Project would potentially result in no impact to aspects of certain environmental issue areas, or would result in an impact that is beneficial.

Following each environmental impact discussion is a listing of required mitigation measures or standard conditions as specified by CEQA Guidelines §15126.4, and the residual effects or level of significance remaining after the implementation of the measures. In those cases where implementation of the mitigation measure for an impact could have a significant environmental impact in another issue area, this impact is discussed as a residual effect.

The impact analysis concludes with a discussion of cumulative effects, which evaluates the impacts associated with the proposed Project in conjunction with other past, recently approved, planned and pending development in the area as specified by CEQA Guidelines §15130.

4.1 AESTHETICS/VISUAL RESOURCES

This section describes the potential aesthetics and visual resources impacts that could result from construction and operation of the City Fire Station 10.

4.1.1 Existing Setting

The Goleta Valley is well known for the scenic beauty of its open spaces, foothills, and ocean and mountain views. Goleta lies between the Santa Ynez Mountains and the Pacific Ocean. Prominent features of the foothills and mountains are seen throughout the City and include expanses of orchards, chaparral, and rock outcroppings. The City also encompasses highly scenic coastal open space areas and the Pacific Ocean (City of Goleta 2006).

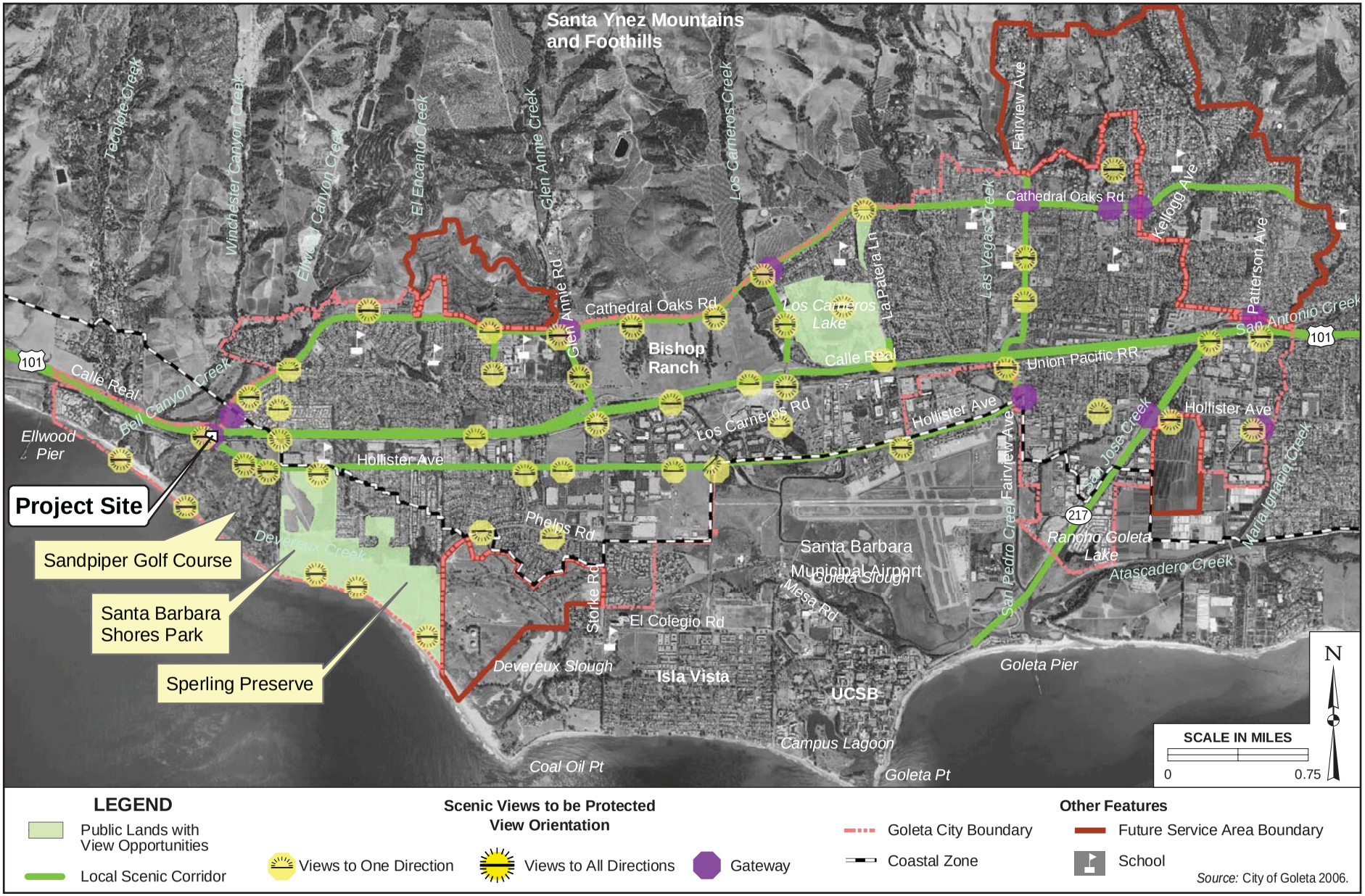
Visual Character and Scenic Resources

The Project site consists of an approximately 1.21-acre irregularly shaped undeveloped parcel of land in western Goleta (see Figure 4.1-1). The site has a gentle-sloping topography (1.4 percent average), and drains in a predominantly southeasterly direction (Flowers & Associates, Inc. 2017). The site was formerly developed as a service station (1968-1993) and is designated in the City's Zoning Ordinance for visitor-serving uses. The site is located adjacent to U.S. Highway 101 (US 101) and Union Pacific Railroad (UPRR) transportation corridors (to the north), Cathedral Oaks Road (to the west), Sandpiper Golf Course (to the south), and The Hideaway residential development (to the east). Other development in the project vicinity consists of agricultural lands, as well as residential neighborhoods and small business parks which are typified by flat-roofed, one- and two-story buildings with surface parking.

The primary visual features of the Project site consist of a mix of eucalyptus and acacia trees and low-lying vegetation, including weeds, shrubs, and grasses, which are densely clustered along the northern and eastern portions of the site, as well as spread throughout the site.

Scenic Corridors

The California Department of Transportation (Caltrans) designates highways throughout California as "scenic highways." For a highway to be declared as scenic, the government with jurisdiction over the abutting land must adopt a "scenic corridor protection program" that limits development, outdoor advertising, and earthmoving around the highway. U.S. Highway 101 (US 101) is eligible for state designation as a scenic highway in the vicinity of the Project site and throughout Santa Barbara County. Additionally, the City's Visual and Historic Resources Element lists the following roadways near the Project site as designated "local scenic corridors", which pass through, or provide visual access to, areas of high scenic value (see Figure 4.1-1):



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Public View Corridors
City of Goleta Fire Station 10

FIGURE 4.1-1

- Hollister Avenue;
- Cathedral Oaks Road;
- US 101; and
- Calle Real.

These designated scenic corridors are subject to Goleta GP/CLUP Policy VH 1.2, discussed in Section 4.1.2, below.

Hollister Avenue is directly adjacent to the south boundary of the Project site. Cathedral Oaks Road at the US 101 overpass (Cathedral Oaks Overpass) is directly adjacent to the west boundary of the Project site. The centerline of US 101 is approximately 300 feet north of the Project site, while Calle Real is approximately 450 feet to the north of the Project site beyond US 101. Discussion of views related to each scenic corridor are ordered in terms of importance and proximity to the Project site. Public views from the Union Pacific Railroad (UPRR) right-of way (adjacent to northern site boundary), as well as private views from The Hideaway residential development (adjacent to eastern site boundary) are also discussed because of their proximity to the Project site.

Hollister Avenue is directly adjacent to the Project site southern boundary. The Cathedral Oaks Road - US 101 overpass is directly adjacent to the west boundary of the Project site. The Union Pacific Railroad (UPRR) right-of way is adjacent to the northern Project site boundary, at an elevation of 86 feet above sea level (ASL), and 35 feet below Project site existing grade. The US 101 centerline is approximately 300 feet north of the Project site, while Calle Real is approximately 450 feet to the north of the Project site beyond US 101.

Discussion of views related to each scenic corridor are ordered in terms of importance and proximity to the Project site. Public views and private views from The Hideaway residential development (adjacent to eastern site boundary) are discussed because of their proximity to the Project site. (Private views are addressed in City GP Policy VH 1.8 Private Views).

Computer simulations of the proposed Project were prepared by Ken Doud, *Videoscapes*, a specialist with over 20 years' experience preparing these documents. The accuracy of the simulation is ensured by geo-referencing the location and angle of the existing setting photograph, and then systematically incorporating the geo-referenced grading plans, architectural elevations, and landscaping plans. The resulting simulations present precise images of the Project without landscaping, and with established landscaping using median expected heights as defined in the *Sunset Western Garden Book* (Sunset 2012).

Views from Hollister Avenue. The full length of Hollister Avenue is designated as scenic because of the views it offers of the Santa Ynez Mountains and agricultural foothills to the north, as well as the Pacific Ocean and Channel Islands to the south.

Hollister Avenue is identified by Policy VH 2.6 of the Goleta General Plan as an important "gateway" at the western boundaries of the City in the vicinity of the Project site. Additionally, this segment of Hollister Avenue is indicated in the immediate vicinity of an area (to the northwest of the site) with scenic views in all directions (see Figure 4.1-1).

Scenic views of the Pacific Ocean and Channel Islands to the south of the Hollister Avenue scenic corridor would not be affected by the proposed Project. The primary visual features of the Project site as experienced from Hollister Avenue are mature eucalyptus trees and low-lying vegetation on-site in the foreground, along with partial views of agricultural foothills and the Santa Ynez Mountains to the northwest in the background. Existing views of scenic resources across the Project site looking north to northeast to the foothills and Santa Ynez Mountains experienced by motorists, bicyclists, and pedestrians on Hollister Avenue are entirely blocked by existing vegetation on-site, as well as by eucalyptus trees along the neighboring UPRR right-of-way embankment north of the Project site (see Figure 4.1-2). Existing northwest views of scenic resources across the Project site to the foothills and Santa Ynez Mountains experienced by motorists, bicyclists, and pedestrians on Hollister Avenue are intermittent and generally blocked by existing vegetation on-site, as well as by existing vegetation offsite along westbound Calle Real west of the Project site (see Figure 4.1-3).

Views from Cathedral Oaks Overpass. In the vicinity of the Project site, Cathedral Oaks Road is identified by Policy VH 2.6 of the Goleta General Plan as a "gateway" to the western boundaries of the City. As an overpass of the US 101 and UPRR transportation corridors, it is the highest-elevated public street location in the vicinity of the Project site. The existing guard-rail, as well as existing eucalyptus trees on-site and within the UPRR right-of-way, block southeast views of the Project site to motorists, bicyclists, and pedestrians traveling southward along Cathedral Oaks Overpass and turning onto the southbound US 101 ramp (see Figure 4.1-4). Intermittent views of the Project site are available to motorists and pedestrians traveling southward on Cathedral Oaks Overpass as they turn onto eastbound Hollister Avenue. However, these views are generally screened by eucalyptus trees and other vegetation along the site boundary and within the project site boundaries.

Views from the US 101. The southbound US 101 on-ramp from the Cathedral Oaks Ovepass generally blocks southward views of the Project site, as the on-ramp is elevated above the existing grade of the highway mainline and is heavily vegetated along that public right-of-way. However, northbound motorists on US 101 and southbound vehicles using the on- and off-ramps for US 101 at Cathedral Oaks Overpass experience ephemeral views of the Project site and the existing eucalyptus trees near the northern site boundary.

Existing

Proposed – no Landscaping

Proposed – with Mature Landscaping

Source: Videoscapes 2018.

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Existing and Proposed Views from Hollister Avenue Looking Northeast
City of Goleta Fire Station 10

FIGURE 4.1-2

Existing

Proposed – no Landscaping

Proposed – with Mature Landscaping

Source: Videoscapes 2018.

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Existing and Proposed Views from Hollister Avenue Looking Northwest
City of Goleta Fire Station 10

FIGURE 4.1-3

Figure 4.1-4. View of the Project Site from Cathedral Oaks Overpass

Views from Calle Real. Calle Real, parallel and north of US 101, is a major arterial road that is separated from the Project site by approximately 450 feet by US 101 and the UPRR (see Figure 4.1-5). These transportation corridors are situated below Calle Real and so are generally not visible from Calle Real. From the perspective of motorists, bicyclists, and pedestrians on Calle Real, views of the Project site are blocked due to the existing eucalyptus tree windrow. The primary visual features of the Project site as experienced from Calle Real are several mature eucalyptus trees along the northern site boundary growing from adjacent to the UPRR corridor below the Project site. Views from Calle Real across the Project site to the south are blocked by intervening trees and vegetation along the UPRR right-of-way and within the site boundaries.

Views from UPRR Right-of-Way (ROW). Although not a designated scenic corridor, the UPRR ROW corridor abuts the Project site at the base of an approximately 35-foot high cut slope along the northern site boundary. Because of this elevation differential, the Project site is generally not visible to train passengers traveling through Goleta. Views of the Project site from the perspective along the UPRR tracks are obstructed by an earthen cut slope. The upper tier of passenger train car windows is approximately 10 to 11 feet above the adjacent ground surface elevation of the ROW. These rail passengers have brief, partially obstructed views of the Project site; however, the duration of such views is very brief.

Figure 4.1-5. View of the Project Site from Calle Real, Looking Southwest
(tree canopies that are located north of the Project site (UPRR and US 101 ROW) are identified by the red line)

Private Views. The Project site is visible to varying degrees from The Hideaway residential development to the east of the Project site. The residential units on the far western side of the development do not have substantial views of the Santa Ynez Mountains and foothills across the Project site. The majority of views across the Project site to the west and toward the mountains are obstructed by intervening vegetation within the UPRR right-of-way and within the Project site.

Existing Light and Glare Conditions

Although the Project site is undeveloped and lacks on-site sources of illumination, it receives indirect lighting from off-site neighboring residential units and roadways. Sources of illumination at The Hideaway residential units include light fixtures on the exterior of buildings and lighting emanating from windows. Additionally, the southern portion of the Project site receive indirect light from street lamps lining Hollister Avenue. Other sources of light and glare include headlights from passing vehicles on Hollister Avenue, Cathedral Oaks Overpass, and the US 101 southbound on-ramp, as well as from cars entering and exiting parking lots at the neighboring residential area (The Hideaway residential development). Light sensitive receptors in the project vicinity include users of Sandpiper Golf Course, residents of The Hideaway residential development, and motorists, bicyclists, and pedestrians on roadways adjacent to the Project site.

4.1.2 Regulatory Setting

The City of Goleta has adopted numerous policies pertaining to the aesthetics of development and the preservation of scenic resources in the Visual and Historic Resources Element of the Goleta General Plan. Policies that are relevant to the proposed Project are summarized below.

VH 1.1 Scenic Resources. *The City shall support the protection and preservation of scenic resources including the open waters of the Pacific Ocean/Santa Barbara Channel, Goleta's Pacific shoreline, sloughs, riparian corridors, agricultural areas, Lake Los Carneros, and prominent natural landforms such as the foothills and the Santa Ynez Mountains.*

VH 1.2 Scenic Resources Map. *Views from public vantage points for viewing scenic resources identified in Figure 6-1 of the Visual and Historic Resources Element, shall be protected by minimizing an impairment that could result from new development.*

VH 1.4 Protection of Mountain and Foothill Views. *Views of mountains and foothills from public areas shall be protected through development practices such as limitations on the height and size of structures; downcast, fully shielded lighting; and selection of colors that harmonize with the surrounding landscape*.

VH 1.5 Protection of Open Space Views. *Views of open space, including agricultural lands, from public areas shall be protected during the development process first through site selection and then by use of design alternatives that enhance rather than obstruct or degrade such views.*

VH 1.6 Preservation of Natural Landforms. *Natural landforms such as mature trees, native vegetation, drainage courses, prominent slopes, and bluffs shall be protected. Protection associated with development should be accomplished first through site selection to protect natural landforms then by use of alternatives that enhance and incorporate natural landforms in the design.*

VH 1.8 Private Views. *Project development and architecture shall be considerate of private views.*

VH 2.1 Designated Scenic Corridors. *The Scenic Resources Map (see Figure 4.1-1) identifies corridors that pass through, or provide visual access to, areas of high scenic value. These corridors, or segments of corridors, include but are not limited to the following:*

a. US 101
b. Cathedral Oaks Road
c. Hollister Avenue
d. Los Carneros Road
e. Fairview Avenue
f. Calle Real

VH 2.2 Preservation of Scenic Corridors. *The aesthetic qualities of scenic corridors shall be preserved through retention of the general character of*

significant natural features; views of the ocean, foothills, and mountainous areas; and open space associated with recreational and agricultural areas including orchards, prominent vegetation, and historic structures.

VH 2.3 Development Projects Along Scenic Corridors. *Development adjacent to scenic corridors should not degrade or obstruct views of scenic areas.*

VH 2.4 Public Improvements. *Public improvements visible from scenic corridors including landscaping, street lighting, signage, medians, noise attenuation walls, and other hardscape elements shall include a high level of design through appropriate detailing and use of high quality, durable materials.*

VH 2.6 Gateways to the City. *The City should create prominent gateways at key entrances to Goleta. Features such as specimen trees, accent plantings, signage, public art, monuments, decorative pavement, and pedestrian amenities may be used to emphasize and enhance entries to the City including but not limited to:*

a. *Hollister Avenue at the eastern and western City boundaries.*
b. *Cathedral Oaks at the eastern and western City boundaries.*
c. *Old Town – Hollister Avenue at Fairview Avenue and SR-217.*
d. *Glen Annie Road, Los Carneros Road, Fairview Avenue, and Cambridge Drive at Cathedral Oaks Road.*
e. *Calle Real and Patterson Avenue.*

VH 3.1 Community Design Character. *The City's agricultural heritage, open spaces, views of natural features, established low-density residential neighborhoods, and small-scale development with few visually prominent buildings contribute to the visual character of Goleta. Residential, commercial, and industrial development should acknowledge and respect the desired aspects of Goleta's visual character and make a positive contribution to the City through exemplary design.*

VH 3.2 Neighborhood Identity. *New development shall preserve the unique qualities and character of each neighborhood through compatibility with existing architectural styles of adjacent development, except where poor quality design exists.*

VH 3.4 Building Design. *The City's visual character shall be enhanced through development of structures that are appropriate in scale and orientation and that use high quality, durable materials. Structures shall incorporate architectural styles, landscaping, and amenities that are compatible with and complement surrounding development.*

VH 4.9 Landscape Design. *Landscaping shall confirm to the natural topography, protect or replace existing specimen trees, emphasize the use of native and drought-tolerant vegetation, avoid the use of invasive plants, and be incorporated into the whole site design.*

VH 4.10 Streetscape and Frontage Design. *A unified streetscape shall be created to improve the interface between pedestrians and vehicles*.

VH 4.12 Lighting. *Outdoor lighting fixtures shall be designed, located, aimed downward or towards structures (if properly shielded), retrofitted if feasible, and maintained in order to prevent over-lighting, energy waste, glare, light trespass, and sky glow.*

4.1.3 Impact Analysis

Methodology and Significance Thresholds

The assessment of aesthetic impacts involves qualitative analysis that is subjective in nature. Viewers react to viewsheds and aesthetic conditions differently based on personal and cultural perspectives. This evaluation measures the existing visual resources against the proposed development, analyzing the nature of the anticipated change and compatibility with the visual character of the area.

The City's *Environmental Thresholds Guidelines Manual* refers to CEQA Guidelines Appendix G. Pursuant to the Appendix G, potentially significant impacts would occur if development of the Project site would:

AES-1: Have a substantial adverse effect on a scenic vista;

AES-2: Substantially damages scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway;

AES-3: Substantially degrades the existing visual character or quality of the site and its surroundings; and/or

AES-4: Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.

Project Impacts and Mitigation Measures

Potential impacts on visual resources and associated mitigation measures are discussed below.

Impact AES-1: ***Removal of mature eucalyptus trees would temporarily degrade scenic views along designated scenic corridors until establishment of replacement screening landscaping. Short-term project impacts to scenic view corridors would be significant and unavoidable (Class I).***

Under the proposed Project, a majority (a total of 56) of the existing eucalyptus trees would be removed as part of the proposed landscape design and replaced with screening vegetation including trees and shrubs. Six (6) of these trees were identified as dead as of February 2017 when Watershed Environmental, Inc. (WEI) completed the tree survey for Evaluation of Dead and Structurally Compromised Tree Removal (Watershed Environmental, Inc. 2017; see Appendix C-1). Additionally, several eucalyptus trees were identified as severely leaning and structurally compromised, which pose a threat to public safety because of ladder fuel fire hazard or potential to fall on passing vehicles. After removal of mature eucalyptus trees, heavy equipment and grading activities would be temporarily visible from Sandpiper Golf Course, The Hideaway residential development, and local scenic corridors including Hollister Avenue, Cathedral Oaks Overpass, US 101, and Calle Real. Short-term construction activities of up to 16 months would

entail heavy equipment operating on the site, which would negatively affect scenic views from local scenic corridors.

The proposed Project would have a minimal effect on scenic views from US 101 during project construction due to the dense screening of eucalyptus trees along the UPRR right-of-way and the existing topography of the area that places vehicles on the highway at a substantially lower elevation that the Project site. Existing views looking south towards the Project site from US 101 and Calle Real, as well as looking southeast towards the site from Cathedral Oaks Overpass, consist of the cluster of UPRR ROW and on-site mature eucalyptus trees which are considered scenic resources. The view experienced by moving vehicles looking south on southbound US 101 and vehicles using the southbound US 101 onramp from Cathedral Oaks Overpass would be brief . Similarly, the view experienced by pedestrians, bicyclists, and motorists on Calle Real looking south would be brief and temporary until Project construction would be completed.

Hollister Avenue is considered a local scenic corridor with scenic views to both the north and south in the vicinity of the Project site (see Figure 4.1-1). However, along the section of Hollister Avenue abutting the Project site, scenic views across the site that may be affected by construction of the proposed Project include westward views of the agricultural foothills and Santa Ynez Mountains. As noted above, the dense eucalyptus windrow along the railroad embankment on its northern side precludes any views of the mountains or foothills to the north and to the east. Few trees exist to the west of the Project site, which also generally block scenic views of mountainous scenic resources. Compared to current conditions along the boundaries of the Project site, proposed removal of eucalyptus trees for construction of the fire station would incrementally open up views from westbound Hollister Avenue to the northwest and beyond that do not currently exist. The views during short-term construction would degrade the scenic value of the Hollister Avenue scenic corridor.

Eucalyptus trees north of the Project site growing at the base of the slope adjacent to the UPRR ROW, would not be removed because they are outside the Project site boundary (see the red line identifying their canopy in Figure 4.1-5). Therefore, views of the Project site from Calle Real including this scenic vegetation would not be significantly modified. Impacts on visual resources would be *adverse, but less significant* (Class III).

To minimize construction impacts on the Hollister Avenue scenic corridor associated with removal of mature eucalyptus trees, the proposed landscape plan includes planting of specimen trees to avoid long-term negative impacts. However, because scenic views would be temporarily altered during project construction, short-term impacts to scenic view corridors would be substantial until the landscaping would be established, considered to be approximately 10 years in time. This would result in a *significant and unavoidable* (Class I) short-term impact on scenic view corridors.

Mitigation Measures and Residual Impacts

No feasible measures are available to address this short-term impact.

The proposed landscape plan would provide for screening including trees achieving heights of up to 80 feet and shrubs of 20 feet height that would completely screen fire station massing from view corridors to the east (The Hideaways) and north (US 101 and Calle Real) upon establishment in approximately 10 years (see Figure 4.1-2 and 4.1-3, Proposed – with Mature Landscaping). However, the residual project impact until the landscaping would be established on obstruction of scenic views during the short-term construction phase would be *significant and unavoidable* (Class I).

Impact AES-2: ***Removal of the established eucalyptus trees as experienced from designated scenic corridors would be replaced by establishment of mature vegetation over the long-term, contributing to views along designated scenic corridors such that scenic resources would be maintained. Long-term project impacts to scenic view corridors would be adverse, but less than significant (Class III).***

As described in the discussion for Impact AES-1, views of the Project site are experienced from designated scenic corridors including Hollister Avenue, Calle Real, US 101, and Cathedral Oaks Overpass. Existing views looking south towards the Project site from US 101 and Calle Real, as well as looking southeast towards the site from Cathedral Oaks Overpass and looking north towards the Project site from Hollister Avenue, consist of the mature eucalyptus trees on-site and on the south side of the UPRR ROW and that are considered scenic resources.

The proposed fire station with associated structures, parking spaces, and landscaping would alter the existing visual setting. The 32-foot high, one-story building would be located in the center of the site, with the site entrance facing southward (see Figures 2-7 and 2-11, and 4.1-2 Proposed). After project completion, views of the Project site from a majority of the scenic corridors in the project vicinity (i.e., Calle Real, US 101, Cathedral Oaks Overpass) would be similar to existing conditions; established vegetation and mature trees along the site boundaries would provide similar scenic views as the existing mature eucalyptus trees on-site. For example, eucalyptus windrows east of the Project site would be preserved as experienced from Calle Real (see Figure 4.1-5).

Mature landscaping would include screening vegetation along the northern and eastern property boundary, including large 24- to 36-inch box specimen Monterey cypress, Coast live oak, and New Zealand Christmas trees, which would achieve a height of between 30 to 80 feet. The linear arrangement of large screen trees would be complimented by native and drought-tolerant shrubs reaching 12 to 20 feet high (see Figures 4.1-2 and 4.1-3, Proposed-with Mature Landscaping)***.***

New permanent development on the Project site has the potential to affect views from the Hollister Avenue scenic corridor (refer to Figure 4.1-1). The proposed Project would not affect scenic coastal views to the south of Hollister Avenue of the Pacific Ocean and Channel Islands beyond Sandpiper Golf Course. However, from the perspective of Hollister Avenue, views across the site to the north of the agricultural foothills and Santa Ynez Mountains have the potential to be affected by the proposed Project. Development of the project would result in obstructed

views of mountainous scenic resources to the northwest similar to existing conditions that provide for background views of the Santa Ynez Mountains, although partially blocked by trees within the UPRR and U.S. 101 ROW that would remain. However, implementation of the proposed Project's preliminary landscape plan would slightly open up scenic views to the northwest. The proposed Project would remove existing trees and vegetation on-site that currently block northwest views of the Santa Ynez Mountains and fronting foothills from the perspective traveling westbound on Hollister Avenue; obstruction of these views after implementation of the proposed Project would be to a lesser degree. Based on the simulated view from Hollister Avenue looking northwest) after establishment of mature landscaping, mountainous views would be ephemeral similar to existing conditions (see Figure 4.1-3 Proposed with Mature Landscaping. Scenic views of the open sky would improve and overall impacts to scenic views along Hollister Avenue would be *adverse, but less than significant* (Class III).

Similar to existing conditions, the proposed Project would generally obstruct northeast views of mountainous scenic resources. The existing on-site eucalyptus trees and vegetation would be replaced with the proposed building and landscaping. Based on the simulated view from Hollister Avenue looking northeast (see Figure 4.1-2 Proposed with Mature Landscaping), with establishment of proposed landscaping, the building would be partially screened from view by mature landscaping that would reduce the impact on scenic views from the perspective traveling eastbound on Hollister Avenue. Views across the Project site to the northeast would be blocked by the proposed building and mature vegetation, similar to existing conditions. Impacts on aesthetics/visual resources would be *adverse, but less than impact* (Class III).

After development of the proposed fire station and establishment of mature vegetation, the proposed Project would not generate long-term effects on aesthetics/visual resources as experienced from Calle Real, US 101, or Cathedral Oaks scenic corridors. The project would result in a change to scenic views as experienced from the Hollister Avenue scenic corridor; such impacts, however, would not substantially affect scenic views over the long-term. This would result in a long-term *adverse, but less than significant* (Class III) impact on scenic view corridors.

Mitigation Measures and Residual Impacts

As long-term impacts on aesthetics/visual resources would be less than significant, no mitigation is required. The residual long-term impact on aesthetics/visual resources would be *adverse, but less than significant* (Class III).

Impact AES-3.1: ***Mature eucalyptus trees would be removed, but their scenic value is low and there are no other scenic resources on the Project site. Impacts to scenic resources would be adverse, but less than significant (Class III).***

As stated in the *Environmental Setting*, US 101 is an eligible state scenic highway. However, it is not officially designated and no other designated state scenic highways exist in Santa Barbara County. Therefore, no significant scenic

resources within a state scenic highway would be affected by the proposed Project. Views of the Project site do not include scenic resources identified in Policy VH 1.1 of the Goleta General Plan including the open waters of the Pacific Ocean, the shoreline, Goleta and Devereux Sloughs, creeks and riparian vegetation, agricultural areas, Lake Los Carneros and surrounding woodlands, and prominent landforms.

The Project site is undeveloped and generally flat with gentle average slope of 1.4 percent; there are no significant rock outcroppings or historic buildings on-site. The majority of the Project site is comprised of low-lying vegetation, including coastal sage scrub and non-native grassland plants (e.g., weeds, shrubs, and grasses) with little scenic value. The existing eucalyptus woodland trees are generally clustered towards the northern and eastern portions of the Project site, contributing to scenic views in the project vicinity. These trees are largely visible from the perspective of Hollister Avenue; the trees are also briefly visible from the perspectives of Cathedral Oaks Overpass, the southbound US 101 on-ramp, and briefly along northbound US 101. There are no other scenic resources on the Project site.

The proposed Project would involve removal of 56 of the existing trees on-site with the exception of five eucalyptus trees (up to 18 inches in diameter at breast height) and three Monterey cypress trees (up to 5 inches in diameter at breast height) within the southwest corner of the Project site that would be preserved. As stated in Section 2.0, *Project Description*, the County of Santa Barbara Fire Marshal has determined that existing eucalyptus trees on the Project site are a fire hazard given their potential flammability (Steve Oaks, personal communication 2017). A previous tree survey identified numerous dead eucalyptus trees, and others where several large branches may pose potential hazards; these trees do not qualify as scenic resources. Therefore, a majority of the existing eucalyptus trees on-site, as well as other potentially flammable vegetation including coastal sage scrub and non-native grassland, would be removed from the Project site to ensure fire hazards are minimized (see Figure 2-7).

The proposed Project would also add a number of specimen trees to the site, including a prominent coast live oak at the site entrance to the south. According to the preliminary landscape plan (see Figure 2-11) a variety of vegetation along the northern and eastern property boundary would include large 24- to 36-inch box specimen Monterey cypress, Coast live oak, and New Zealand Christmas trees, which would achieve a height of between 30 to 80 feet. The linear arrangement of large screen trees would be complimented by native and drought-tolerant shrubs reaching 12 to 20 feet high. The landscaping would provide a visual separation between the fire station institutional uses and The Hideaway residential development to the east, and southerly views from US 101 and residential neighborhoods to the north. As a result of this landscaping, the proposed Project seven prominent trees would be preserved on-site and the loss in scenic trees would be offset by the planting of dozens of trees of different variety throughout the site.

In summary, the proposed Project would not affect scenic resources within a state scenic highway. Although 56 eucalyptus trees would be removed from the site, such trees do not contribute significantly to scenic views in the project vicinity, and would be replaced by a variety of specimen trees and landscaping that would more than make up for the loss of existing trees on the Project site. The long-term replacement screening vegetation would result in an *adverse, but less than significant* (Class III) impact on scenic resources.

Mitigation Measures and Residual Impacts

As long-term impacts on aesthetics/visual resources would be less than significant, no mitigation is required. The residual long-term impact on aesthetics/visual resources would be *adverse, but less than significant* (Class III).

Impact AES-3.2: *Fire Station 10 development would replace presently undeveloped land urban infrastructure, but proposed structures and landscaping would be compatible with that of surrounding development. Impacts to visual character and quality of the site and its surroundings would be adverse, but less than significant (Class III).*

The Project site currently consists of an undeveloped parcel with existing trees and other vegetation. After completion of the proposed Project, visual character and quality of the Project site would be altered by the approximately 11,600 square foot fire station. Development would be consistent with the architectural styles and landscaping of other development in the surrounding Goleta Valley. As discussed in Section 2.0, *Project Description*, the architectural features of the proposed Fire Station 10 development would reflect some of the early vernacular forms of the Goleta Valley, including barn-like mass and volumes, and low-profile ranch houses. The proposed structure would have a maximum roof height of 32 feet, where roof forms are broken-up into staggered gables (see Figure 2-10). The architectural style would be a Modern Western architectural style that would utilize the materials and forms of California Ranch traditions, including short towers and cupulas. The overall massing on the Project site would be comparable and compatible to that of surrounding The Hideaway residential development to the east and the low-profile Sandpiper Golf Course to the south.

Overall, the proposed Project would have a mass and scale comparable to that of nearby residential areas and small business parks along the western Hollister Avenue corridor. Small business parks developments, such as those along Hollister Avenue, are composed of buildings that are large, singular, and rectangular configurations that provide the appearance of substantial size, scale, and bulk. The Fire Station 10 development would be composed of one smaller roughly rectangular building with similar height to neighborhood developments. While the one proposed building and its site plan would provide some variation from neighborhood buildings in the Project vicinity, such as those at The Hideaway residential development, the resulting appearance would not be out of scale or detract from the character of the nearby neighborhoods or small business parks. The overall size, bulk, and scale of the project would be harmonious within the Goleta Valley development context due to the appearance of clustered

development on the Project site. The design of a one-story building at street-level would therefore reduce the visual effect of the proposed Fire Station 10 development.

The Project would involve addition of paved, impervious surfaces to the site, including surface parking and construction of a site wall around the north, east, and west perimeters of the site, which would change the quality of the site. Total impervious surface coverage of the site would be approximately 84 percent after project completion (Flowers & Associates, Inc. 2017). However, all proposed impervious surfaces on-site would drain to a bioretention basin or permeable paver parking lot, which would retain some of the site's drainage quality.

Landscaped areas and surface parking also would contribute to changes in visual character. As shown in Figure 2-11, trees planted in the vicinity of the proposed fire station structure would reduce the openness of the site and the depth of views from the perspective of Hollister Avenue. The visual character and quality of the site, however, would not be adversely affected. Proposed plans for landscaping around the site perimeter including removal of flammable vegetation, as well as streetscape improvements along the southern boundary of the site and construction of a sidewalk to improve pedestrian circulation would improve the visual quality of the site.

Although 56 eucalyptus trees would be removed from the site, screening vegetation and landscaping including the linear arrangement of large 30- to 80-feet high screen trees would be complimented by native and drought-tolerant shrubs reaching 12 to 20 feet high would provide a visual separation between the proposed Fire Station 10 development and The Hideaway residential development to the east, and southward views from US 101 and residential neighborhoods to the north.

In addition to the visual quality and character of the area, the Hollister/Cathedral Oaks intersection adjacent to the northwest portion of the site is considered to be the western "gateway" to the City. Therefore, not only is site location and compliance with development standards such as building height, landscaping, and site coverage important to preserve and enhance the visual quality of the area, the actual design of the Fire Station 10 development would also have an important and beneficial contribution to establishing the character of this "gateway" given its compatibility with surrounding uses.

As described in the *Existing Setting*, the Project site has a gentle slope (1.4 percent average) draining in a predominantly southeasterly direction (Flowers & Associates, Inc. 2017). Project-associated grading activities would be relatively minor, including cut and fill of between 5 and 7 feet to obtain the finished floor elevation. Across the majority of the site, grading activities would not substantially change the existing topography.

In summary, construction of the proposed Fire Station 10 development would not substantially alter the site's existing topography. Although the proposed Project would alter the existing visual character of the site, the proposed development would be compatible with surrounding uses and would be similar in bulk, scale,

and mass as other developments in the project vicinity. This would result in an *adverse, but less than significant* (Class III) impact to the visual character and quality of the site.

Mitigation Measures and Residual Impacts

As long-term impacts on aesthetics/visual resources would be less than significant, no mitigation is required. The following standard permitting requirements would be applied:

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.

Plan Requirements and Timing: Finished grade shall be consistent with the approved final grading plan. Height limitations shown on DRB approved f plan sets considered through Advisory Reviews hall be adhered to during any future construction.

Monitoring: 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.

Plan Requirements and Timing: 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.

Monitoring: 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. 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.

Plan Requirements and Timing: The plans submitted for City staff and advisory DRB design review approval shall identify the type, location, size, and 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.

Monitoring: Prior to final inspection of any future construction, City staff shall verify that all above-ground utility connections and 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.

Plan Requirements and Timing: 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 Environmental Review Director, or designee, prior to Land Use Permit/Coastal Development Permit issuance.

Monitoring: City staff shall inspect the site to ensure that landscaping has been installed consistent with the DRB approved final landscape plan.

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.

Plan Requirements and Timing: 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). .

Monitoring: 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.

Plan Requirements and Timing: 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 Land Use Permit/Coastal Development Permit issuance.

Monitoring: 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 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.

Plan Requirements and Timing: This requirement shall be noted on all plans prior to Land Use Permit/Coastal Development Permit issuance. Trash control shall occur throughout all grading and construction activities.

Monitoring: City staff shall periodically inspect throughout grading and construction activities to verify compliance with this requirement.

The above standard permitting requirements would ensure consistency with City standards. The residual impact on visual character and quality of the site would be *adverse, but less than significant* (Class III).

Impact AES-4*: The proposed Project would introduce new sources of lighting and glare to an undeveloped parcel that currently has none. Impacts would be potentially significant (Class II).*

The Project site consists of an undeveloped open space area without any on-site sources of lighting or glare. As discussed in Section 4.1.1, *Existing Setting*, the site receives indirect lighting from off-site sources at The Hideaway residential development and along adjacent roadways, particularly Hollister Avenue. The proposed Fire Station 10 development would introduce sources of light and glare to the site for operations and safety purposes. Exterior lighting would include overhead lighting, down-lighting, and low-level path lighting (see Section 2.5.7, *Lighting*). Additionally, the proposed flag pole would constantly be illuminated with upward directed lighting. Headlights on cars entering and exiting the parking areas on-site also would produce new sources of light and glare. Light sensitive receptors in the project vicinity include users of Sandpiper Golf Course, residents of The Hideaway residential development, and motorists, bicyclists, and pedestrians on adjacent roadways. The introduction of exterior lighting for both the structure and outdoor work areas would potentially expose sensitive receptors, as well as sensitive biological resources to excessive light and glare if not properly designed and shielded. A majority of exterior lighting fixtures would be shielded to avoid glare extending offsite; however, the new sources of illumination and glare would potentially have adverse effects on surrounding properties or roadways at night and on the City's night sky unless properly shielded. Additionally, lighting emanating from the southward-facing building entrance, windows, and fire truck bay doors of the proposed Fire Station 10 development would produce light and glare that would have a potentially adverse effect on users of Sandpiper Golf Course, as well as motorists, bicyclists, and pedestrians along Hollister Avenue. This would particularly be an issue during afternoon times when the sunlight reflects off of the building windows and large apparatus bay doors, potentially creating a substantial amount of glare. However, as described in Section 2.6.3, *Architecture*, the apparatus bay doors would be glazed with an anti-reflective, non-glare treatment to address concerns over reflected sunlight. Project features related to creation of new sources of light and glare would result in a *potentially significant* (Class II) impact on visual resources.

Mitigation Measures and Residual Impacts

The following mitigation measure would be required to reduce the impact of introduction of new sources of light and glare:

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.

Plan Requirements and Timing: 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.

Monitoring: 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.

The above measure would substantially minimize the visual impacts associated with introduction of new sources of light and glare for construction of the Fire Station 10. The residual impact of creation of new sources of light and glare would be *adverse, but feasibly mitigated to less than significant* (Class II).

4.1.4 Cumulative Impacts

Region of Influence

The Region of Influence for evaluating cumulative impacts on visual resources includes those areas in which related past, present, and reasonably probable projects would have the potential to contribute to obstruction of important public scenic views, damage scenic resources, degrade the existing visual character or quality of the site and its surroundings, and/or create new light or glare sources that would potentially adversely affect day or nighttime views. Therefore, all related projects that could be visible from important public scenic views of visual resources such as open space, the Pacific Ocean, Goleta Slough, and Santa Ynez Mountains from parks and roadways would be within the Region of Influence.

Impact Assessment

Within the region of influence, development of the proposed Project combined with other projects for residential, office, commercial/retail, and industrial buildings would potentially cause a significant cumulative impact on scenic views where construction of multiple projects would occur along scenic corridors in the City. Several approved and pending projects are sited along designated scenic corridors (see Table 3-1), where construction phases of this proposed Project may overlap with other projects planned in the City. Construction activities would create short-term temporary impacts on scenic views experienced from view corridors; however, there are no other pending or approved projects that are proposed along scenic corridors in the Project vicinity. The Project's short-term contribution to cumulative impacts on scenic view corridors until proposed landscaping would be established (approximately 10 years) would be *potentially significant*.

Each related project's potential contribution to cumulative impacts on visual resources within the region of influence would be evaluated on a case-by-case basis and would go through development review to verify consistency with General Plan policies and development standards identified in the City's Coastal Zoning Ordinance. These measures would help to ensure that cumulative development, including the project's cumulative contribution, does not cause significant impacts

related to obstruction of important scenic views, damage to scenic resources, degradation of visual character, and/or creation of new light or glare sources.

The Project's contributions to cumulative changes in the visual character of the area at the western entrance to the City, as well as to night lighting, would be considered *potentially significant*. Standard permitting requirements AES-3.2.1 through AES-3.2.7 and proposed mitigation AES-4.1 would reduce the Project's long-term contribution to cumulative impacts on aesthetics/visual resources to *adverse, but feasibly mitigated to less than significant* (Class II).

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4.2 BIOLOGICAL RESOURCES

This section describes the potential biological resources impacts that could result from construction and operation of the City Fire Station 10.

4.2.1 Existing Setting

Goleta General Plan/Local Coastal Land Use Plan

The City of Goleta General Plan/ Coastal Land Use Plan (2006) (GP/CLUP), as amended provides guidance for development projects, defines habitat types, including those habitats characterized as Environmentally Sensitive Habitat Areas (ESHA) and wetlands, and includes policies to protect and preserve biological resources within the plan area and the City. The GP/CLUP addresses listed and special-status species and protected resources present within the City and presents impact avoidance and mitigation standards related to these resources. Based on the mapping included in the GP/CLUP final Environmental Impact Report (FEIR), no sensitive habitat, including ESHA and wetlands, and no listed or special-status species are known from the Project site.

4.2.2 Regulatory Setting

The following is a brief summary of the regulatory context under which biological resources are managed at the federal, state, and local levels. A number of federal and state statutes provide a regulatory structure that guides the protection of biological resources.

Federal

Endangered Species Act of 1973. The Federal Endangered Species Act (ESA) and implementing regulations (Title 16 United States Code (U.S.C.) §§ 1531 et seq., Title 50 Code of Federal Regulations (C.F.R.) §§ 17.1 et seq.) include provisions for the protection and management of federally listed threatened or endangered plants and animals and their designated critical habitats. Section 7 of the ESA requires a permit to take threatened or endangered species during lawful project activities. The administering agency is the US Fish and Wildlife Service (USFWS) for terrestrial, avian, and most aquatic species.

Fish and Wildlife Coordination Act. Section 7 of Fish and Wildlife Coordination Act (16 U.S.C., § 742a, et seq., 16 U.S.C., § 1531, et seq., and 50 C.F.R. § 17.1 et seq.) These sections require consultation if any project facilities could jeopardize the continued existence of an endangered species. Applicability depends on federal jurisdiction over some aspect of the project (e.g., dredge or fill activities in “waters of the US”). The administering agency is typically the US Army Corps of Engineers (USACE) in coordination with the USFWS.

Migratory Bird Treaty Act of 1918. The Migratory Bird Treaty Act (16 U.S.C. §§ 703-711) includes provisions for protection of migratory birds, which prohibits the taking of migratory birds under the authority of the USFWS and California Department of Fish and Wildlife (CDFW).

Clean Water Act of 1977, Section 404. This section of the Clean Water Act (33 U.S.C. §§ 1251 et seq., 33 C.F.R. §§ 320 and 323) gives the USACE authority to regulate discharges of dredge or fill material into waters of the US, including wetlands.

State

California Endangered Species Act of 1984. The California Endangered Species Act and implementing regulations in the Fish and Game Code, Section 2050 through Section 2098, include provisions for the protection and management of plant and animal species listed as endangered or threatened, or designated as candidates for such listing. The Act includes a consultation requirement "to ensure that any action authorized by a State lead agency is not likely to jeopardize the continued existence of any endangered or threatened species…or result in the destruction or adverse modification of habitat essential to the continued existence of the species" (Fish and Game Code § 2090). Plants of California declared to be endangered, threatened, or rare are listed within the California Code of Regulations (C.C.R.) Title 14 Section 670.2. Animals of California declared to be endangered or threatened are listed at 14 C.C.R. Section 670.5. 14 C.C.R. §§ 15000 et seq. describes the types and extent of information required to evaluate the effects of a project on biological resources of a Project site.

California Species Preservation Act 1970: California Fish and Game Code §§ 900 –903. This law includes provisions for the protection and enhancement of the birds, mammals, fish, amphibians, and reptiles of California, and is administered by the CDFW. The Fish and Game Code provides specific protection and listing for several types of biological resources, including:

- Fully Protected Species
- Streams, rivers, sloughs, and channels
- Significant Natural Areas
- Designated Ecological Reserves

Fully Protected Species are listed in Section 3511 (fully protected birds), Section 4700 (fully protected mammals), Section 5050 (Fully Protected reptiles and amphibians), and Section 5515 of the Fish and Game Code. The Fish and Game Code of California prohibits the taking of species designated as Fully Protected.

Fish and Game Code Section 1600. The section requires a Streambed Alteration Agreement for any activity that may alter the bed and/or bank of a stream, river, or channel. Typical activities that require a Streambed Alteration Agreement include excavation or fill placed within a channel, vegetation clearing, structures for diversion of water, installation of culverts and bridge supports, cofferdams for construction dewatering, and bank reinforcement. The Fish and Game Code Section 1930 designates Significant Natural Areas. These areas include refuges, natural sloughs, riparian areas, and vernal pools and significant wildlife habitats. An inventory of Significant Natural Areas is maintained by the CDFW Natural Heritage Division and is part of the California Natural Diversity Database (CNDDB).

Fish and Game Code Section 1580. The code lists Designated Ecological Reserves. Designated Ecological Reserves are significant wildlife habitats to be preserved in natural condition for the general public to observe and study.

Fish and Game Code Sections 2081(b) and (c). These sections allow CDFW to issue an incidental take permit for a State listed threatened and endangered species only if specific criteria are met. These criteria can be found in Title 14 C.C.R., § 783.4(a) and (b). No Section 2081(b) permit may authorize the taking of "fully protected" species and "specified birds." If a project is planned in an area where a fully protected species or specified bird occurs, an applicant must design the project to avoid all takings; the CDFW cannot authorize takings under these circumstances. Fish and Game Code Section 3503 specifies that it is unlawful to take, possess, or needlessly destroy the nest of any bird, except as otherwise provided by this code. Section 3503.5 specifies it is unlawful to take, possess, or destroy any birds in the orders Falconiformes or Strigiformes (birds of prey), to take, possess, or needlessly destroy the nest of any such bird, except as otherwise provided by this code.

CEQA, Public Resources Code Section 2100 et seq., and CEQA Guidelines, Title 14 California Code of Regulations Section 15000 et seq. The CEQA Guidelines provide a framework for the analysis of impacts to biological resources. The administering agency is the CEQA Lead Agency, which is in this case the City of Goleta.

Native Plant Protection Act of 1977. The Native Plant Protection Act of 1977 and implementing regulations in Section 1900 et seq. of the Fish and Game Code designates rare and endangered plants and provides specific protection measures for identified populations. It is administered by the CDFW.

Public Resources Code Sections 25500 & 25527. These code sections prohibit the siting of development in certain areas of critical concern for biological resources, such as ecological preserves, wildlife refuges, estuaries, and unique or irreplaceable wildlife habitats of scientific or educational value. If there is no alternative, strict criteria are applied under the authority of the CDFW.

Local

City of Goleta General Plan/Coastal Land Use Plan, 2006, as amended. The Goleta General Plan includes policies that protect and preserve biological resources within the City by designating specific resources and areas as protected, including Environmentally Sensitive Habitat Areas (ESHA), restricting activities and uses in protected areas, providing for the management of the resources on City lands, specifying impact avoidance and mitigation requirements for types of activities and by type of biological resource, and providing guidance for development and conservation decisions over the long-term. The policies anticipate the potential impacts to biological resources from the land uses and activities that would occur under the Goleta General Plan and serve to avoid, reduce, and/or mitigate those impacts. The following key policies regarding biological resources are in the Conservation Element (CE).

CE 3 Protection of Wetlands.

Objective: To preserve, protect, and enhance the functions and values of Goleta's wetlands.

CE 3.1 Definition of Wetlands. Wetlands are defined as any area that meets the definition of a wetland as defined by the California Coastal Commission, California Department of Fish and Game, and U.S. Fish and Wildlife Service. The most protective of definitions shall be applied and used to determine the boundary of a wetland. The City of Goleta uses the identification of a single indicator (soil, hydrology, or plants) to determine the boundary of a wetland.

CE 9 Protection of Native Woodlands.

Objective: To maintain and protect existing native trees and woodlands as a valuable resource needed to support wildlife and provide visual amenities.

CE 9.1 Definition of Protected Trees. New development shall be sited and designed to preserve the following species of native trees: oaks (*Quercus* spp.), walnut (*Juglans californica*), sycamore (*Platanus racemosa*), cottonwood (*Populus* spp.), willows (*Salix* spp.), or other native trees that are not otherwise protected in ESHAs, unless as otherwise allowed in CE 9.

Project Site Setting

The proposed Project has been analyzed in the past through an assessment of the Project site by the City in 2007 as well as by the City's consultant, Watershed Environmental, Inc. (WEI) in 2010. Based on the results of these assessments, a Mitigated Negative Declaration (MND) was completed by the City of Goleta in 2010 (City of Goleta 2010) that determined impacts to raptor nest sites and coastal sage scrub would be significant and required mitigation.

Updated biological surveys within the Project site were conducted by WEI on June 24, 2016 and the results of these surveys are included in the Biological Assessment for Goleta Fire Station No. 10 (WEI 2016; Appendix C). A tree inspection was also performed for the Project site, the results of which are included in the City of Goleta Tree Inspection Report that cited multiple dead and failing eucalyptus trees at that time (Robert Muraoka, City Arborist, 2016). An updated tree survey was conducted by WEI on February 9, 2017 (WEI 2017; Appendix C-1). Six (6) of the eucalyptus trees on-site were identified as dead at that time. Additionally, several other eucalyptus trees were identified as severely leaning and structurally compromised, which pose a threat to public safety because of ladder fuel fire hazard or potential to fall on passing vehicles (WEI 2017; Appendix C-1).

Methodology

Watershed Environmental, Inc. biologist Mark de la Garza and environmental analyst Melodee Hickman performed field surveys of the Project site on June 24, 2016 and on February 9, 2017. Surveys consisted of walking the 1.52-acre study area. Field notes were used to record direct observations of plant community/habitat types and botanical and wildlife resources. Botanical surveys were performed following the California Native Plant Society's recommended

survey guidelines (CNPS 2001), the U.S. Fish and Wildlife Service's Guidelines for Conducting and Reporting Botanical Inventories for Federally Listed, Proposed, and Candidate Plants (USFWS 2001), and the CDFG Protocols for Surveying and Evaluating Impacts to Special-Status Native Plant Populations and Natural Communities (CDFG 2009). Wildlife surveys followed standard professional practices and the City of Goleta Biological Survey Guidelines (SBCO 1995; contained in SBCO's Environmental Thresholds and Guidelines Manual, updated 2002).

Background biological information was obtained from the Special-Status Species and Environmentally Sensitive Habitat Map (City of Goleta 2008), the California Natural Diversity Data Base (CDFG 2016), the Haskell's Landing Project Addendum to 94-EIR-9 Goleta General Plan EIR (City of Goleta 2009), and the Hollister/Cathedral Oaks Overcrossing Replacement, Initial Study with Mitigated Negative Declaration (Caltrans 2006) (Appendix B).

The Project site was assessed for the presence of wetlands and waterways that would be jurisdictional to the U.S. Army Corps of Engineers (USACE) under the Clean Water Act (CWA), the Regional Water Quality Control Board (RWQCB) under the CWA and Porter-Cologne Act, the California Coastal Commission under the California Coastal Act (CCA) and CLUP, the California Department of Fish and Game under DFG Code, or by the City under the GP/CLUP.

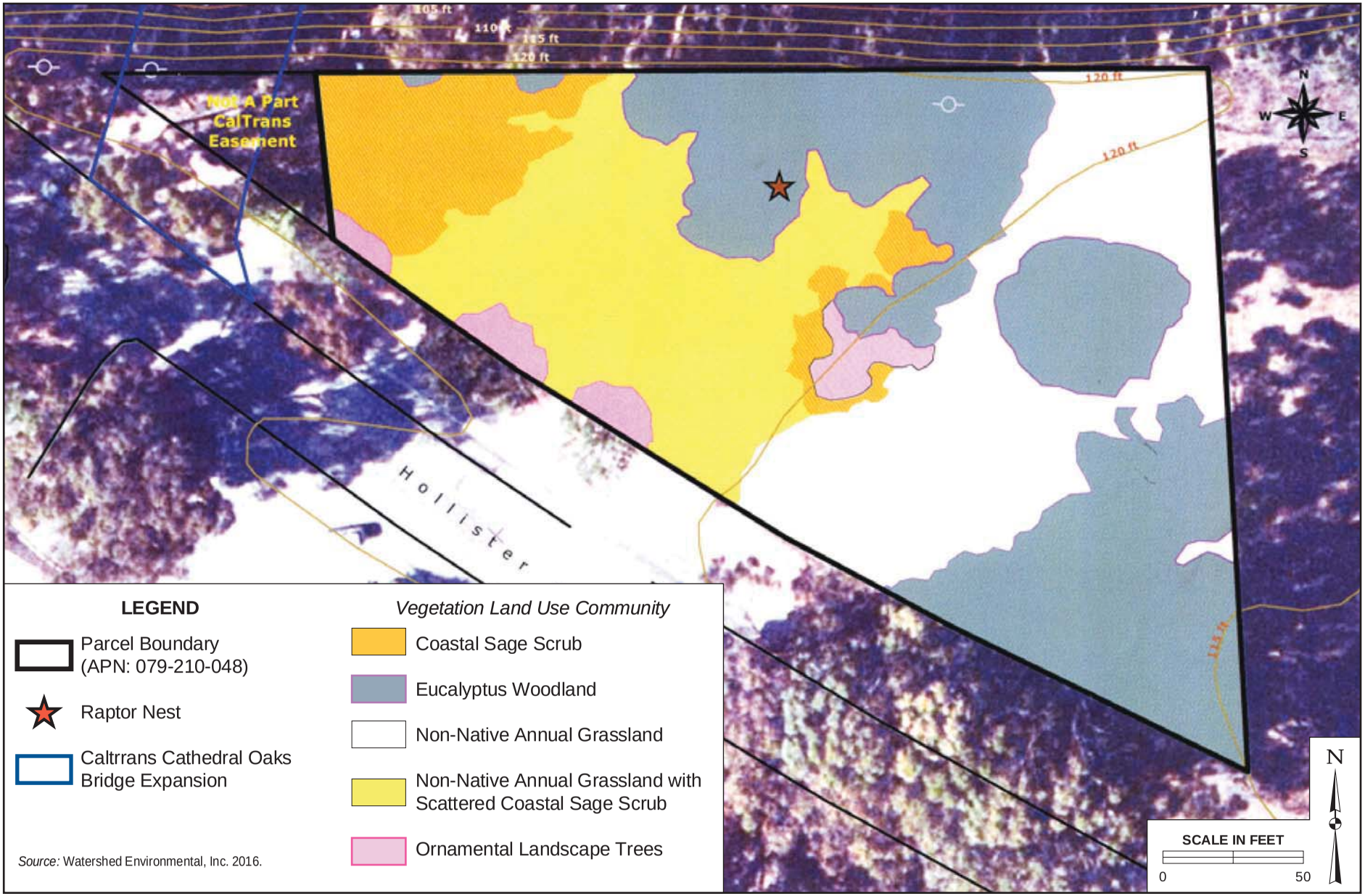
These methods are considered to be consistent with City of Goleta standards for undertaking such biological resource studies and are considered reliable.

Existing Habitat

There are no creeks or drainages on the 1.22-acre Project site, nor are there any drainage improvements such as man-made drainage ditches, drainage pipes, or culverts. The nearest creek/drainage is Devereaux Creek, which traverses in a north- south direction through the adjacent property to the east and is approximately 675 ft. from the Project site. The segment of Devereux Creek on the adjacent property to the east is mapped by the U.S. Geological Survey as a dashed blue line stream, indicating that it has intermittent ephemeral flow (USGS 1995).

Sensitive Habitat

The Project site does not contain any previously mapped or identified special-status species habitat or environmentally sensitive habitat (ESH) (City of Goleta 2006, County of Santa Barbara 2007, Caltrans 2006). The Project site supports a total of five habitat types, including two potentially sensitive habitat types, coastal sage scrub and woodlands suitable for raptor nesting and roosting (see Figure 4.2-1). A total of 0.12 acre of coastal sage scrub and 0.11 acre of coastal sage scrub/ ruderal habitat is present within the Project site and is comprised of native species including California sagebrush (*Artemisia californica*), California buckwheat (*Eriogonum fasciculatum* var. *fasciculatum*), and coyote brush (*Baccharis pilularis* var. *consanguinea*); as well as non-native species including black mustard (*Brassica nigra*) and star-thistle (*Centaurea melitensis*). Coastal



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Existing Community/Habitat Types
City of Goleta Fire Station 10

FIGURE 4.2-1

sage scrub habitat is concentrated largely in the northwestern portion of the Project site with small patches in the central portion of the site. Coastal sage scrub/ ruderal habitat is located in the southwestern and northeastern portions of the Project site. Woodlands present within the Project site are largely comprised of spotted gum (*Eucalyptus maculata*) and blue gum (*Eucalyptus globulus*), though ornamental olive (*Olea europaea*), carrotwood (*Cupaniopsis anacardioides*), Monterey cypress (*Cupressus macrocarpa*), and western sycamore (*Platanus racemosa*) are also present in relatively small concentrations. Eucalyptus and ornamental woodland habitat is scattered throughout the Project site and provides suitable nesting and roosting habitat for raptors.

Within the Project site, the coastal sage scrub habitat consists of small patches of vegetation surrounded by non-native vegetation and urban land uses including the Union Pacific Railroad and US 101 to the north, residential development to the east, Hollister Road to the south, and Cathedral Oaks Road to the west. The coastal sage scrub habitat present within the Project site is not designated as ESHA in the GP/ CLUP (Figure 4.2-1); however, areas that are not designated by the City as ESHA are subject to the same protections, provided they meet the City's criteria to be classified as ESHA (WEI 2016).

ESHA, as defined in Conservation Element CE 1.1 shall include, but are not limited to, any areas that through professional biological evaluation are determined to meet the following criteria:

a. *Any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and that could be easily disturbed or degraded by human activities and developments.*

b. *Any area that includes habitat for species and plant communities recognized as threatened or endangered by the state or federal governments; plant communities recognized by the State of California (in the Terrestrial Natural Communities Inventory) as restricted in distribution and very threatened; and those habitat types of limited distribution recognized to be of particular habitat value, including wetlands, riparian vegetation, eucalyptus groves associated with monarch butterfly roosts, oak woodlands, and savannas.*

c. *Any area that has been previously designated as an ESHA by the California Coastal Commission, the California Department of Fish and Game, City of Goleta, or other agency with jurisdiction over the designated area.*

The GP/CLUP Conservation Element CE 1.2 lists designated EHSAs in Goleta including, but not limited to, the following:

a. *Creek and riparian areas.*

b. *Wetlands, such as vernal pools.*

c. *Coastal dunes, lagoons or estuaries, and coastal bluffs/coastal bluff scrub.*

d. *Beach and shoreline habitats.*

e. *Marine habitats.*

f. *Coastal sage scrub and chaparral.*

g. *Native woodlands and savannahs, including oak woodlands.*

h. *Native grassland.*

i. *Monarch butterfly aggregation sites, including autumnal and winter roost sites, and related habitat areas.*

j. *Beach and dune areas that are nesting and foraging locations for the western snowy plover.*

k. *Nesting and roosting sites and related habitat areas for various species of raptors.*

l. *Other habitat areas for species of wildlife or plants designated as rare, threatened, or endangered under state or federal law.*

m. *Any other habitat areas that are rare or especially valuable from a local, regional, or statewide perspective.*

GP/CLUP Conservation Element CE 1.3 requires a site specific biological study to determine if un-mapped ESHA occurs within a proposed Project site. Based on the list of designated ESHAs included in CE 1.2, the coastal sage scrub habitat within the Project site is potentially considered ESHA; however, this habitat is not designated as ESHA in the GP/ CLUP map (Figure 4.2-1). The coastal sage scrub present within the Project site is limited to small, isolated patches that are dominated by California sagebrush, coyote brush, and California buckwheat. The coastal sage scrub habitat present within the Project site is best characterized as *Artemisia californica* (California sagebrush scrub) alliance by the List of Vegetation Alliances and Associations (CDFG 2010), which replaced all other lists of terrestrial natural communities and vegetation types. This alliance is a State Rarity Rank S5 habitat type and is therefore not considered rare or a special community within the state. Due to the size and location of the coastal sage scrub habitat, it is not determined to be especially valuable and is not expected to provide habitat for state or federally listed plant or wildlife species. For the reasons described above, the coastal sage scrub habitat present within the Project site is determined to not meet the criteria for designation as ESHA.

Additionally, the GP/CLUP Conservation Element CE 5.3 provides the following protections for coastal sage scrub:

a. *For purposes of this policy, coastal bluff scrub is defined as scrub habitat occurring on exposed coastal bluffs. Example species in bluff scrub habitat include Brewer's saltbush (Atriplex lentiformis), lemonade berry (Rhus integrifolia), seashore blight (Suaeda californica), seacliff buckwheat (Eriogonum parvifolium), California sagebrush, and coyote bush. Coastal sage scrub is defined as a drought-tolerant, Mediterranean habitat characterized by soft-leaved, shallow-rooted subshrubs such as California sagebrush, coyote bush, and California encelia (Encelia californica). It is found at lower elevations in both coastal and interior areas where moist*

maritime air penetrates inland. Chaparral is defined as fire- and drought-adapted woody, evergreen shrubs generally occurring on hills and lower mountain slopes. The area must have both the compositional and structural characteristics of coastal bluff scrub, coastal sage scrub, or chaparral habitat as described in Preliminary Descriptions of Terrestrial Natural Communities of California (Holland 1986) or other classification system recognized by the California Department of Fish and Game.

b. *To the maximum extent feasible, development shall avoid impacts to coastal bluff scrub, coastal sage scrub, or chaparral habitat that is part of a wildlife movement corridor and the impact would preclude animal movement or isolate ESHAs previously connected by the corridor such as (1) disrupting associated bird and animal movement patterns and seed dispersal, and/or (2) increasing erosion and sedimentation impacts to nearby creeks or drainages.*

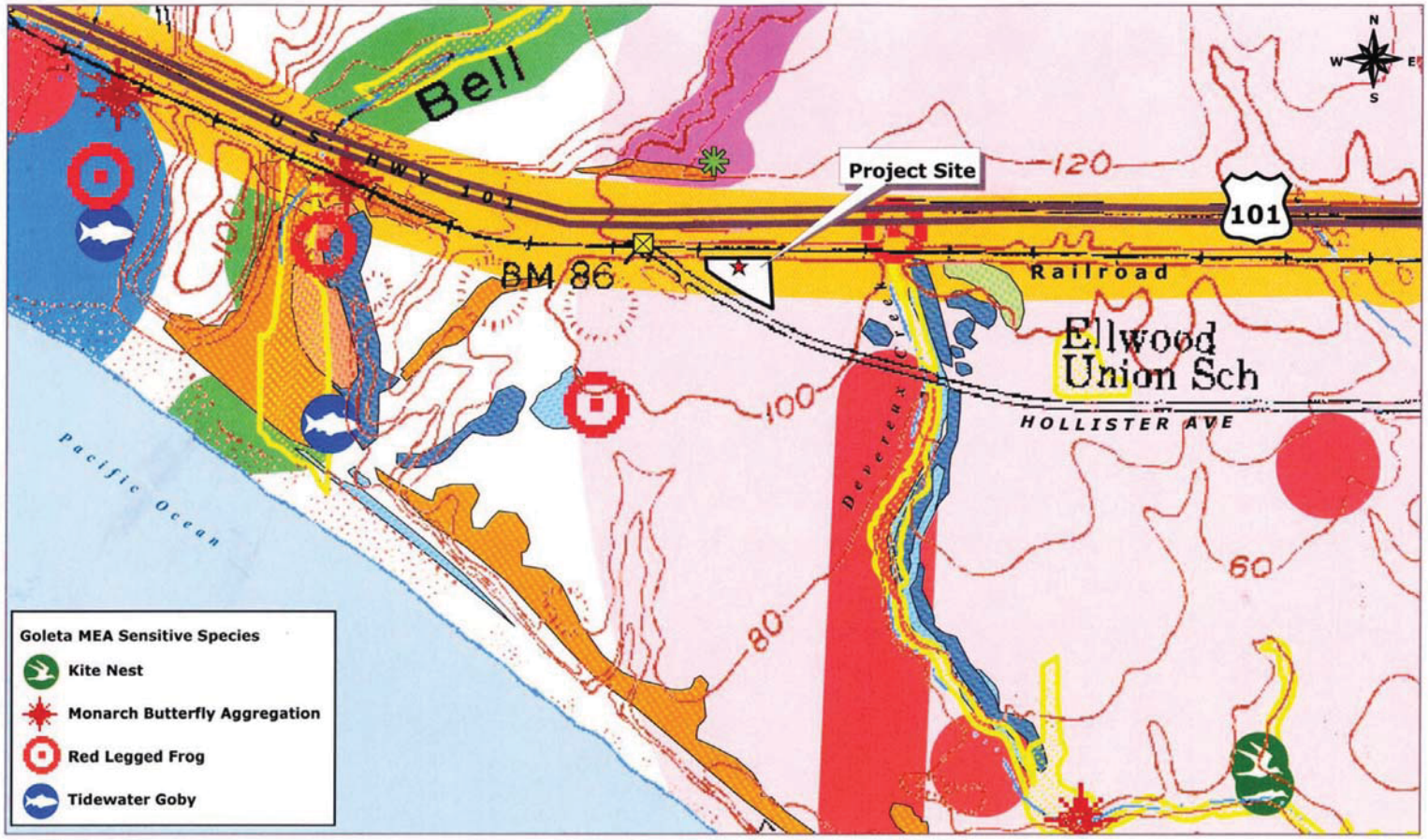
c. *Impacts to coastal bluff scrub, coastal sage scrub, and chaparral ESHAs shall be minimized by providing at least a 25-foot buffer restored with native species around the perimeter of the ESHA, unless the activity is allowed under other CE subpolicies and mitigation is applied per CE 1.7.*

d. *Removal of nonnative and invasive exotic species shall be allowed; revegetation shall be with plants or seeds collected within the same watershed whenever feasible.*

While vegetation is present within the Project site that meets the definition of coastal sage scrub, these habitats do not meet the criteria for designation as ESHA, as indicated above. Therefore, these policies would not apply to the coastal sage scrub habitat present within the Project site.

The US Fish and Wildlife Service's online critical habitat mapper indicates that critical habitat exists for the following species within 5 miles of the Project site (see Figure 4.2-2): threatened western snowy plover (*Charadrius alexandrinus nivosus*) approximately 1.15 mi. southeast of the Project site; endangered tidewater goby (*Eucyclogobius newberryi*) approximately 0.5 mi. southwest of the Project site; and endangered Southern California steelhead DPS (*Oncorhynchus mykiss*) approximately 0.7 mi. west of the Project site. The site itself does not contain any federally designated critical habitat, nor does it have suitable beach-dune habitat for western snowy plover or aquatic habitat for tidewater goby or Southern California steelhead (WEI 2016).

The two closest locally designated areas of ESH are: 1) a eucalyptus tree grove used by monarch butterflies as a winter roost/aggregation site; and 2) a patch of riparian/marsh/vernal habitat. Both areas are located on the adjacent property to the east. The monarch butterfly roosting/aggregation site is located in a eucalyptus grove approximately 720 ft. east of the Project site and the riparian/marsh/vernal habitat is located approximately 675 ft. east of the Project site adjacent to Devereux Creek. Residential development exists between the Project site and both of these sites. Two other ESH areas in the Project vicinity were identified by



Source: Watershed Environmental, Inc. 2016.

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Sensitive Species and Environmentally Sensitive Habitat in Project Vicinity
City of Goleta Fire Station 10

FIGURE 4.2-2

Caltrans in their environmental review of the Hollister/Cathedral Oaks Overcrossing Replacement (2006 Caltrans): 1) a plunge pool below the US 101 Devereux Creek culvert on the south side of the 101 Freeway, where an individual California red-legged frog was observed in 2001; and 2) a patch of coastal sage scrub vegetation containing approximately 25 Santa Barbara honeysuckle plants north of Calle Real and west of Cathedral Oaks Drive (WEI 2016).

The 2016 biological survey of the Project site identified six different vegetation types. Their extent is presented in Table 4.2-1 below.

Sensitive Plant Species

The Project site is located approximately 575 feet south of a known population of Santa Barbara honeysuckle (*Lonicera subspicata* var. *subspicata*), a California Rare Plant Rank (CRPR) 1B species (see Figure 4.2-2). However, based on the results of the 2016 biological assessment (WEI 2016), this species does not occur on site. No other special-status plant species are expected to occur on the Project site.

Table 4.2-1. Project Site Vegetation and Land Covers

Vegetation and Land Cover Type	Area (Sq. Ft.)	Area (Acres)
Coastal Sage Scrub	5,304	0.12
Coastal Sage Scrub/Ruderal	4,613	0.11
Eucalyptus Woodland	26,726	0.61
Non-Native Grassland	9,918	0.23
Non-Native Grassland/Ruderal	10,441	0.24
Ornamental Landscape Trees	4,160	0.10
Asphalt Roadway	99	0.00
Concrete Electrical Vault	99	0.00
Concrete Bridge Abutment	785	0.02
Disturbed/Bare Dirt	4,007	0.09
Total	**66,152**	**1.52**

Sensitive Wildlife Species

The site itself does not contain any federally designated critical habitat, nor does it have suitable beach-dune habitat for western snowy plover or aquatic habitat for tidewater goby or Southern California steelhead.

Pallid bat (*Antrozous pallidus*), a California Species of Special Concern (SSC) is not expected to occur within the Project site due to the lack of suitable roost or colony sites (WEI 2016). Monarch butterfly (*Danaus plexippus*), and CDFW vulnerable species and Goleta special resource, is known to over-winter in coastal Santa Barbara County. Nesting raptors which are protected by the Migratory Bird Treaty Act (MBTA), California Department of Fish and Game Code (DFG Code),

as well as the GP/CLUP. Raptors are known to have historically constructed nests within the stands of eucalyptus trees on the Project site and have potential to nest in these trees, as well as ornamental trees located within the Project site, in the future. No raptor nests were identified within the Project site in 2016 (WEI 2016).

Based on the list of designated ESHAs included in CE 1.2, the eucalyptus stands and ornamental vegetation within the Project site are potentially considered ESHA; however, these habitats are not designated as ESHA in the GP/ CLUP map (Figure 4.2-1). GP/CLUP Conservation Element CE 1.3 requires a site specific biological study to determine if un-mapped ESHA occurs within a proposed Project site.

GP/CLUP Conservation Element CE 4.1 defines the habitat area for monarch butterfly, and Conservation Element CE-4.3 requires site-specific studies to determine if unmapped monarch ESHAs occur within a specific Project site. Based on the results of the 2016 biological assessment, the eucalyptus trees in the southeastern corner of the Project site are not considered suitable to be used by monarch butterflies as a winter aggregation site because the grove is not large or dense enough to provide the required wind shelter (WEI 2016).

Jurisdictional Wetlands and Waters

Devereux Creek lies approximately 0.25 mile to the east of the Project site and Bell Canyon Creek lies approximately 0.44 mile to the west, though no connection to either of these waterways was identified during the biological assessments completed for the Project. The 2010 MND notes that a topographical depression is exists in the southeastern corner of the Project site (City of Goleta 2010). However, the 2016 biological assessment (WEI 2016) did not identify any wetland or water resources regulated under the Clean Water Act (CWA), Porter-Cologne Act, California Coastal Act (CCA), DFG Code, or by the City within the Project site.

The coastal sage scrub on site is not considered “especially valuable” due to its small size, low diversity, and isolated location. Its removal is considered less than significant. Standard pre-construction surveys for nesting birds were identified to address potential impacts resulting from removal of nesting habitat.

4.2.3 Impact Analysis

Methodology and Significance Thresholds

The analyses in this portion of the EIR are based on the methodology described above under Section 4.2.1, Project Site Setting.

CEQA Guidelines Appendix G. In accordance with Appendix G of the CEQA Guidelines, the project would have a significant impact on biological resources if it would:

- Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or US Fish and Wildlife Service;

- Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or US Fish and Wildlife Service;
- Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means;
- Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites;
- Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance; or
- Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

City of Goleta Environmental Thresholds and Guidelines Manual. The City of Goleta's Environmental Thresholds and Guidelines Manual defines the following thresholds of significance:

- Conflicts with adopted environmental plans and goals of the community where it is located;
- Substantially affects a rare or endangered species of animal, plant, or the habitat of the species;
- Interferes substantially with the movement of any resident or migratory fish or wildlife species; or
- Substantially diminishes habitat for fish, wildlife, or plants.

Types of Impacts to Biological Resources. Disturbances to habitats or species may be significant, based on substantial evidence in the record, if they substantially impact significant resources in the following ways:

- Substantially reduce or eliminate species diversity or abundance;
- Substantially reduce or eliminate quantity or quality of nesting areas;
- Substantially limit reproductive capacity through loss of individuals or habitat;
- Substantially fragment, eliminate, or otherwise disrupt foraging areas and/or access to food resources;
- Substantially limit or fragment range and movement (geographic distribution of animals and/or seed dispersal routes); or
- Substantially interfere with natural processes, such as fire or flooding, upon which the habitat depends.

Less Than Significant Impacts. The Environmental Thresholds and Guidelines Manual provides examples of areas in the City of Goleta where impacts to habitat are presumed to be less than significant, including:

- Small acreages of non-native grassland if wildlife values are low;
- Individuals or stands of non-native trees if not used by important animal species such as raptors or monarch butterflies;
- Areas of historical disturbance such as intensive agriculture;
- Small pockets of habitats already significantly fragmented or isolated, and disturbed or degraded; or
- Areas of primarily ruderal species resulting from pre-existing man-made disturbance.

The City's Environmental Thresholds Guidelines Manual refers to CEQA Guidelines Appendix G. Pursuant to the Appendix G, potentially significant impacts would occur if development of the Project site would:

- Substantially reduce or eliminate species diversity or abundance;
- Substantially reduce or eliminate quantity or quality of nesting areas;
- Substantially limit reproductive capacity through loss of individuals or habitat;
- Substantially fragment, eliminate, or otherwise disrupt foraging areas and/or access to food resources;
- Substantially limit or fragment range and movement (geographic distribution of animals and/or seed dispersal routes); or
- Substantially interfere with natural processes, such as fire or flooding, upon which the habitat depends.

Project Impacts and Mitigation Measures

Potential impacts on biological resources and associated mitigation measures are discussed below.

Impact *BIO-1: The Project would result in habitat loss for wildlife resulting from the substantial removal of vegetation within the Project site.*

A total of 0.12-acre of coastal sage scrub, 0.11-acre of coastal sage scrub/ruderal, 0.61-acre of eucalyptus woodland, 0.23-acre non-native grassland, 0.24-acre non-native grassland/ruderal, and 0.8-acre of ornamental landscape trees would be removed as a result of Project implementation. None of the vegetation is considered rare or a special community within the state, and does not meet the City's criteria for designation as ESHA. Because the vegetation on site does not comprise a rare or special community and is not ESHA, its removal would result in an *adverse, but less than significant* (Class III) impact on biological resources.

Mitigation Measures and Residual Impacts

As impacts of vegetation removal onsite would be less than significant, no mitigation measures would be required. The residual impact on biological resources would be *adverse, but less than significant* (Class III).

Impact *BIO-2: Proposed Project increases in noise and light potentially affecting wildlife in the Project vicinity would not be substantial when compared to existing surrounding urbanization uses.*

Heavy equipment operation and construction noise would cause short-term impacts. Long-term impacts would occur with increased human use and additional night lighting. Proposed lighting fixtures would be screened to focus illumination downward that would reduce dispersal of lighting offsite. Given the Project site proximity to Hollister Avenue, U.S.101, the UPRR, and Hollister Avenue/Cathedral Oaks Road Overpass, the increased noise and night lighting due to the Project would be incrementally small. This Project's contribution to existing ambient noise and light would result in an *adverse, but less than significant (*Class III) impact on biological resources.

Mitigation Measures and Residual Impacts

As impacts of increased noise and light on surrounding wildlife would be less than significant, no mitigation measures would be required. The residual impact would be *adverse, but less than significant* (Class III).

Impact *BIO-3: Potential active raptor nests and other bird nests that could be established in trees and shrubs within and adjacent to the Project site would be adversely impacted if construction were to occur during the bird breeding season (February 1- August 15).*

Construction of the proposed Project would require the permanent removal of approximately 0.61 acre (56 specimens) of blue gum eucalyptus trees and 0.10 acre of ornamental landscape trees. Surveys were performed in 2016 (WEI, 2016) for active and inactive raptor nests within and adjacent to (within 500 ft. of) the Project site, and none were found. Raptor nest have, however, been recorded in 2010 (see Figure 4.2-1). Therefore, the potential exists for disturbance of active raptor nests and other bird nests in trees and shrubs within and adjacent to the Project site should construction occur during the bird breeding season (February 1- August 15). Active raptor nest sites are protected by the Federal Migratory Bird Treaty Act and by Sections 3503, 3503.5, and 3513 of the California Department of Fish and Wildlife Code. In addition, the GP/CLUP Conservation Element Policy 8.4 requires protection of active and historical raptor nest sites when feasible. In addition to the removal of eucalyptus and ornamental landscape trees, construction of the Project would require removal of all shrub and grassland vegetation onsite. Several different species of birds would potentially nest in the vegetation onsite and adjacent to the Project site. If nests were to exist when construction were undertaken, this action would result in a short-term *potentially significant impact* (Class II) on biological resources.

Mitigation Measures and Residual Impacts

The following mitigation measure would be required to reduce the impact on nesting birds. It would also address Impact BIO-5:

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 season 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, construction lathe, or other means to mark the boundary, unless a smaller buffer is considered adequate based on the factors listed above.

Plan Requirements and Timing: 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.

Monitoring: 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.

Implementation of Mitigation Measure BIO-3 would reduce the potential to disturb sensitive bird nesting during construction. The residual impact on biological resources would be *adverse, but feasibly mitigated to less than significant* (Class II).

Impact *BIO-4: The proposed Project would have less than significant impacts to non-ESHA vegetation communities.*

The Project would result in the removal of 0.12 acre of coastal sage scrub, 0.11 acre of coastal sage scrub/ruderal, 0.61 acre of eucalyptus woodland, and 0.10 acre of ornamental landscape trees as a result of Project implementation. As detailed above, these habitat types do not meet the criteria to be designated as ESHA based on the definitions included in the GP/CLUP.

These activities would result in an *adverse, but less than significant* (Class III) impact on biological resources.

Mitigation Measures and Residual Impacts

As impacts on biological resources would be less than significant, no mitigation is required. The residual impact on biological resources would be *adverse, but less than significant* (Class III).

Impact *BIO-5: The proposed Project would have less than significant direct and indirect impacts to sensitive wildlife species.*

Surveys for special status species were performed in 2016 (WEI 2016) within and adjacent to the Project area. No sensitive wildlife species, sensitive wildlife breeding habitat, or sensitive plants were found. However, there are a number of sensitive species observations in the Project vicinity including: California red-legged frog (*Rana aurora draytonii*), pallid bat, red-tailed hawk (*Buteo jamaicensis*), red shouldered hawk (*Buteo lineatus*), and monarch butterfly. The habitat present on the Project site is severely degraded from past land use and gas station remediation activities, and is isolated and fragmented from any natural terrestrial and aquatic habitat. No sensitive wildlife and plant species were found during field surveys and the majority of the sensitive species known to occur in the vicinity are not expected to occur on the Project site.

As no sensitive wildlife or breeding habitat would be impacted, construction would result in an *adverse, but less than significant* (Class III) impact on biological resources.

Mitigation Measures and Residual Impacts

As impacts on biological resources would be less than significant, no mitigation is required. The residual impact on biological resources would be *adverse, but less than significant* (Class III).

4.2.4 Cumulative Impacts

Region of Influence

The Region of Influence for evaluating cumulative impacts on biological resources includes those areas in which related past, present, and reasonably probable projects would have the potential to contribute to the degradation of biological resources. Related projects in the region include mainly residential, commercial, and industrial infill development on previously disturbed land, which generally lack significant natural habitat. In addition to related projects, the Region of Influence would also include areas that do support natural habitats and/ or ESHA, including the nearby Ellwood Mesa, Devereux Creek/ Devereux Slough, and Bell Canyon Creek.

Within the region, development of infill projects on lands that are largely disturbed do not pose a significant cumulative impact to biological resources. The majority of these infill areas support habitat dominated by non-native species, are small and highly fragmented, and are subject to varying levels of on-going disturbance. As detailed above, the Project would result in the removal of a small amount of

native habitat as well as stands of eucalyptus and ornamental trees, though no sensitive habitat or wildlife species exist. Through implementation of mitigation measure BIO-3, the Project would reduce these potential contributions to *less than cumulatively considerable* (Class II).

As previously noted, the eucalyptus stands within the Project site are relatively small and are not of sufficient density to provide the required wind protection for monarch aggregation. Therefore, the removal of eucalyptus trees on the Project site is not considered a cumulatively considerable contribution to cumulative impacts to monarch butterfly aggregation habitat. Biological surveys in 2016 (WEI 2016) did not identify any nesting raptors, though they were known to have nested on the Project site historically. Implementation of mitigation measure BIO-3 would reduce the Project's contribution to cumulative impacts on biological resources to *less than cumulatively considerable* (Class II).

4.3 CULTURAL RESOURCES

This section describes the potential cultural resources impacts that could result from construction of the City Fire Station 10.

4.3.1 Existing Setting

Goleta General Plan/Local Coastal Land Use Plan

A summary of the prehistory and history of the general project area, excerpted from the Goleta General Plan FEIR, is provided below.

Prehistory. Evidence exists for the presence of humans in the Santa Barbara coastal area for more than ten thousand years. While some researchers (e.g., Orr 1968) suggest that the Santa Barbara Channel area may have been settled as early as 40,000 years ago, only limited evidence for occupation much earlier than 9,500 years has been discovered. Even so, human prehistory along the Santa Barbara channel area coast may extend back as much as 12,000 years (Erlandson et al. 1987; Erlandson et al. 1996). Approximately 7,500 years ago, prehistoric human settlement in the region appears to have increased rapidly with a number of sites dating to approximately this time, and many more dating subsequent to it (Colten 1987, 1991; Erlandson 1988, 1997; Glassow 1997). At that time, people in the area practiced a mostly gathering subsistence economy, focusing mainly on natural vegetal resources, small animals, and marine resources such as shellfish. One of the major tool types evident in their assemblage was the milling stone and muller (also referred to as mano and metate). This two-part tool was used primarily to process (grind) various kinds of seeds, small animals, and vegetal foodstuffs. The large quantities of these tools found by archaeologists in the sites of these people resulted in the designation of this period as the Milling Stone Horizon (Erlandson 1994).

Beginning at sites dating to approximately 5,000 years ago, archaeologists began to notice differences in some archaeological site assemblages. These differences involved changes in the tool inventory with new tool types indicative of new subsistence technologies. Most significant of these differences were projectile points indicative of hunting activities, and the mortar and pestle suggestive of the utilization of a new vegetal foodstuff, the acorn. Another change involved an increase in fishing and the procurement of marine mammals for food. The use of these new technologies increased during the next approximately 3,000 years, until approximately 2,000 to 1,500 years ago. During this period, prehistoric habitation increased considerably in the Goleta area.

The advent of new technologies and subsistence strategies again became evident approximately 2,000 to 1,500 years ago, signaling a distinctive change in the pattern of prehistoric culture in California. Included in these new technologies were the bow and arrow and, in some areas, ceramics. Burial practices also changed in some areas of California with cremation of the dead supplanting inhumation. The

period is characterized as a time of cultural elaboration and increased sophistication including artistic, technological, and sociological changes (Erlandson and Torben 2002).

Ethnographic Background. At the time of first European contact in 1542, the Goleta area was occupied by a Native American group speaking a distinct dialect of the Chumash language. Historically, this group became known as the Barbareño Chumash (Landberg 1965); the name deriving from the Mission Santa Barbara under whose jurisdiction many local Chumash came after its founding in 1776. The Chumash were hunters and gatherers who lived in an area with many useful natural resources and were politically organized into chiefdoms. They had developed a number of technologies and subsistence strategies that allowed them to maximize the exploitation of these natural resources.

Consequently, before a drastic change caused by disease and other forms of cultural disruptions introduced by the Spaniards, Chumash settlements were numerous, with some containing large residential areas, semi-subterranean houses, and large cemeteries. At the time of Spanish contact, the Goleta area and immediate vicinity was highly populated with at least ten Chumash villages (Johnson, et al., 1982). A number of these settlements were situated around what was in prehistoric times a much larger Goleta Slough. This embayment is considered to have extended to today's 10-foot elevation contour, before massive flooding and siltation in the 1860s (Stone 1982). The estuary provided an abundance of marine resources including shellfish, fish, birds, and marine mammals. Early Spanish explorers, missionaries, and administrators characterized the Chumash as having a strong propensity for trade, commerce, and craft specialization, as well as for intervillage warfare (Erlandson, 1994).

History. The first European contact to the Santa Barbara coastal region was by the Portuguese explorer Juan Rodriguez Cabrillo in 1542, whose voyage up the California coast under the flag of Spain was the first expedition to explore what is now the west coast of the United States. It was, however, Spanish explorer Sebastian Vizcaino, sailing though the region in December 1602, retracing Cabrillo's voyage, who christened the channel Santa Barbara in honor of Saint Santa Barbara, whose day in the Catholic calendar is December 4 (Guinn 1907). After 1602, there is no verified documentation of European contact in the region until Portolá's expedition along the coast of California in route to Monterey Bay in 1769. Accompanying Portolá was Sergeant José Francisco Ortega, who would become the first commandante of the Santa Barbara Presidio, constructed in 1781–82 (Whitehead, 1996). Mission Santa Barbara was founded on December 4, 1786, and in the first year of commission, 186 Chumash people were baptized, 83 of which were from the Goleta region (Johnson, et al., 1982:20). In 1803, a proportionally large number of baptisms occurred throughout the five missions located within the Chumash territory, putting such a strain on the missions that the newly baptized were allowed to remain in certain native villages which were renamed after saints (Johnson, et al., 1982). In the Goleta area, there were at least two of these communities, San Miguel and San Francisco, the native villages of

Mescalitan (Helo'), (*S'axpilil*) and Cieniguitas (*Kaswa*'), respectively (Johnson, et al., 1982:21).

In the time between the establishment of the Santa Barbara Mission and Presidio and the end of Spanish rule in California in 1822, the Goleta area was primarily used by the Franciscan fathers for grazing cattle and sheep (County of Santa Barbara, 1993). In 1806, a measles epidemic took many lives and marked the beginning of the decline of both the Mission Santa Barbara and the native population (Johnson, et al., 1982). In 1822 and 1823, the most severe drought in mission history occurred, resulting in two very poor harvest years. A Chumash revolt occurred in 1824, possibly influenced by the lack in food supply (Johnson et al. 1982:25). Many of the Chumash population dispersed into the mountains and to the southern San Joaquin Valley. After two Mexican expeditions into the interior, many of them were persuaded to return to Santa Barbara (Blakley and Barnette 1985).

Although Mexico had gained independence from Spain in 1822, it was not until 1835 that secularization of the missions occurred, the mission became a parish church, and the Chumash were made free citizens (Johnson, et al., 1982). The policy of the Mexican government was to grant the mission lands and other unclaimed property to prominent citizens who were required to develop the properties and to build homes on them (EIP Associates, 2004).

The American period began in 1848, when Mexico signed a treaty ceding California to the United States. Santa Barbara County was one of the original counties of California, formed in 1850 at the time of statehood. In 1851, a land act was passed that required the confirmation of ownership of Spanish land grants, although the process took many years to complete. Daniel Hill received a patent for La Goleta on March 10, 1865, and Los Dos Pueblos was patented to N. A. Den on February 23, 1877, 15 years after his death (California Secretary of State, 2000).

The 1870s saw the characterization of the Goleta area began to shift from sparsely populated cattle ranches to farmsteads and towns. The area of La Goleta north of Hollister Avenue was subdivided into 38 parcels, ranging from 31 to 258 acres each (King, 1982:51), and a town taking on the name of Goleta was established in the southwestern portion of the old La Goleta land grant. Early pioneers during this time include J. D. Patterson, Richard Sexton, B. A. Hicks, Ira A. Martin, John Edwards, and Isaac Foster (King, 1982). By 1890, the population of Goleta had grown from 200 in 1870 to 700 people (King, 1982:51).

In 1887, the Southern Pacific Railroad connected Santa Barbara County to Los Angeles and in 1901 to San Francisco, bringing with it the expansion and growth of ranching and agriculture in the Goleta Valley (Grenda, et al., 1994). Goleta in the early 1900s was described by J. M. Guinn as "a small village eight miles to the northwest of Santa Barbara. The country around to a considerable extent is devoted to walnut-growing and olive culture" (1907:422). Joseph Sexton, who had

developed the softshell walnut, inspired many additional area farmers to plant their land with walnuts and a grower's association was formed (King 1982). In the early 1870s, Sherman Stow planted lemon, walnut, and almond orchards; the lemon orchards were the first commercial lemon planting in California (Tompkins, 1966; Grenda, et al., 1994). The lemon industry continued to develop, and in the 1930s, a lemon packing plant was constructed. Today agriculture in the Goleta foothills consists mainly of lemons and avocados (King, 1982; Goleta Valley Urban Agriculture Newsletter, 2002).

Oil production along the Goleta coast began in the 1920s and boomed in 1928 with the discovery of the Ellwood oil fields. After 1937, oil production began to decline; however, natural gas was also discovered along the coast and is still being tapped today (County of Santa Barbara, 1993). Suggestions that the Goleta Slough be turned into a harbor first originated in the early 1920s and persisted into the 1960s, although this plan eventually disintegrated with the infilling of marshlands in 1930s and 1940s in order to accommodate an airport. In 1941, the City of Santa Barbara bought Mescalitan Island and the surrounding tide flats (King, 1982; County of Santa Barbara, 1993). The 1950s and 1960s brought tremendous change to the Goleta area, as the construction of Cachuma dam provided a relief to the area's problem of a reliable water source and fueled rapid growth and commercial and residential development (Grenda, et al., 1994; County of Santa Barbara, 1993).

Project Site Setting

Soils formed within deposits in the Project area have been previously mapped as the Milpitas-Positas Fine Sandy Loam soil series type (USDA-NRCS 2015). Based on observation of the soil profiles exposed during this phase of investigation, the local soils (where not disturbed by historic land modification) generally consist of a surface A horizon (and underlying E horizon) with potential for the presence of cultural deposits underlain by sub-surface soil horizons (Bt and C horizons). The sub-surface soils are of sufficient geologic age (greater than 12,000 years) and composition such that they are not considered to have potential for bearing cultural deposits and, therefore, should be considered archaeologically sterile.

Background Research

An archaeological site records and literature search of the California Historic Resources Information System (CHRIS) at the Central Coast Information Center (CCIC), University of California Santa Barbara, identified 10 investigations that have been undertaken within 0.5 mile of the proposed Project site, and seven archaeological sites recorded in the vicinity.

The closest archaeological site, the prehistoric village CA-SBA-70, is recorded north of U.S. 101. The site was recorded by D.B. Rogers in 1929. Rogers identified chipped stone flakes, hammer stones, and grinding implements (i.e., manos used to process hard seeds). Circular structures roughly 12 -14 feet in diameter and a few fragmentary human remains near the southern boundary of the site were also identified.

In 2013, two previously unknown intact prehistoric archaeological deposits were encountered during construction of the Caltrans Hollister Avenue Overcrossing Replacement Project (Kaijankoski *et al.* 2013). The deposits were located approximately 100 and 145 feet north and northwest, respectively, of the Fire Station 10 Project area. Ensuing data recovery excavations identified sparse deposits up to 80 cm (2.6 feet) below surface, including shellfish, animal bone, ground stone implements (hammerstones and pestle), and chipped stone (one core, flake tools, and flakes). No intact features of human remains were identified. Since no "meaningful amounts of fish, bird, or mammal bone" were recovered from the "very edge of [the]... now mostly destroyed" site, the two deposits were not found to contribute to the eligibility of CA-SBA-70 with respect to National Register of Historic places or the California Historic Resources criteria (Kaijankoski *et al.* 2013).

A Phase 1 Archaeological Resource Survey consisting of an intensive systematic pedestrian survey and the excavation of seven Extended Phase 1 backhoe trenches was carried out (Macfarlane 2010). No cultural materials were identified on the site surface during the survey. The seven backhoe trenches, ranging from 1.04 and 2.15 meters (3.4 and 7.1 feet) deep, were located within the Fire Station No. 10 building footprints in the central portion of the project area. No prehistoric or historic cultural materials were observed in the excavated and screened backhoe trench soils. The intensive, systematic pedestrian survey and the backhoe trench excavations determined that there was no potential for archaeological resources or impacts within the Fire Station No. 10 building footprints proposed at the time. No direct or indirect impacts to archaeological resources were anticipation and development for the Project would have "result[ed] in no adverse, cumulative or residual effects on extant cultural... resources" (Macfarlane 2010).

Extended Phase 1

A Supplemental intensive ground surface Phase 1 and subsurface Extended Phase 1 Archaeological Investigation was performed by Dudek in 2015 in order to determine the potential presence of any of prehistoric archaeological materials in the westerly portions of the Project site that were not assessed during the 2010 study (Dudek 2015, Confidential Appendix D).

The intensive Phase 1 survey western portion of the Project area was intensively All ground surfaces in the western half of the project area were walked in parallel 2-meter (6-foot) parallel transects. Ground vegetation was sparse annual grasses and coyote bush shrubs providing fair to good visibility (40 to 60 percent). An area of dark brown silty loam, approximately 25 square meters (260 square feet) in area, was identified along the western Project area property boundary in the area identified as GP 2 on Figure 3. A number of young evergreen trees had been planted in this area, with plastic PVC irrigation pipe and emitters placed to supply irrigation to the trees. Several fragments of estuarine shell (Chione sp.) were identified within the silty loam soil, which was characteristic of prehistoric site

midden material. Irrigation drip line emitters were identified in the dark midden soil. Soils were carefully exposed by systematic shovel scrapes in the immediate vicinity of the emitter installation. The PVC was found to be placed at the bottom of approximately 10 cm (4 inches) of the midden soil; the irrigation pipe had been placed directly on the native Topsoil A Horizon, below the imported prehistoric midden soils. Erosion control mechanisms (jute fabric roles) had also been placed within the midden soils, clearly associated with planting and irrigating the evergreen trees.

The shallow placement of the midden soil on top of the non-cultural Topsoil A Horizon, burying the PVC irrigation pipe and erosion control devices, indicated that these had been placed in association with planting of the evergreen tree landscaping. The midden soils were limited in their expanse and depth to this single area of the Project area. The landscaping was completed by Caltrans in 2013, subsequent to completion of the Cathedral Oaks Overpass project (Claudia Dato, personal communication 2015).

Evidence of the gas station remediation identified in the previous Extended Phase 1 report, including placement of over 2 feet of soils in the central Project site area, imported pea gravels, and irregular topography, was noted throughout much of the remaining western Project area. Three isolated pieces of shellfish including Pismo clam (*Tivela stultorum*) and Venus clam (*Chione* sp).

(Chione sp.) were identified in the proximity of the northwestern project boundary in the vicinity of GP 7 and Trench 6 on Figure 3. These shell fragments were not found in the dark midden soils described above, but were within soils that had been identified in the 2010 Extended Phase 1 Investigation (Macfarlane 2010) Trench 6 as Stratum I, imported fill. The soils had substantial pea gravel inclusions and construction debris that were consistent with the fill designation.

The southerly UPRR cut bank was carefully inspected during the intensive survey. Exposures were feasibly surveyed except for areas to the west of the Project site. These exposures provided for excellent visibility (100 percent), revealing the identical stratigraphy as noted during the Phase 3 Data Recovery excavations on the north side of the UPRR cut (Kaijankoski et al. 2013: Figure 9), except no shell fragments were observed within the Topsoil A1 and A2 horizons silty loam horizons.

In order to supplement the previous Extended Phase 1 investigations within the westerly portion of the project area, ten solid core, 2-inch diameter (direct push) geoprobes were excavated spaced approximately 40-feet apart throughout the western Project area that had not been previously investigated in 2010. The geoprobes were excavated to a 6-foot depth and evaluated by Mitch Bornyasz, PG, a specialist with over 25 years' experience assessing the stratigraphy of archaeological sites in Santa Barbara. The Supplemental Extended Phase 1 Archaeological Investigation, including the intensive ground surface survey, conclusively verified the absence of intact cultural materials within the Fire Station

No. 10 Project site. The geoprobe excavations did not identify any intact prehistoric cultural material within the western portion of the Project area nearest to the intact CA-SBA-70 archaeological deposits identified in 2013, at least 100 feet south of the Project site. One of the geoprobes sampled the 6-inch layer of archaeological soils in the western portion of the Project site. These dark, silty loam soils were limited to this recently planted landscaped area. Below the four inches of soil, the lighter brown Milpitas-Positas fine sandy loam identified naturally on-site were identified. The subsurface excavation verified that these surface cultural soils were redeposited, most likely during excavation of the Cathedral Oaks Overpass, and were spoils from areas of CA-SBA-70 disturbed during that activity. As a result, there is substantial evidence from seven backhoe trenches and ten geoprobes excavated to below soils greater than 12,000 years old, that no prehistoric resources associated with CA-SBA-70 exist on-site.

Native American Consultation

The two archaeological studies conducted on the Project site were circulated to local Chumash tribal representatives for comment. The EIR Notice of Preparation was also circulated to 39 Chumash representatives (see Appendix A) who are listed by the Native American Heritage Commission (NAHC) as having knowledge of heritage resources in the Project region.

4.3.2 Regulatory Setting

California Environmental Quality Act (CEQA). Section 15064.5 of the CEQA Guidelines states that a resource shall be considered "historically significant" if it meets one of the criteria for listing in the California Register of Historical Resources (CRHR) (Pub. Res. Code §§5024.1; 14 CCR § 4852). A resource may qualify for CRHR listing if it:

(A) Is associated with events that have made a significant contribution to the broad patterns of California's history of cultural heritage;

(B) Is associated with the lives of persons important in our past;

(C) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or

(D) Has yielded, or may be likely to yield, information important in prehistory or history.

Cultural resources meeting one or more of these criteria are defined as "historical resources" under CEQA. Included in the definition of historical resources are prehistoric archaeological sites, historic archaeological sites, historic buildings and structures, traditional cultural properties important to a tribe or other ethnic group, cultural districts and landscapes, and a variety of other property types.

Impacts to “unique archaeological resources” are also considered under CEQA as described under Public Resources Code § 21083.2. This section defines a “unique archaeological resource” as:

> “an archaeological artifact, object, or site, about which it can be clearly demonstrated that, without merely adding to the current body of knowledge, there is a high probability that is meets any of the following criteria:
>
> 1. Contains information needed to answer important scientific research questions and there is a demonstrable public interest in that information.
>
> 2. Has a special and particular quality such as being the oldest of its type or the best available example of its type.
>
> 3. Is directly associated with a scientifically recognized important prehistoric or historic event or person (Pub. Res. Code § 21083.2(g)).

Potential impacts to identified cultural resources need only be considered if the resource is an “important” or “unique archaeological resource” under the provisions of CEQA Guidelines §15064.5 and 15126.4 and the eligibility criteria. If a resource cannot be avoided, then the resource must be examined pursuant to CEQA Guidelines §15064.5 and 15126.4 and pursuant to the eligibility criteria as an “important” or “unique archaeological resource.”

A non-unique archaeological resource is an archaeological artifact, object, or site that does not meet the above criteria. Impacts to non-unique archaeological resources and resources that do not qualify for listing on the CRHR receive no further consideration under CEQA.

Codes Governing Human Remains. Section 15064.5 of the CEQA Guidelines also assigns special importance to human remains and specifies procedures to be used when Native American remains are discovered. The disposition of human remains is governed by Health and Safety Code § 7050.5 and Public Resources Code §§ 5097.94 and 5097.98, and falls within the jurisdiction of the NAHC. If human remains are discovered, the County Coroner must be notified within 48 hours and there should be no further disturbance to the site where the remains were found. If the remains are determined by the County Coroner to be Native American, the County Coroner is responsible for contacting the NAHC within 24 hours. The NAHC, pursuant to Public Resource Code § 5097.98, will immediately notify those persons it believes to be most likely descended from the deceased Native Americans so they can inspect the burial site and make recommendations for treatment or disposal.

City of Goleta. Cultural resources information and policies applicable to the project are found in the Open Space Element (Chapter 3) and the Visual and Historic Resources Element (Chapter 6) of the Goleta General Plan. The following selected policies would apply:

Open Space Element Policy 8.1: Cultural resources include Native American archaeological sites and areas of the natural landscape that have traditional cultural significance. Archaeological sites include prehistoric sites that represent the material remains of Native American societies and their activities and ethnohistoric sites that are Native American settlements occupied after the arrival of European settlers in California. Such archaeological sites may include villages, seasonal campsites, burial sites, stone tool quarry sites, hunting sites, traditional trails, and sites with rock carvings or paintings. Areas of traditional cultural significance include Native American sacred areas where religious ceremonies are practiced or which are central to their origins as a people, as well as areas traditionally used to gather plants for food, medicinal, or economic purposes.

Open Space Element Policy 8.2: The City shall coordinate with UCSB's Central Coast Information Center to identify archaeologically sensitive areas within city boundaries. To prevent artifact gathering and other forms of destruction, the exact location of sensitive sites may remain confidential.

Open Space Element Policy 8.3: The City shall protect and preserve cultural resources from destruction. The preferred method for preserving a recorded archaeological site shall be by preservation in place to maintain the relationship between the artifacts and the archaeological context. Preservation in place may be accomplished by deed restriction as a permanent conservation easement, avoidance through site planning and design, or incorporation of sites into other open spaces to prevent any future development or use that might otherwise adversely impact these resources.

Open Space Element Policy 8.4: For any development proposal identified as being located in an area of archaeological sensitivity, a Phase I cultural resources inventory shall be conducted by a professional archaeologist or other qualified expert. All sites determined through a Phase 1 investigation to potentially include cultural resources must undergo subsurface investigation to determine the extent, integrity, and significance of the site. Where Native American artifacts have been found or where oral traditions indicate the site was used by Native Americans in the past, research shall be conducted to determine the extent of the archaeological significance of the site.

Open Space Element Policy 8.5: If research and surface reconnaissance shows that the project area contains a resource of cultural significance that would be adversely impacted by proposed development and avoidance is infeasible, mitigation measures sensitive to the cultural beliefs of the affected population shall be required. Reasonable efforts to leave these resources in an undisturbed state through capping or covering resources with a soil layer prior to development shall be required. If data recovery through excavation is the only feasible mitigation, the City shall confer with the affected Native American nation or most likely descendants, as well as agencies charged with the responsibility of preserving these resources and organizations having a professional or cultural interest, prior to the removal and disposition of any artifacts.

Open Space Element Policy 8.6: On-site monitoring by a qualified archaeologist and appropriate Native American observer shall be required for all grading, excavation, and site preparation that involves earth moving operations on sites identified as archaeologically sensitive. If cultural resources of potential importance are uncovered during construction, the following shall occur:

a. The grading or excavation shall cease and the City shall be notified.

b. A qualified archeologist shall prepare a report assessing the significance of the find and provide recommendations regarding appropriate disposition.

c. Disposition will be determined by the City in conjunction with the affected Native American nation.

Visual and Historic Resources Element Policy 5 Objective: To identify, protect, and encourage preservation of significant architectural, historic, and prehistoric sites, structures, and properties that comprise Goleta's heritage.

4.3.3 Impact Analysis

Methodology and Significance Thresholds

The significance of a cultural resource and impacts to the resource is determined by whether or not that resource can increase our knowledge of the past. The primary determining factors are site content and degree of preservation. A finding of archaeological significance follows the criteria established in the CEQA Guidelines and the City's Environmental Thresholds and Guidelines Manual. According to the City Guidelines, a project would have a significant impact on a cultural resource if it results in the physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of such a resource would be materially impaired.

Project Impacts and Mitigation Measures

Potential impacts on cultural resources and associated mitigation measures are discussed below.

Impact *CR-1: Based on surface and subsurface archaeological investigations conducted on-site, no intact archaeological resources are present. Proposed ground disturbances would not likely disturb unknown cultural resources, but the vicinity is considered sensitive.*

Given the evidence derived from the two Extended Phase 1 Archaeological Investigations (Macfarlane 2010, Dudek 2015) no evidence of prehistoric occupation exists within the Fire Station No. 10 Project area. There is the potential, though remote, that resources may exist outside of areas that were sampled during the subsurface excavations, although the spacing of trenches and geoprobes of

less than 50 feet was conservative. If unknown resources were encountered, potential impacts on cultural resources would be *potentially significant*.

Mitigation Measures and Residual Impacts

The following standard condition would be implemented to address the unlikely potential for encountering unknown significant resources during construction:

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.

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.

Plan Requirements and Timing: 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 on-site archaeological/cultural resource monitoring during initial grading, excavation, and/or demolition activities prior to LUP issuance.

Monitoring: 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.

With implementation of the above mitigation measures, remote potential residual impacts to unknown and as-yet undetected archaeological resources would be reduced to *adverse, but feasibly mitigated to less than significant* (Class II).

4.3.4 Cumulative Impacts

Region of Influence

The Region of Influence for the assessment of cumulative impacts on cultural resources is the entire City of Goleta's jurisdiction, as archaeological resources

and associated heritage concerns are located throughout the landscape. The greatest concentration of these resources is adjacent to sensitive biological habitats including the Goleta and Devereux Slough and watersheds draining into these estuaries.

Impact Assessment

Past development within the City of Goleta has substantially impacted the inventory of cultural resources through incremental urbanization and associated ground disturbances. Though no quantitative assessment is available, all of the substantial Chumash village sites surrounding the Goleta and Devereux sloughs, for example, have been subject to extensive disturbances. In addition to past development, recently approved and proposed related development in the Goleta Valley would continue to disturb areas that may potentially contain cultural resources, including archaeological resources. Recently built projects including the Marriot Residence Inn and Willow Springs II Apartments were responsible for such impacts to prehistoric cultural resources. The expansion of the Cathedral Oaks Road/U.S. 101 Overpass also impacted prehistoric resources in the proposed Project vicinity. The approved Cortona Apartments project was identified as having impacts on cultural resources as well.

Probable future development projects may also have the potential to impact cultural resources. Existing City policies and regulations would maximize the preservation of unknown cultural resources. City policies require protection of cultural resources through, techniques including: foundation and site design; avoidance or/or capping of identified resources; archaeological excavation data recovery; monitoring of grading activities in archaeologically sensitive areas; and consultation with local Chumash tribal representatives. Potential impacts associated with individual development projects will be addressed on a case-by-case basis in accordance with City requirements. Though minimized, the incremental impact on cultural resources is considered cumulatively considerable.

As the proposed Project would not have the potential to impact intact, significant cultural resources, its contribution to these cumulative impacts on cultural would be *less than cumulatively considerable*.

4.4 GEOLOGY AND SOILS

This section describes the potential geological resources impacts that could result from construction of the City Fire Station 10.

4.4.1 Existing Setting

Goleta General Plan/Local Coastal Land Use Plan

Based on the Goleta General Plan/Local Land Use Plan, Safety Element (City of Goleta 2016), and the Goleta General Plan/Coastal Land Use Plan, Final Environmental Impact Report (FEIR) (City of Goleta 2006), the Project site is not underlain by geologic hazards, including fault zones, compressible soils, landslides, or radon-emitting soils.

Project Site Setting

Regional

The Project site is located in the western portion of the City of Goleta, which occupies a portion of the eight-mile long and three-mile wide, flat alluvial plain known as the Goleta Valley (City of Goleta 2006). The Goleta Valley is a broad, flat alluvial plain bordered on the south by bluffs along the Pacific coastline, and on the north by foothills and terraces of the Santa Ynez Mountain Range. The valley generally slopes gently toward the Goleta and Devereux sloughs.

Project Site

A Project-specific geotechnical investigation by Leighton Consulting, Inc. (2017, Appendix E) identified that the Project site is underlain by undocumented fill and Pleistocene-age marine terrace deposits, to a depth of 56 feet below ground surface. Approximately 5 feet of undocumented fill material, consisting primarily of silty sand with gravel, blankets the Project site. However, the fill may locally be as deep as 7 to 10 feet in the vicinity of former underground storage tanks associated with a former service station. These tanks were located beneath the western driveway (apparatus bay) of the proposed fire station.

The marine terrace deposits consist primarily of interbeds and lenses of dense silty sand and sandy silt, with some minor stiff clay layers that were interbedded with three distinct layers of dense to very dense, silty to poorly graded sand. The sand layers were encountered during drilling at depths of 10 feet, 25 feet, and 50 feet, and ranged from 5 to 10 feet in thickness.

Topography/Soils

The Project site topography is uneven, with approximately 4 feet of relief across the site, primarily sloping gently towards the southeast. The elevation of the site varies from 117 feet to 121 feet above mean sea level, with the exception of a 35-

foot high slope along the northern portion of the site, which descends to the railroad tracks offsite. The northeast corner of the site slopes gently toward this slope. Surface runoff drains over this north-facing slope, resulting in periodic, localized, severe erosion on the slope.

Surficial soils at the Project site have been mapped as Milpitas-Positas fine sandy loams, on 2 to 9 percent slopes. These soils typically consist of fine sandy loams in the upper 2 feet, with gravelly clay and very gravelly sandy loam below 2 feet. These soils are moderately well drained, have very high runoff, and very low ability to transmit water (USDA NRCS 2016). However, as previously discussed, the upper five feet of geologic material at the site consists of undocumented fill, indicating that the surficial natural soils have been graded and reworked.

Seismic and Other Geologic Hazards

Similar to much of California, the Project site is located within a seismically active region. The site lies within the Santa Barbara Fold and Fault Belt, a region characterized by folds and partially buried oblique and reverse faults that transect the coastal plain, and which are expressed geomorphically on the surface as mesas and hills. Seismic hazards include ground rupture, ground acceleration, and liquefaction. The site is approximately 2,000 feet from the Pacific Ocean at an elevation of 117 to 121 feet above mean sea level. Based on the City of Goleta General Plan - Fire, Flood, and Tsunami Hazards Map (City of Goleta 2016), the Project site is not located within a Potential Tsunami Runup Area.

Fault Rupture. Seismically-induced ground rupture occurs as the result of differential movement across a fault. An earthquake occurs when seismic stress builds to the point where rocks rupture. As the rocks rupture, one side of a fault block moves relative to the other side. The resulting shock wave is the earthquake. If the rupture plane reaches the ground surface, ground rupture occurs. Potentially active faults are those that have moved during the last 1.6 million years but not during the last 11,000 years, while active faults show evidence of movement within the last 11,000 years.

Neither active nor potentially active faults have been identified at this site. The faults closest to the Project site are the north and south branches of the More Ranch Fault, located approximately 0.4 mile south and 1.6 miles southeast of the site, respectively (Leighton Consulting, Inc. 2017, Appendix E). This fault zone is considered potentially active by the California Geological Survey; however, the Santa Barbara County Seismic Safety and Safety Element classifies this fault as active based on the existence of a geologically recent fault scarp (City of Goleta 2016; County of Santa Barbara 2015). Additionally, the potentially active Glen Annie Fault is located approximately one mile north of the Project site and the active Santa Ynez Fault is located approximately 8.5 miles to the northeast (Leighton Consulting, Inc. 2017, Appendix E). None of these faults have been designated as Alquist-Priolo Earthquake Fault Zones, which limit development along many active faults.

Therefore, no significant hazard related to fault rupture is present at the Project site.

***Ground Shaking*.** Strong earthquakes have historically occurred offshore the Santa Barbara/Goleta area, including a 6.3 magnitude earthquake in 1925, a 5.5 magnitude earthquake in 1941, and a 5.1 magnitude earthquake in 1978. Regional faults within and around the Santa Barbara Fold and Fault Belt pose a significant risk for activity and strong ground shaking. Additionally, the San Andreas Fault Zone, located approximately 44 miles to the northeast, has been responsible for several significant historical events, including the 1857 magnitude 7.9 Fort Tejon Earthquake, and can also pose a significant risk for activity and strong ground shaking (Leighton Consulting, Inc. 2017, Appendix E).

A computer program was used to evaluate past, documented seismic activity within 62 miles (100 kilometers) of the Project site. The analysis indicated that the largest historical earthquake within the search radius was the 1857 magnitude 7.9 Fort Tejon Earthquake, which occurred on the San Andreas Fault, approximately 60 miles to the northeast. The earthquake is estimated to have produced a horizontal ground acceleration of 0.13g at the site. The earthquake event to have produced the highest estimated horizontal ground acceleration at the site, was a 5.7 magnitude earthquake generated 5 miles to the east-southeast of the site, near the More Ranch Fault, in 1862. This earthquake is estimated to have resulted in a horizontal ground acceleration at the site of 0.25g (Leighton Consulting, Inc. 2017, Appendix E).

Liquefaction. Liquefaction is a seismic phenomenon in which loose, saturated granular and non-plastic, fine-grained soils lose their structure/strength when subjected to high-intensity ground shaking. Liquefaction occurs when three general conditions exist: 1) shallow groundwater (within 50 feet of the ground surface); 2) low density non-plastic soils; and 3) high intensity ground motion.

Shallow groundwater is not present beneath the site. Borings drilled for an environmental site assessment in 2009, to depths up to 100 feet, did not encounter groundwater (Holguin, Fahan & Associates, Inc. 2012, Appendix F). Borings drilled in July 2016 for the proposed Project did not encounter groundwater to a depth of 56 feet. Additionally, borings drilled on adjacent properties in 1957 and 1999 did not encounter groundwater to a depth of 75 feet. Based on soil densities encountered during drilling on-site, and current and historic groundwater conditions, the potential for liquefaction at the site is considered low. In addition, based on the Santa Barbara County, Seismic Safety and Safety Element (Santa Barbara County 2015) and the County of Santa Barbara 2016 Multi-Jurisdictional Hazard Mitigation Plan, the site appears to have a low potential for liquefaction (Leighton Consulting, Inc. 2017, Appendix E).

Seismically-Induced Settlement. During a strong seismic event, seismically-induced settlement can occur within loose to moderately dense, dry or saturated granular soil. Settlement caused by ground shaking is often non-uniformly

distributed, which can result in differential settlement. Assuming overexcavation and recompaction of shallow surface soils in association with the proposed Project, the potential for dry sand seismic settlement is expected to be low to moderate. Based on a site-specific analysis, seismically-induced settlement due to dry sand settlement would be approximately 1.5 to 2.0 inches. Differential settlement is assumed to be one half of the total settlement over a horizontal distance of 40 feet (Leighton Consulting, Inc. 2017, Appendix E).

***Expansive Soils*.** Soils with relatively high clay content can be expansive due to the capacity of clay minerals to take in water and swell (expand) to greater volumes. Expansive soils can crack and damage concrete foundations. Soil samples collected at the site indicate that a clay layer at a depth of 10 to 15 feet has a moderate potential to swell. However, it is unlikely that expansive soils at that depth would adversely impact the proposed improvements. Soil samples collected from shallow soils anticipated to be in contact with the structural foundation indicate that near surface soils are not expansive. However, due to the presence of fine-grained soils on-site, pockets of expansive soil may be present at the site (Leighton Consulting, Inc. 2017, Appendix E).

Slope Stability. The Project site is bound on the north by an approximately 35-foot high descending slope that has a gradient of about 1:1 (horizontal to vertical), but is locally steeper. Based on site observations in January 2017 (Leighton Consulting, Inc. 2017), surficial erosion due to rain created a talus of soil on the lower eastern portion of the slope and created a steeper more vertical slope section on the upper portion of the slope. The western half of the slope is more vegetated and the slope gradient from toe to crest is more even and regular (Leighton Consulting, Inc. 2017, Appendix E).

Two geologic cross sections were analyzed for gross stability. One cross section extended through the area of the proposed fire station and one cross section extended through the western side of the site, where portions of the slope have eroded and retreated. Shear strength parameters were derived from laboratory testing performed on samples recovered during the geotechnical investigation. Ultimate and peak strengths of the soil were used to analyze the static and pseudostatic (i.e., seismic) stability of the slopes, respectively, to assess whether mitigation of slope stability was required. The existing slope was calculated to not meet minimum required factors of safety. The slope stability models on the north-facing slope yielded calculated static factors of safety below the code minimum required factor of safety of 1.5. Therefore, slope mitigation is required. However, this slope is grossly stable with respect to pseudostatic (i.e., seismic) conditions, based on seismic screening procedures (Leighton Consulting, Inc. 2017, Appendix E).

4.4.2 Regulatory Setting

The California Building Code (CBC), the Goleta General Plan, and the Goleta Municipal Code prescribe measures to safeguard life, health, property, and public welfare from geologic hazards. Each of these is described below:

California Building Code. California law provides a minimum standard for building design through the CBC (C.C.R. Title 24). Chapter 23 of the CBC contains specific requirements for seismic safety. Chapter 29 regulates excavation, foundations, and retaining walls. Chapter 33 of the CBC contains specific requirements pertaining to site demolition, excavation, and construction to protect people and property from hazards associated with excavation cave-ins and falling debris or construction materials. Chapter 70 of the CBC regulates grading activities, including drainage and erosion control. Construction activities are subject to occupational safety standards for excavation, shoring, and trenching as specified in California Division of Occupational Safety and Health (Cal/OSHA) regulations (C.C.R. Title 8).

Alquist-Priolo Earthquake Fault Zoning Act. The Alquist-Priolo Earthquake Fault Zoning Act was signed into law in 1972 (14 C.C.R. §§ 3600 et seq.). The purpose of this Act is to prohibit the location of most structures for human occupancy across the traces of active faults and to thereby mitigate the hazard of fault rupture. Under the Act, the State Geologist is required to delineate "Earthquake Fault Zones" along known active faults in California (14 C.C.R. §3601). Cities and counties affected by the zones must regulate certain development projects within the zones. They must withhold development permits for sites within the zones until geologic investigations demonstrate that the sites are not threatened by surface displacement from future faulting (14 C.C.R. §3603). No Alquist-Priolo Earthquake Zones have been identified in the Santa Barbara-Goleta metropolitan area.

Seismic Hazards Mapping Act. The California Geologic Survey, formerly the California Department of Conservation, Division of Mines and Geology (CDMG), provides guidance with regard to seismic hazards. Under CDMG's Seismic Hazards Mapping Act (1990), seismic hazard zones are to be identified and mapped to assist local governments in land use planning (California Public Resources Code §§ 2690 et seq.). The intent of these maps is to protect the public from the effects of strong ground shaking, liquefaction, landslides, ground failure, or other hazards caused by earthquakes. In addition, CDMG's Special Publications 117, "Guidelines for Evaluating and Mitigating Seismic Hazards in California," provides guidance for the evaluation and mitigation of earthquake-related hazards for projects within designated zones of required investigations. Regulatory maps delineating earthquake zones of required investigation have not been prepared for the Santa Barbara/Goleta area.

City of Goleta Regulations. The Safety Element in the Goleta General Plan contains policies intended to reduce the potential for geologic hazards to adversely affect people and property, including the following:

SE 1.2 Guidelines for Siting Highly Sensitive Uses and Critical Facilities. [GP/CP] *In accord with the Land Use Element, the City shall discourage essential services buildings and other highly sensitive uses in areas subject to safety hazards. Highly sensitive uses are defined as those that meet one or more of the following criteria:*

a. Land uses whose on-site population cannot be readily evacuated or otherwise adequately protected from serious harm through methods such as sheltering in-place. This includes, but is not limited to, schools, hospitals, clinics, nursing homes, multiple-family housing exclusively for the elderly or disabled, high-density residential, stadiums, arenas, and other uses with large public-assembly facilities.

b. Land uses that serve critical "lifeline" functions such as water supplies, fire response, and police response if exposed to a significant risk that will curtail their lifeline functions for a critical period of time.

SE 1.3 Site-Specific Hazards Studies. [GP/CP] *Applications for new development shall consider exposure of the new development to coastal and other hazards. Where appropriate, an application for new development shall include a geologic/soils/geotechnical study and any other studies that identify geologic hazards affecting the proposed project site and any necessary mitigation measures. The study report shall contain a statement certifying that the project site is suitable for the proposed development and that the development will be safe from geologic hazards. The report shall be prepared and signed by a licensed certified engineering geologist or geotechnical engineer and shall be subject to review and acceptance by the City.*

SE 1.6 Enforcement of Building Codes. [GP] *The City shall ensure through effective enforcement measures that all new construction in the city is built according to the adopted building and fire codes.*

SE 4.3 Geotechnical and Geologic Studies Required. [GP/CP] *Where appropriate, the City shall require applications for planning entitlements for new or expanded development to address potential geologic and seismic hazards through the preparation of geotechnical and geologic reports for City review and acceptance.*

SE 4.5 Adoption of Updated California Building Code Requirements. [GP] *The City shall review, amend, and adopt new California Building Code requirements, when necessary, to promote the use of updated construction standards. The City shall consider and may adopt new optional state revisions for Seismic Hazards.*

SE 4.8 Seismic Standards for Critical Structures. [GP] *New critical facilities (hospitals, schools, communication centers, fire and police facilities, power plants, etc.) shall be designed and built in conformance with all California Building Code Requirements. Existing critical facilities within Goleta should be evaluated by a qualified structural engineer to assess the facilities' earthquake resistance. If any such facility is found to be deficient, appropriate structural retrofits or other mitigation measures should be identified and required.*

SE 4.10 Avoidance of Liquefaction Hazard Areas for Critical Facilities. [GP/CP] *The City shall discourage the construction of critical facilities in areas of potential liquefaction. In cases where construction of such facilities cannot avoid liquefaction- hazard areas, the City shall require implementation of appropriate mitigation as recommended in site-specific geotechnical and soils studies.*

SE 4.11 Geotechnical Report Required. [GP/CP] *The City shall require geotechnical and/or geologic reports as part of the application for construction of habitable structures and essential services buildings (as defined by the building code) sited in areas having a medium-to-high potential for liquefaction and seismic settlement. The geotechnical study shall evaluate the potential for liquefaction and/or seismic-related settlement to impact the development, and identify appropriate structural-design parameters to mitigate potential hazards.*

SE 5.1 Evaluation of Slope-Related Hazards. [GP/CP] *The City shall require geotechnical/geological, soil, and structural engineering studies for all development proposed in areas of known high and moderate landslide potential or on slopes equaling or exceeding 25 percent. The studies shall evaluate the potential for landslides, rockfalls, creep, and other mass movement processes that could impact the development; they shall also identify mitigation to reduce these potential impacts, if needed. The studies shall be included as part of an application for development.*

SE 5.2 Evaluation of Soil-Related Hazards. [GP/CP] *The City shall require structural evaluation reports with appropriate mitigation measures to be provided for all new subdivisions, and for discretionary projects proposing new nonresidential buildings or substantial additions. Depending on the conclusions of the structural evaluation report, soil and geological reports may also be required. Such studies shall evaluate the potential for soil expansion, compression, and collapse to impact the development; they shall also identify mitigation to reduce these potential impacts, if needed.*

SE 5.3 Avoidance of Landslide Hazards for Critical Facilities. [GP/CP] *The City shall prohibit the construction of critical facilities (hospitals, schools, communication centers, fire and police facilities, power plants, etc.) in areas of high landslide potential. The City shall discourage the construction of critical facilities in areas of moderate landslide potential. In cases where construction of such facilities cannot avoid moderate landslide hazard areas, the City shall require*

implementation of appropriate mitigation as recommended in site-specific geotechnical and soils studies.

SE 5.4. Avoidance of Soil Related Hazards. [GP/CP] *For the proposed development of any critical facilities in areas subject to soil-related hazards, as well as for noncritical facilities in areas subject to soil-related hazards, the City shall require site-specific geotechnical, soil, and/or structural engineering studies to assess the degree of hazard on the propose site and recommend any appropriate site design modifications or considerations as well as any other mitigation measures. The City shall not approve development in areas subject to soil-related hazards, unless mitigation measures are identified and committed to that would reduce hazards to an acceptable level.*

The Goleta Municipal Code (GMC) adopts the most recent CBC and contains additional requirements for construction in the City (Chapter 15, Buildings and Construction) (15 GMC, § 15.01 et seq.).

4.4.3 Impact Analysis

Methodology and Significance Thresholds

Assessment of impacts is based on review of site information and conditions and City information regarding geologic issues. In accordance with the CEQA Guidelines, a project would result in a significant impact if it would:

- Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, strong seismic ground shaking, seismic-related ground failure, including liquefaction, or landslides;
- Result in substantial soil erosion or the loss of topsoil;
- Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse;
- Be located on expansive soil, creating substantial risks to life or property; or
- Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater.

Per the City's Environmental Thresholds and Guidelines Manual (published 2008), impacts are classified as potentially significant with regard to geology if:

- The project site or any part of the project is located on land having substantial geologic constraints, as determined by Planning and Development or Public Works Department. Areas constrained by geology

include parcels located near active or potentially active faults and property underlain by rock types associated with compressible/collapsible soils or susceptible to landslides or severe erosion. “Special Problems” areas designated by the Board of Supervisors have been established based on geologic constraints, flood hazards and other physical limitations to development;

- The project results in potentially hazardous geologic conditions such as the construction of cut slopes exceeding a grade of 1.5 horizontal to 1.0 vertical;

- The project proposes construction of a cut slope over 15 feet in height as measured from the lowest finished grade; or

- The project is located on slopes exceeding 20% grade.

Based on the Mitigated Negative Declaration (City of Goleta 2010, Appendix B), the *Geotechnical Exploration, Proposed City of Goleta Fire Station No. 10*, prepared by Leighton Consulting, Inc. (2017, Appendix E), and the geologic hazards mapping in the Goleta General Plan, Safety Element (City of Goleta 2016), geologic hazards posed by fault rupture, seismic ground shaking, seismic-related ground failure including liquefaction and lateral spreading, and expansive soil would be less than significant. In addition, the proposed fire station would be served by the Goleta West Sanitary District. Therefore, no geologic hazards related to the use of septic systems in inadequate soils would occur as a result of future construction. Consequently, impacts related to these thresholds considered less than significant are discussed in Section 4.10, *Less Than Significant Issues*.

Project Impacts and Mitigation Measures

Potential impacts on geological resources and associated mitigation measures are discussed below.

Impact GEO-1: The north-facing Project slope exceeds 20% grade and is susceptible to failure and severe erosion. This is a Class II, significant but mitigatable impact.

The Project site abuts the UPRR right-of-way to the north. The property boundary is located approximately midway down a heavily eroded, 35-foot high, 1:1 (horizontal to vertical) slope. In the northeast corner of the Project site, slope erosion has extended well inside the northern property line. If left in an unabated condition, erosion will continue to consume the adjoining flat portion of the site, as a portion of Project site surface runoff flows over the top of slope. In addition, as part of a Project-specific geotechnical investigation (Leighton Consulting, Inc. 2017, Appendix E), ultimate and peak strengths of the soil were used to analyze the static and pseudostatic (i.e., seismic) stability of the slopes, respectively, to assess whether mitigation of slope stability was required. The existing slope was calculated to not meet minimum required factors of safety with respect to static

stability (i.e., non-seismically related). The slope stability models on the north-facing slope yielded calculated static factors of safety below the code minimum required factor of safety of 1.5. In the absence of slope stabilization measures of the north-facing slope, impacts would be *potentially significant* (Class II) with respect to geological resources.

Three slope stabilization alternatives have been presented in a site-specific geotechnical report by Leighton Consulting, Inc. (2017, Appendix E), including:

- Piles at the top of the slope;
- Piles in between the property line and the top of the slope, with a reconstructed upper slope (2:1, horizontal to vertical) behind it; and
- Piles at the property line extended to proposed finished grade, with backfill behind it to create additional level space.

The first option would result in long-term stabilization of the building pad, but the slope would continue to erode until reaching an angle of repose (i.e., maximum slope angle before slumping or failure of surficial sediments) of 2.5:1 (horizontal to vertical). The second option would result in long-term stabilization of the building pad, with the upper slope eventually eroding to the angle of repose of 2.5:1 (horizontal to vertical). This option might also result in removal of the toe of slope (i.e., removal of slope support) by UPRR.

The City is pursuing the third option, which includes 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 (see Figure 2-6). As part of Project construction, a solider pile concrete wall topped with an attached retaining wall would be constructed along the northern Project site boundary at an elevation of approximately 111 feet, or approximately 6 feet below the top of the bluff. The wall would then be backfilled to recapture approximately 10 feet of developable site area. Approximately 900 cubic yards of soil would be imported to complete backfilling behind the wall and bring the building pad up to final grade.

Mitigation Measures and Residual Impacts

The following mitigation measures would be required to reduce impacts associated with geological resources:

GEO-1: Geotechnical Design Considerations. Consistent with recommendations in the Leighton Consulting, Inc. (2017) *Geotechnical Exploration* 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 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 *Geotechnical*

Exploration report pertaining to slope mitigation shall be incorporated into the proposed Project grading and building plans. These recommendations include:

- 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 require special construction methods and structural details.
- 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.

Plan Requirements and Timing: 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.

Monitoring: The Project Geotechnical Engineer must observe all pile or pier installation, in accordance with the California Building Code.

The above measure would reduce potential impacts due to slope erosion and slope instability, such that impacts would be *adverse, but feasibly mitigated to less than significant* (Class II).

Impact GEO-2: On-site slope repair, grading, and construction would potentially temporarily increase soil erosion on the Project site. Implementation of BMPs and a SWMP would minimize on-site soil erosion over the long term. Temporary impacts related to soil erosion would be adverse, but less than significant (Class III).

Site preparation would include cut and fill grading of the upper 5 to 7 feet of soil to obtain the finished floor elevation. Grading would include approximately 1,350 cubic yards of cut and 2,250 cubic yards of fill, with 900 cubic yards of imported soil. In addition, slope stabilization measures would be implemented along the north property boundary. Rough grading and site preparation would occur over an approximate 4-month period and construction would occur over a 12-month period. During slope repair activities, grading, and temporary stockpiling of soil, there is the potential for soil migration offsite as a result of wind and/or water erosion.

Such erosion could result in sedimentation of nearby drainages, Devereux Creek, and downstream Devereux Slough. Impacts would be minimized during all phases of Project construction through compliance with the Construction General Permit. To comply with this permit, the permittee would be required to prepare and implement a Stormwater Management Plan (SWMP), which must include erosion and sediment control Best Management Practices (BMPs) that would meet or exceed measures required by the Construction General Permit, as well as BMPs that control other potential construction-related pollutants.

Erosion control BMPs are designed to prevent erosion, whereas sediment controls are designed to trap sediment once it has been mobilized. Examples of BMPs that may be implemented during construction include the use of geotextiles and mats,temporary drains and swales, surface water energy dissipaters, and covering of stockpiled soil. Erosion control practices may include use of silt fences, straw wattles, temporary sedimentation pits, and vehicle tracking control pads. Sedimentation basins and traps would be cleaned periodically and the silt would be disposed in a location approved by the City. Proposed landscaping and a bioretention basin would prevent long-term erosion in areas not hardscaped.

A SWMP would be developed for the Project as required by, and in compliance with, the Construction General Permit and City regulations, including grading regulations. The Construction General Permit requires the SWMP to include a menu of BMPs to be selected and implemented, based on the phase of construction and the weather conditions to effectively control erosion and sediment, using the Best Available Technology Economically Achievable and Best Conventional Pollutant Control Technology (BAT/BCT). Although soil erosion/offsite soil migration would potentially occur during slope repair, grading, and construction activities, their duration would be temporary. Additionally, soil erosion impacts over the long term would addressed by implementation of standard City BMPs and a SWMP that would ensure that soil erosion impacts were minimized. As implementation of the BMPs and SWMP are standard requirements that would apply to this Project, short-term erosion impacts from construction would be *adverse, but less than significant* (Class III).

Mitigation Measures and Residual Impacts

As impacts on geologic resources would be less than significant given the Project's implementation of standard City BMPs and a SWMP, no mitigation is required. Residual impacts would be *adverse, but less than significant* (Class III).

4.4.4 Cumulative Impacts

Region of Influence

The Region of Influence for evaluating cumulative impacts related to slope stability is confined to the Project site, as geotechnical issues are generally site-specific and would have no impact with respect to past, present, and reasonably probable projects in the Goleta area. However, the Regional of Influence for evaluating cumulative impacts related to potential temporary erosion during grading and construction includes those areas in which related past, present, and reasonably probable projects would have the potential to contribute to erosion induced sedimentation of drainages and creeks within the same watershed as the Project site. The Project site is located approximately 600 feet west of the upper reaches of Devereux Creek, which along with several other creeks, feeds into the Devereux Slough. The slough is considered by the City to be an Environmentally Sensitive Habitat. The intent of this designation is to ensure that all development is designed and carried out in a manner that will provide maximum protection. Therefore, all related projects within the Devereux Slough watershed would be within the Region of Influence.

Implementation of Mitigation Measure GEO-1 would reduce potential slope erosion and slope instability related impacts, such that Project-related impacts would be *adverse*, *but feasibly mitigated to less than significant* (Class II). In addition, implementation of standard BMPs associated with a City-mandated SWMP during slope repair, grading, and construction would address potential short-term erosion related impacts such that Project-related impacts would be *adverse, but less than significant* (Class III).

Cumulative development in and around Goleta, including the proposed Project, would add 2,746 residential units (including 1,000 student beds in a new dormitory at UCSB) and more than 1.5 million square feet of commercial and industrial space (see Tables 3-1 and 3-2 in Section 3.0, Related Projects). Related development would be located on infill sites throughout the community, as well as large tracts of undeveloped open spaces along the area's urban perimeters. Related past projects within the Devereux Slough watershed include The Hideaway residential development.

With respect to geotechnical issues, impacts would be confined to individual project sites, as impacts associated with geologic hazards are primarily those directly impacting the proposed structures and its inhabitants. There would be no overlap or cumulative impact among related projects. However, short-term erosion

related impacts could be cumulatively considerable, in the absence of proper erosion control features, as erosion induced sedimentation associated with past, present, and reasonably probable projects within the Devereux Slough watershed could cumulatively impact the water quality of that environmentally sensitive water body.

The proposed Project's contribution to these potential cumulative impacts resulting from erosion induced sedimentation of Devereux Creek and the downstream Devereux Slough would be cumulatively considerable in the absence of implementation of standard construction BMPs associated with a City-mandated SWMP. However, erosion prevention and erosion control features would be implemented during grading and construction of the proposed Project and related projects located within the Devereux Slough watershed. The City would require that a Construction General Permit Qualified Storm Water Pollution Prevention Plan (SWPPP) Practitioner (QSP) and/or Qualified SWPPP Developer (QSD) be responsible for implementation of SWMPs during grading and construction of the proposed Project and all related projects. As a result, the Project's contribution to this potentially cumulative impact would be *less than considerable*.

4.5 HAZARDS AND HAZARDOUS MATERIALS

This section describes the potential hazards and hazardous materials impacts that could result from potential presence of and risk of exposure to hazardous materials associated with previous uses of the City Fire Station 10 Project site. The information presented in this section pertaining to hazardous materials at the site is based in part on a site closure summary report prepared by Holguin, Fahan & Associates (2012), in association with remediation of residual hydrocarbons in on-site soils. This report is provided in Appendix F.

4.5.1 Existing Setting

Goleta General Plan/Local Coastal Land Use Plan

Based on the Goleta General Plan/Local Land Use Plan, Safety Element (City of Goleta 2016), and the Goleta General Plan/Coastal Land Use Plan, Final Environmental Impact Report (FEIR) (City of Goleta 2006), the Project site has not been designated as an area of environmental constraints with respect to hazards and hazardous materials. The nearest environmental constraints include the Venoco Ellwood Onshore Facility, located approximately 1,300 feet west of the Project site, and the immediately adjacent (to the north) railroad and highway transportation routes, on which hazardous materials are transported. In addition, the Project site has not been identified as a Hazardous Materials or Leaking Underground Fuel Tank (LUFT) site in the City of Goleta Coastal Hazards Vulnerability Assessment and Fiscal Impact Report (City of Goleta 2015).

Project Site Setting

From 1968 to 1993, a gasoline service station operated at the Project site. In 1993, the service station was demolished, including two 10,000-gallon gasoline underground storage tanks (USTs), one 6,000-gallon gasoline UST, one 1,000-gallon used oil UST, two fuel dispenser islands, product and vent piping, and two hydraulic lifts. Petroleum hydrocarbon soil contamination discovered beneath the former dispenser islands was remediated with soil vapor extraction, from 1994 to 1996. Confirmation soil samples collected in 1997 indicated hydrocarbon concentrations below Santa Barbara County Fire Department, Fire Prevention Division (FPD) Site Investigation Levels (SILs)(i.e., action levels) for all locations except in the vicinity of one boring, drilled through the former southern dispenser island location. Soils at that location contained total petroleum hydrocarbons (TPH), as gasoline, of 810 milligrams per kilograms (mg/kg). Based on the limited amount of remaining contamination, all soil vapor extraction wells were abandoned and case closure was issued by County FPD for the Project site in 1997 (Holguin, Fahan & Associates 2012, Appendix F).

In 2007, a Phase I environmental site assessment was completed for the Project site. Based on the previous site usage as a service station and lack of groundwater assessment data, the Phase I recommended additional assessment. Although no

groundwater was encountered to a maximum depth of 100 feet below ground surface, elevated petroleum hydrocarbon concentrations were detected at a depth of 15 to 20 feet beneath the former southern gasoline dispenser island. TPH as gasoline, benzene, and methyl tertiary butyl ether (MTBE) were detected at concentrations of 20,700 mg/kg, 52 mg/kg, and 0.28 mg/kg, respectively. Those samples also contained N-butylbenzene, sec-butylbenzene, tert-butylbenzene, naphthalene, isopropylbenzene, n-propylbenzene, 1,24-trimethylbenzene, and 1,3,5-trimethylbenzene, at concentrations that correlated to samples containing elevated TPH as gasoline and benzene concentrations. The area of elevated petroleum hydrocarbon contamination was determined to be localized, with an estimated volume of less than 400 cubic yards (Holguin, Fahan & Associates 2012, Appendix F).

Soil vapor extraction was used to remediate the contaminated soils, from August 2010 to June 2011. Soil samples collected from subsequent confirmation borings indicated concentrations of petroleum hydrocarbons in excess of FPD SILs. However, the FPD agreed (with Holguin, Fahan & Associates) that the soil vapor extraction system had removed over 90 percent of the initial mass of contaminated soil and concurred that further corrective action was not warranted. A sensitive receptor survey was completed, based upon readily available public records, site and vicinity inspections, and site assessment results. Based on the residual soil contamination and sensitive receptor survey, a low-risk case closure summary was presented to the FPD. The summary concluded that the Project site has been adequately assessed and that the residual hydrocarbons in soil do not pose a significant threat to human health, to beneficial or potentially beneficial groundwater, or to the environment. As such, Chevron and Holguin, Fahan & Associates requested that the FPD review the site for low-risk closure. Site closure was granted by the FPD in a letter dated February 21, 2012 (Holguin, Fahan & Associates 2012, Appendix F).

4.5.2 Regulatory Setting

The term “hazardous material” refers to both hazardous substances and hazardous waste. A material is identified as “hazardous” if it appears on a list of hazardous materials prepared by a Federal, State, or local regulatory agency or if it has characteristics defined as hazardous by such an agency. A “hazardous waste” is a “solid waste” that exhibits toxic or hazardous characteristics. The United States Environmental Protection Agency (EPA) has defined the term “solid waste” to include many types of discarded materials including any gaseous, liquid, semiliquid, or solid material, which is discarded or has served its intended purpose, unless the material is specifically excluded from regulation. Such materials are considered waste whether they are discarded, reused, recycled, or reclaimed. The EPA classifies a material as hazardous if it has one or more of the following characteristics at specific thresholds: ignitability, corrosivity, reactivity, and/or toxicity.

The County of Santa Barbara administers a number of federal and State laws and regulations at the local level. In addition, the Uniform Fire Code adopted by the County and the Uniform Building Code, which has been adopted into the Goleta Municipal Code (Title 15) include requirements pertaining to hazardous materials and hazardous wastes, which are monitored and enforced at the local level.

The Hazardous Materials Unit (HMU) of the Santa Barbara County Public Health Department, Environmental Health Services, is certified by CalEPA as the Certified Unified Program Agency (CUPA) for Santa Barbara County. The CUPA regulates businesses that handle hazardous materials, generate or treat hazardous waste, or operate aboveground or underground storage tanks. The primary goal of the CUPA Program is to protect public health and the environment by promoting compliance with applicable laws and regulations. All inspectors in the County of Santa Barbara CUPA Program are trained Hazardous Materials Specialists who take part in continuous education program to ensure consistency and uniformity during inspections.

The overall CUPA requirements are found in Health & Safety Code (HSC) Chapter 6.11 and California Code of Regulations (CCR), Title 27, Division 1, Subdivision 4, Chapter 1. The County of Santa Barbara CUPA is responsible for the following six consolidated environmental programs:

- Hazardous Materials Release Response Plans & Inventory ("Business Plan") - Authority: HSC Chapter 6.95, Article 1 & Title 19 CCR Chapter 4;
- Underground Storage Tanks Authority: HSC Chapter 6.7 & Title 23 CCR, Division 3, Chapters 16 & 17;
- Hazardous Waste Generators Authority: HSC Chapter 6.5 & Title 22 CCR Division 4.5;
- Onsite Hazardous Waste Treatment ("Tiered Permit") Authority: HSC Chapter 6.5 & Title 22 CCR Division 4.5;
- Aboveground Petroleum Storage Act (APSA) Authority: HSC Chapter 6.67; and
- California Accidental Release Prevention ("CalARP") Authority: Chapter 6.95, Article 2 & Title 19 CCR Chapter 4.5.

The Hazardous Materials Business Plan Program requires businesses handling hazardous materials in quantities in excess of specified quantities to submit inventories of those materials to the CUPA, and to develop appropriate employee training and emergency procedures. The thresholds are:

- 55 gallons for a liquid;
- 500 pounds for a solid; and
- 200 cubic feet (at standard temperature and pressure) for a gas.

The CUPA maintains the inventory and emergency contact information submitted from businesses in a computerized data management system. The CUPA, in turn, provides this information to emergency response agencies.

City of Goleta Regulations. The Safety Element in the Goleta General Plan contains policies intended to reduce the potential for hazardous materials to adversely affect people and property, including the following:

SE 10.1 Identification of Hazardous Materials Facilities. [GP] *The City shall work with Santa Barbara County Fire Department's Hazardous Materials Unit to maintain up-to-date lists and maps of facilities in Goleta that involve the storage, use, and/or transport of hazardous materials.*

SE 10.2 Compliance with Law. [GP] *The storage, handling, and disposal of any hazardous material shall be done only in strict compliance with applicable City, state, and federal law.*

SE 10.4 Prohibition on New Facilities Posing Unacceptable Risks. [GP] *The City shall not allow new hazardous facilities or expanded hazardous facilities that would expose existing residential or commercial development to unacceptable risk. New or expanded hazardous facilities in proximity to existing residential and commercial development shall incorporate appropriate mitigation measures to minimize potential risks and exposure.*

SE 10.6 Responsibility for Cleanup by Responsible Party. [GP] *No new development or substantial redevelopment shall be permitted on land determined to contain actionable contamination until the party responsible for such contamination has been identified and has accepted financial responsibility for any required remediation. The posting of a bond or other appropriate surety in an amount and form acceptable to the City shall be required as a condition of development approval. In appropriate circumstances, the City may assist in attempting to obtain outside grants or other resources to address contamination issues and help fund remediation.*

4.5.3 Impact Analysis

Methodology and Significance Thresholds

The City of Goleta's Environmental Thresholds and Guidelines Manual contains thresholds for assessing the significance of impacts to public safety resulting from the involuntary exposure to hazardous materials. The manual establishes categories for identifying potential significant impacts to public safety including transportation of hazardous materials, as well as potentially significant impacts to non-hazardous land uses proposed in proximity to existing hazardous facilities. The manual specifically identifies a potentially significant impact to all development proposed in proximity to one or more existing hazardous facilities.

CEQA Guidelines Section 15126.2(a) provides guidance regarding consideration and discussion of significant environmental impacts related to hazards:

- The EIR shall also analyze any significant environmental effects the project might cause by bringing development and people into the affected area.
- The EIR should evaluate any potentially significant impacts of locating development in areas susceptible to hazardous conditions as identified in authoritative hazard maps, risk assessments, or land use plans addressing such hazards.

Appendix G of the CEQA Guidelines contains a checklist of environmental factors to be assessed to determine the potential for significant impacts, including the following for hazardous materials:

- Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment.

The prior certified Mitigated Negative Declaration determined that impacts related to hazardous emissions, hazardous materials transport, hazardous materials release, airport safety, and emergency evacuation would not be significant; therefore, these issues are not further addressed in this EIR.

Project Impacts and Mitigation Measures

Potential impacts related to hazardous materials and associated mitigation measures are discussed below.

Impact *HAZ-1: Fire Station 10 development would occur on property previously occupied by a service station with leaking fuel dispensers, which could potentially create a significant hazard to the public or the environment. This would result in an adverse, but less than significant (Class III) impacts related to hazardous materials.*

The Project site is not located on the Cortese Hazardous Waste and Substances Site List, which has been compiled pursuant to Government Code Section 65962.5 (California DTSC 2017). However, the site was previously occupied by a Chevron service station, which resulted in petroleum hydrocarbon soil contamination beneath one of the fuel dispenser islands as a result of fuel leaks. Following multiple phases of environmental site assessments and soil remediation, using soil vapor extraction technology, Santa Barbara County FPD indicated that the remediation system had removed over 90 percent of the initial mass of contaminated soil and that further corrective action was not warranted. The remaining soil contamination is approximately 15 to 20 feet below ground surface. A sensitive receptor survey, based upon readily available public records, site and vicinity inspections, and site assessment results, concluded that the Project site was adequately assessed and that the residual hydrocarbons in soil do not pose a significant threat to human health, to beneficial or potentially beneficial

groundwater, or to the environment. County FPD agreed with this synopsis and as a result, site closure was granted by the FPD in a letter dated February 21, 2012 (Holguin, Fahan & Associates 2012, Appendix F). As a result, Fire Station 10 development would not create a significant hazard to the public or environment and impacts would be *adverse, but less than significant* (Class III).

Mitigation Measures and Residual Impacts

As impacts on hazards and hazardous materials would be less than significant, no mitigation is required. Residual impacts would be *adverse, but less than significant* (Class III).

4.5.4 Cumulative Impacts

Region of Influence

The Region of Influence for evaluating cumulative impacts related to hazardous materials includes those areas in which related past, present, and reasonably probable projects would have the potential to contribute to hazardous materials spills and associated soil and/or groundwater contamination in the vicinity of the Project site. Therefore, all related projects located immediately adjacent to the site would be within the Region of Influence with respect to spill-related soil contamination, and all related projects located hydrologically upgradient of the Project site would be within the Region of Influence with respect to groundwater contamination.

Impact Assessment

Cumulative development in and around Goleta, including the proposed Project, would add 2,746 residential units (including 1,000 student beds in a new dormitory at UCSB) and more than 1.5 million square feet of commercial and industrial space (see Tables 3-1 and 3-2 in Section 3.0, Related Projects). Additional development would be located on infill sites throughout the community, as well as large tracts of undeveloped open spaces along the area's urban perimeters. However, the area immediately surrounding the Project site has been developed with residences and a golf course. Facilities storing and handling hazardous materials that may have spilled such substances in the past or would potentially spill such substances in the future are not present in the vicinity of the site. Similarly, groundwater was not encountered to a maximum depth of 100 feet beneath the Project site during prior environmental site assessments. Groundwater below that depth generally flows toward the south. Industrial facilities capable of causing a large contaminated groundwater plume are not located north of the Project site, or north of the adjacent railroad and highway. No known regional contaminated groundwater plumes are known hydrologically upgradient of the site. Therefore, the potential for offsite properties to have contributed to hazardous materials spills, contaminated soil, or contaminated groundwater that might have migrated beneath the Project site is low.

The proposed Project's contribution to cumulative impacts resulting from fuel spills at the former service station are negligible, as soil remediation has been completed to the satisfaction of County FPD, such that residual hydrocarbons in soil do not pose a significant threat to human health, to beneficial or potentially beneficial groundwater, or to the environment. In addition, these residual impacts would be confined to the Project site. As a result, the Project's contribution to potential cumulative impacts would be *less than considerable*.

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4.6 LAND USE

This section analyzes the proposed Fire Station 10 Project's compatibility with existing land uses and consistency with applicable City of Goleta (City) General Plan (GP)/Coastal Land Use Plan (CLUP) and California Coastal Act (CCA) land use policies. The purpose of this discussion is to identify whether or not the Project would conflict with City policy documents and thereby result in an environmental impact or prevent mitigation of environmental effects intended by the policy. This discussion is provided for CEQA analysis; it is not intended to serve as the City's final determination of the Project's consistency with GP goals and policies as related to required findings for the requested approvals. Pursuant to CEQA and for purposes of this analysis, an action, program or project is consistent with the GP if, considering all its aspects, it would further the goals, objectives and policies of the overall GP.

Additional impacts that can affect the Project's compatibility with adjacent and nearby land uses are discussed in the following sections: Section 4.1, Aesthetics/Visual Resources; Section 4.4, Geology and Soils; Section 4.5, Hazards and Hazardous Materials; Section 4.7, Noise; and Section 4.9, Transportation and Circulation.

4.6.1 Existing Setting

Regional Setting

Goleta encompasses approximately eight square miles in the South Coast of Santa Barbara County. The City is situated along U.S. 101, the major coastal highway linking northern and southern portions of the state. A portion of the City, including its two mile Pacific shoreline, is within the California Coastal Zone (Coastal Zone). The Santa Barbara Municipal Airport, which is within the corporate boundaries of the City of Santa Barbara, lies near the geographical center of Goleta, approximately 2.7 miles east of the Project site. The land use pattern in Goleta today is primarily a result of a transition over many decades from rural and agricultural land uses to a suburban community (Goleta General Plan/Coastal Land Use Plan FEIR, 2006). The predominant land use in Goleta is residential, though the City also includes a variety of commercial, industrial, and institutional land uses as well as agricultural land.

Project Vicinity

The 1.21-acre Project site is located within the coastal portion of the western Goleta area, north of Hollister Avenue and the Sandpiper Golf Club and south of the U.S. Highway 101 (U.S. 101) and Union Pacific Railroad (UPRR). The Project vicinity consists of a mix of open space and recreational, residential, commercial, and public/quasi-public uses. Such uses include several single and multi-family housing developments to the east and southeast, the Ritz-Carlton Bacara Resort and Spa (Bacara) to the southwest, the Sandpiper Golf Club and the City-owned

Ellwood Mesa open space to the south and southeast, respectively, the Ellwood Elementary School to the east, and the Ellwood Onshore Venoco oil and gas processing facility to the southwest beyond the Bacara.

Changes to land use surrounding the Project area have taken place since 2010 and certification of a mitigated negative declaration (MND) for the conceptual site selection of the Fire Station 10 project that same year. Such changes include buildout of adjacent The Hideaway residential development to the east and completion of the Cathedral Oaks Road/U.S. 101 Overpass to the west, and a new Class I Bike/Multipurpose path from Ellwood School to Pacific Oaks Road. Within a few miles of the Project site, additional housing projects have been completed, and three hotels have been constructed (at 401 Storke Road, 6878 Hollister Avenue and 6350 Hollister Avenue) that have enhanced visitor serving uses in the vicinity of Goleta's coastline.

Project Site

The Project site is presently undeveloped land at the western entrance ("Gateway") to the city on Hollister Avenue within the Coastal Zone. A gasoline station previously occupied the site and was demolished in 1993. Under the Goleta General Plan/Coastal Land Use Plan (GP/CLUP), the site's designated land use is Visitor Serving Commercial (C-VS) that allows for land uses including eating and drinking establishments, retail, entertainment and recreation uses, transient lodging services, and other visitor-based commercial uses. The site is zoned Limited Commercial (C-1) that allows for retail uses, commercial indoor services, eating and drinking establishments, financial institutions, transient lodging services, and various other commercial services. However, the Project site is smaller than typical hotel- and visitor-serving locations, making such a potential land use there problematic.

4.6.2 Regulatory Setting

State

State Government Code. The State of California Government Code, Title 7, Division 1 – Planning and Zoning includes planning and land use statutes that govern the physical development of land statewide. Section 65402(c) requires that a local agency that acquires and/or constructs a public building or structure in a city that has an adopted general plan must submit the proposed project to the city and report upon the project's conformity with the adopted general plan. The proposed Project includes a determination of general plan consistency, as addressed below.

California Coastal Act (CCA). The CCA of 1976, as amended, established the California Coastal Commission (CCC) as a permanent state coastal management and regulatory agency and created a state and local government partnership to ensure that public concerns of statewide importance are reflected in the local

decisions about coastal development. The CCA (Public Resources Code Section 30000 et seq.) was enacted by the State Legislature to provide long-term protection of California's 1,100-mile coastline for the benefit of current and future generations. The CCA mandates that local governments and constitutional entities prepare a land use plan and schedule of implementing actions, known as a Local Coastal Program (LCP), to carry out the policies of the CCA. The policies constitute the standards used by the CCC to determine the adequacy of these plans and the permissibility of proposed development (Public Resources Code, Div. 20, Ch. 3). The specific Chapter Three policies of the CCA address issues such as public access and recreation, lower cost visitor serving accommodations, terrestrial and marine habitat protection, scenic and visual resources, water quality protection, agricultural resources, archaeological and paleontological resources, planning and locating new development (concentration of development), and coastal hazards.

The subject property is in the Coastal Zone. Though the City of Goleta has adopted the applicable planning documents for the purposes of municipal incorporation, the Coastal Commission has not certified the City's Local Coastal Program Coastal Land Use Plan (LUP) or Implementation (IP) documents at this time. Thus, there is no effective LCP for the Coastal Zone portion of the City of Goleta. As such, the Project is subject to compliance with the CCA and requires a Coastal Development Permit (CDP) directly from the CCC. The standard of review for a CDP application is Chapter 3 of the CCA (commencing with Section 30200). Although the City's CLUP has not been certified by the CCC, the CCC may use it as guidance in making findings for the CDP approval.

Local

Goleta General Plan/Local Coastal Land Use Plan. The GP/CLUP was adopted in 2006 and amended and republished in 2009. It is a comprehensive statement of goals, objectives, and policies relating to the development of the community, the management of potential hazards, and the protection of natural and cultural resources within its boundaries. The Goleta GP/CLUP is the primary means for guiding future change in Goleta and provides a guide for decision-making and includes Land Use, Open Space, Conservation, Safety, Visual and Historic Resources, Transportation, Public Facilities, Noise, and Housing Elements.

Though the City has adopted the applicable planning documents for the purposes of municipal incorporation, the CCC has not yet certified the City's Coastal Land Use Plan (CLUP) or Implementation Plan since the time of incorporation. Thus, there is no certified Local Coastal Plan (LCP) for the Coastal Zone portion of the City.

4.6.3 Impact Analysis

Methodology and Significance Thresholds

CEQA Guidelines Appendix G. In accordance with Appendix G of the 2017 CEQA Guidelines, Project impacts to land use and planning would be potentially significant if they were to:

- Physically divide an established community;
- Conflict with any applicable land use plan, policy, or regulation of any agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect; and/or
- Conflict with any applicable habitat conservation plan or natural community conservation plan.

City of Goleta Environmental Thresholds and Guidelines Manual. The City of Goleta's Environmental Thresholds and Guidelines Manual does not provide "Land Use" thresholds of significance. However, it provides guidelines related to "Quality of Life," broadly defined as the aggregate effect of all impacts on individuals, families, communities, and other social groupings and on the way those groups function. Quality of Life issues, while difficult to quantify, are often primary concerns to the community potentially affected by a project. Examples of such issues include the following:

- Loss of privacy;
- Neighborhood incompatibility;
- Nuisance noise levels (not exceeding noise thresholds);
- Increased traffic in quiet neighborhoods (not exceeding traffic thresholds); and
- Loss of sunlight/solar access.

The elements comprising "Quality of Life" are to be considered on a case-by-case basis. For this analysis, "Where a substantial physical impact to the quality of the human environment is demonstrated, the project's effect on 'quality of life' shall be considered significant." These elements are augmented by the information contained in Section 4.1, Aesthetics-Visual Resources (scenic views and the visual character of the site); Section 4.7, Noise (new sources of stationary and mobile-source noise on surrounding uses); and Section 4.9, Transportation and Circulation (increased traffic along the Hollister Avenue corridor and increases in traffic safety hazards), which are issues that relate directly to the Project's land use compatibility.

Land use impacts were assessed based upon the level of physical impact anticipated for the various issues that can affect compatibility (air quality, noise, human health and safety, aesthetics), as well as consistency with adopted plans, policies, and regulations. As discussed in the site selection Project Initial Study prepared in 2010 (Appendix B), the Project site does not physically divide any existing neighborhood or community and there are no habitat or natural community conservation plans that would apply to the Project site. As such, associated land use and planning impacts associated with physically dividing any existing neighborhood or community would not occur and are not further discussed in this EIR.

Project Impacts and Mitigation Measures

LU-1: Consistency with Adopted Land Use Plans: *Implementation of the Project has the potential to conflict with adopted plans or policies governing local land use, including the City's General Plan/Coastal Land Use Plan, or interfere with the objectives of the California Coastal Act for development within the Coastal Zone. However, with implementation of mitigation, the Project would be consistent with all applicable policies.*

The Project site is not subject to any habitat conservation plans or natural community conservation plans applicable to the Project site; therefore, the Project would have no impact on land use.

The Project's compatibility with applicable land use plans and policies is analyzed below. Implementation of the Project is consistent with GP/CLUP Policy PF 3.2 that mandates the construction of a new fire station to serve the western portion of the City. However, neither the current GP/CLUP land use designation nor the zone designation presently allow for a public institution such as a fire station at the Project location. As previously discussed, the Project site is designated Visitor Serving Commercial (C-V) and zoned Limited Commercial (C-1). A request for a General Plan amendment has been initiated by the City and rezoning would be required to accompany any formal development plan application. The General Plan amendment would change the site land use designation to Public/Quasi-Public (P-QP) use and an approval of the rezone application would rezone the site from C-1 to Professional and Institutional (PI).

As provided in Table 4.6-1 and Table 4.6-2 below, the Project has the potential to result in potential inconsistency with several policies of the City GP/CLUP and the CCA. Implementation of Project mitigation would be required to ensure consistency with the City GP/CLUP and CCA.

Mitigation Measures. Implementation of the Project would result in potentially significant impacts to aesthetics and visual resources (short-term, until establishment of proposed screening vegetation), biological resources, potential (currently unknown) archaeological resources, geologic resources and hazards, short-term noise, and short-term transportation. The City and CCC have adopted

policies relating to the protection of such resources and appropriate planning of development. The following mitigation measures are required to mitigate associated impacts and ensure Project consistency with applicable policies of the City GP/CLUP and CCA.

BIO-3 (Section 4.2 Biological Resources) would reduce potential impacts to nesting birds and active and historical raptor nest sites if they were to exist prior to Project construction, and would ensure consistency with City policies for the protection of these nest sites.

CR-1 (Section 4.3 Cultural Resources) construction monitoring by an archaeologist and local Chumash observer would minimize the remote potential for Project grading on-site to encounter and disturb unknown prehistoric resources.

GEO-1 (Section 4.4 Geological Resources) would ensure that Project development would conform with the recommendations of the Project geotechnical report and ensure that appropriate slope stability features are installed in accordance with the California Building Code to ensure protection of the site from significant geological hazards.

NOI-1(a), NOI-1(b), and NOI-1(c) (Section 4.7 Noise) would reduce short-term construction noise impacts and would ensure implementation of standard City-mandated construction noise attenuation measures including scheduling during weekdays only, constructing temporary sound barriers on the eastern property boundary, and ensuring construction equipment mufflers are in proper working order.

Residual Impacts. With the above mitigation measures, implementation of the Project would occur consistent with all applicable policies of the City GP/CLUP and the CCA.

The proposed Project's consistency with the City's existing GP/CLUP is addressed in Table 4.6-1, below.

Table 4.6-1. Consistency with Policies in the Goleta GP/CLUP

Policy	Discussion
Land Use Element (LU)	
Policy LU 1.7 New Development and Protection of Environmental Resources (GP/CP). Approvals of all new development shall require adherence to high environmental standards and the preservation and protection of environmental resources, such as environmentally sensitive habitats, consistent with the standards set forth in	**Consistent with Mitigation.** The Project site is not located within or adjacent to an area designated as environmentally sensitive habitat areas (ESHA) by the City GP/CLUP. Implementation of MM BIO-3.1, BIO-3.2, and BIO-3.3 would ensure that direct and indirect impacts to nesting birds and other sensitive species are reduced to an adverse, but less than significant level. Implementation of these

Table 4.6-1. Consistency with Policies in the Goleta GP/CLUP (Continued)

Policy	Discussion
the Conservation Element and City's Zoning Code.	measures would ensure Project consistency with standards set forth in the City's Conservation Element. See also discussion of consistency with applicable policies of the City's Conservation Element, below.
Policy LU 1.8 New Development and Neighborhood Compatibility (GP/CP). Approvals of all new development shall require compatibility with the character of existing development in the immediate area, including size, bulk, scale, and height. New development shall not substantially impair or block important viewsheds and scenic vistas, as set forth in the Visual and Historical Resources Element.	**Consistent**. The proposed Project is bordered on three sides by the Sandpiper Golf Course, Cathedral Oaks Overpass bridge, and US 101, so the discussion below focuses on the Project in relation to The Hideaway, a 101-unit luxury residential development immediately east of the Project site. The proposed Project would provide some variation in architectural elements but remains comparable in size, bulk, scale, and height with The Hideaway. This residential development just east of the Project site has building heights of up to two-stories (maximum height of 27 feet). The proposed 11,600 square foot (s.f.), one-story fire station structure would have a maximum roof height pitch at the eastern entry tower, of 32 feet, while the bulk of the roofline above the building and apparatus bay would have a roof pitch height of 28 feet. This would be one to five feet higher than the adjacent townhomes, but it would be comparable to the townhomes' two-story scale (see Figure 4.1-3 for visual simulations of the Project). Further, the Project would be constructed with a Modern Western architectural style that would utilize the materials and forms of California Ranch traditions, similar in design to the townhomes Coastal, Ranch, and Monterey architectural styles and the Sandpiper Golf Club clubhouse to the south. The architectural elements reflect early vernacular forms of the Goleta Valley including. water towers, barn-like mass and volumes, and low-profile ranch houses. Proposed fire station roof forms would include staggered gables and a hipped roof to reduce the perception of

Table 4.6-1. Consistency with Policies in the Goleta GP/CLUP (Continued)

Policy	Discussion
	the maximum apparatus bay height. Proposed exterior surface finishes and architectural features would reflect the surrounding residential context and agrarian regional historic character including: board and batt siding; projections emulating water cistern towers; splayed walls; and the articulation of windows with small panes. Additionally, the proposed Project would not significantly impair or block important viewsheds and scenic vistas, as discussed under Impact AES-1 in Section 4.1, Aesthetics/Visual Resources. See also discussion of consistency with applicable policies of the City's Visual and Historic Resources Element, below.
Policy LU 1.9 Quality Design in the Built Environment (GP/CP). The City shall encourage quality site, architectural, and landscape design in all new development proposals. Development proposals shall include coordinated site planning, circulation, and design. Public and/or common open spaces with quality visual environments shall be included to create attractive community gathering areas with a sense of place and scale.	**Consistent.** The Project would provide a City-owned and Santa Barbara County Fire Department-operated fire station. The fire station site has been designed to address principal objectives of access directly on a public roadway while coordinating existing bicycle trail and Metropolitan Transit District bus stop access on Hollister Avenue. It also provides for a community conference room that would provide a community gathering area for public meeting access. The Project incorporates quality visual design elements including screening vegetation along the northern and eastern property boundaries that foster a sense of place and are compatible in scale and design to surrounding development. The proposed landscape plan also includes a drought tolerant demonstration garden along the front of the station that adds to the sense of place and scale for the site. Refer also to discussion of consistency with City GP/CLUP Policy LU 1.8, above.
Policy LU 1.13 Adequate Infrastructure and Services (GP/CP). For health, safety, and general welfare reasons, approvals of new development shall be subject to a finding that adequate	**Consistent.** As discussed in Section 4.10.9, Utilities and Service Systems, the proposed Project would have adequate on-site utility infrastructure, including water and sewer service. The proposed

Table 4.6-1. Consistency with Policies in the Goleta GP/CLUP (Continued)

Policy	Discussion
infrastructure and services will be available to serve the proposed development in accordance with the Public Facilities and Transportation Element.	Project includes development of all necessary infrastructure to service the Project, and includes additional design features to reduce overall demand for utility services and supplies. Frontage improvements for the project would include sidewalk, curb, gutter and a bike lane as part of the project, consistent with this policy.
Policy LU 3.6 Visitor Commercial (C-V) (GP/CP). This use category is intended to provide for a variety of commercial uses of low to moderate intensity often at existing or new scenic locations that may serve as destinations for visitors. Development in Visitor Commercial areas shall be designed in a manner that will limit encroachment into residential or resource areas. When located near the beach or other natural area, public access to resource areas shall be required. Transit lodging units such as hotels that are operated as hotel condominiums, time-shares, or under a fractional ownership model shall be permitted uses, regulated through measures including but not limited to owner-occupancy limitations, to assure these accommodations are available without limitation to the general public and protect the City's transit occupancy tax base.	**Consistent.** Although the City GP/CLUP identifies the need for Fire Station 10 along the Hollister Avenue corridor in western Goleta, the Project site is designated C-V use and the property is zoned C-1 (limited commercial). Neither land use designation nor current zoning allow for a public institutional use such as a fire station. The proposed Project would include a General Plan Amendment to change the site land use designation to Public/Quasi-Public (P-QP) use and an approval to rezone the site from C-1 to Professional and Institutional (PI). These required approvals would ensure development of the site would occur consistent with appropriate land use and zoning designations. The primary purpose of the C-V use designation is to provide for a variety of commercial uses of low to moderate intensity often at or near scenic locations that may serve as destinations for visitors. This land use designation has a strong correlation with the C-1 zone district, the purpose of which is to provide areas for commercial activities, including both retail businesses and service commercial activities, that serve travelling public as well as the local community. A focus of the C-1 zone district within the CZ is to provide retail and service commercial activities oriented towards visitors of the coastal areas of the City. Within the City, such uses are predominantly located along Hollister Avenue, and consist of a number of hotel developments, such as the recently developed Hilton Garden Inn and the

Table 4.6-1. Consistency with Policies in the Goleta GP/CLUP (Continued)

Policy	Discussion
	Marriott Residence Inn on Hollister Avenue, and the Marriott Courtyard on Storke Road, retail businesses, restaurants, and other visitor-oriented commercial uses. Within the vicinity of the Project and along the Hollister Avenue corridor, at least 80.6 acres of land are currently developed with visitor-serving commercial or retail uses and included, but are not limited to, the Camino Real Marketplace, the Hollister Village retail plaza, several hotel developments, the K-Mart shopping center, restaurants, and several gas stations. When compared to lands within the vicinity of the Project which currently support visitor-oriented commercial uses, the loss of 1.21 acres of V-C designated land would represent a negligible (1.5 percent) loss in potential visitor-serving and retail development within the City. Further, the Project site is only 1.21 acres and not well suited for high-value visitor-oriented uses, particularly within the western limits of the City, where such development may not adequately serve uses within the surrounding area. Given implementation of the Project would have negligible effect on the total amount and potential for development and operation of visitor-oriented development within the City, implementation of the Project is not considered to significantly adversely affect the City's ability to provide high-value visitor-oriented development.
Policy LU 5.2 Public and Quasi-Public Use (P-QP) (GP). This designation is intended to identify existing and planned land use areas for public facilities, such as, but not limited to, community centers, governmental administration, governmental operations, libraries, and public schools. The designation also allows quasi-public uses, such as private schools, religious institutions, lodges, social clubs, day care centers, and similar uses. Land within the rights-of-way for US 101 and SR 217 are also designated	**Consistent.** Refer to discussion of consistency with City GP/CLUP Policy LU 3.6, above. The proposed Project would include a General Plan Amendment to change the site's designated land use from C-V to P-QP to allow development of the site as a new fire station, consistent with the GP's designation for P-QP lands.

Table 4.6-1. Consistency with Policies in the Goleta GP/CLUP (Continued)

Policy	Discussion
within this category. Public and quasi-public uses are also permitted in various other land use categories in order to provide maximum flexibility in determining locations for future public facilities. The Public and Quasi-Public use category does not include public and private parks, recreation, or open space, which are accommodated in a separate use category.	
Open Space Element (OS)	
Policy OS 8.3 Preservation (GP/CP). The City shall protect and preserve cultural resources from destruction. The preferred method for preserving a recorded archaeological site shall be by preservation in place to maintain the relationship between the artifacts and the archaeological context. Preservation in place may be accomplished by deed restrictions as a permanent conservation easement, avoidance through site planning and design, or incorporation of sites into other open spaces to prevent any future development or use that might otherwise adversely impact these resources.	**Consistent with Mitigation.** As discussed in Section 4.3, *Cultural Resources,* a Phase I Archaeological Resources Survey and Supplemental Extended Phase I Archaeological Investigation was performed for the proposed Project site consistent with City guidelines to evaluate the Project's potential to disrupt known and unknown cultural and historical resources. In addition, the City initiated a request for formal consultation with local Native American tribes pursuant to SB 18 requirements to determine the site's potential for presence of Native American resources. As identified through these investigations and requests for consultation, no intact archaeological resources are present on the site that would identify the site as archaeologically significant and the Project would have no adverse impact on known archaeological resources. However, MM CR-1.1 would be implemented to address the unlikely potential for encountering unknown significant resources during construction of the site, and would ensure appropriate protection and preservation of any uncovered resources.
Policy OS 8.4 Evaluation of Significance (GP/CP). For any development proposal identified as being located in an area of archaeological sensitivity, a Phase I cultural resources inventory shall be conducted by a professional archaeologist or other	**Consistent.** Refer to discussion of consistency with City GP/CLUP Policy OS 8.3, above.

Table 4.6-1. Consistency with Policies in the Goleta GP/CLUP (Continued)

Policy	Discussion
qualified expert. All sites determined through a Phase I investigation to potentially include cultural resources must undergo subsurface investigation to determine the extent, integrity, and significance of the site. Where Native American artifacts have been found or where oral traditions indicate the site was used by Native Americans in the past, research shall be conducted to determine the extent of the archaeological significance of the site.	
Policy OS 8.5 Mitigation (GP/CP). If research and surface reconnaissance shows that the project area contains a resource of cultural significance that would be adversely impacted by proposed development and avoidance is infeasible, mitigation measures sensitive to the cultural beliefs of the affected populations shall be required. Reasonable efforts to leave these resources in an undisturbed state through capping or covering resources with a soil layer prior to development shall be required. If data recovery through excavation is the only feasible mitigation, the City shall confer with the affected Native American nation or most-likely descendants, as well as agencies charged with the responsibility of preserving these resources and organizations having a professional or cultural interest, prior to the removal and disposition of any artifacts.	**Consistent.** Refer to discussion of consistency with City GP/CLUP Policy OS 8.3, above.
Policy OS 8.6 Monitoring and Discovery (GP/CP). On-site monitoring by a qualified archaeologist and appropriate Native American observer shall be required for all grading, excavation, and site preparation that involves earth moving operations on sites identified as archaeologically sensitive. If cultural resources of potential importance are uncovered during construction, the following shall occur:	**Consistent.** Refer to discussion of consistency with City GP/CLUP Policy OS 8.3, above.

Table 4.6-1. Consistency with Policies in the Goleta GP/CLUP (Continued)

Policy	Discussion
a) The grading or excavation shall cease and the City shall be notified. b) A qualified archaeologist shall prepare a report assessing the significance of the find and provide recommendations regarding appropriate disposition. c) Disposition will be determined by the City in conjunction with the affected Native American nation.	
Policy OS 8.7 Protection of Paleontological Resources (GP/CP). Should substantial paleontological resources be encountered during construction activities, all work that could further disturb the find shall be stopped and the City of Goleta shall be notified within 24 hours. The applicant shall retain a qualified consultant to prepare a report to the City that evaluates the significance of the find and, if warranted, identifies recovery measures. Upon review and approval of the report by the City, construction may continue after implementation of any identified recovery measures.	**Consistent with Mitigation.** As discussed in Section 4.3 Cultural Resources and discussion of consistency City GP/CLUP with Policy OS 8.3 above, the Project would be required to implement measure Mitigation Measure CR-1.1 to monitor grading by an archaeologist and local Chumash observer to address the unlikely potential for encountering unknown significant resources during construction. Work would be immediately stopped and redirected in the event that previously unknown resources were encountered during grading activities until a City-approved archaeologist could evaluate the significance of the find pursuant to Phase II investigation standards set forth in the City Archaeological Guidelines. As such, Mitigation Measure CR-1.1 would ensure archaeological, tribal, and paleontological resources are protected.
Conservation Element (CE)	
Policy CE 1.6 Protection of ESHAs (GP/CP). ESHAs shall be protected against significant disruption of habitat values, and only uses or development dependent on and compatible with maintaining such resources shall be allowed within ESHAs or their buffers. The following shall apply: a) No development, except as otherwise allowed by this element, shall be allowed within ESHAs and/or ESHA buffers.	**Consistent.** Refer to discussion of consistency with City GP/CLUP Policy LU 1.7, above. The Project site has not been designated or mapped within or adjacent to an ESHA and the Project would **not** have an adverse effect on any such resources.

Table 4.6-1. Consistency with Policies in the Goleta GP/CLUP (Continued)

Policy	Discussion
b) A setback or buffer separating all permitted development from an adjacent ESHA shall be required and shall have a minimum width as set forth in subsequent policies of this element. The purpose of such setbacks shall be to prevent any degradation of the ecological functions provided by the habitat area. c) Public accessways and trails are considered resource- dependent uses and may be located within or adjacent to ESHAs. These uses shall be sited to avoid or minimize impacts on the resource to the maximum extent feasible. Measures—such as signage, placement of boardwalks, and limited fencing or other barriers—shall be implemented as necessary to protect ESHAs. d) The following uses and development may be allowed in ESHAs or ESHA buffers only where there are no feasible, less environmentally damaging alternatives and will be subject to requirements for mitigation measures to avoid or lessen impacts to the maximum extent feasible: 1) public road crossings, 2) utility lines, 3) resource restoration and enhancement projects, 4) nature education, 5) biological research, and 6) Public Works projects as identified in the Capital Improvement Plan, only where there are no feasible, less environmentally damaging alternatives. e) If the provisions herein would result in any legal parcel created prior to the date of this plan being made unusable in its entirety for any purpose allowed by the land use plan, exceptions to the foregoing may be made to allow a reasonable economic use of the parcel. Alternatively, the City may establish a program to allow transfer	

Table 4.6-1. Consistency with Policies in the Goleta GP/CLUP (Continued)

Policy	Discussion
of development rights for such parcels to receiving parcels that have areas suitable for and are designated on the Land Use Plan map for the appropriate type of use and development.	
Policy CE 1.7 Mitigation of Impacts to ESHAs. New development shall be sited and designed to avoid impacts to ESHAs (GP/CP). If there is no feasible alternative that can eliminate all impacts, then the alternative that would result in the fewest or least significant impacts shall be selected. Any impacts that cannot be avoided shall be fully mitigated, with priority given to on-site mitigation. Offsite mitigation measures shall only be approved when it is not feasible to fully mitigate impacts on-site. If impacts to on-site ESHAs occur in the Coastal Zone, any offsite mitigation area shall also be located within the Coastal Zone. All mitigation sites shall be monitored for a minimum period of 5 years following completion, with changes made as necessary based on annual monitoring reports. Where appropriate, mitigation sites shall be subject to deed restrictions. Mitigation sites shall be subject to the protections set forth in this plan for the habitat type unless the City has made a specific determination that the mitigation is unsuccessful and is to be discontinued.	**Consistent.** Refer to discussion of consistency with City GP/CLUP Policy LU 1.7, above. The Project site has not been designated or mapped within or adjacent to an ESHA and the Project would not have an adverse effect on any such resources.
Policy CE 1.9 Standards Applicable to Development Projects (GP/CP). The following standards shall apply to consideration of developments within or adjacent to ESHAs: a) Site designs shall preserve wildlife corridors or habitat networks. Corridors shall be of sufficient width to protect habitat and dispersal zones for small mammals, amphibians, reptiles, and birds. b) Land divisions for parcels within or adjacent to an ESHA shall only be allowed if each new lot being created,	**Consistent.** Refer to discussion of consistency with City GP/CLUP Policy LU 1.7, above. The Project site has not been designated or mapped within or adjacent to an ESHA and the Project would not have an adverse effect on any such resources.

Table 4.6-1. Consistency with Policies in the Goleta GP/CLUP (Continued)

Policy	Discussion
except for open space lots, is capable of being developed without building in any ESHA or ESHA buffer and without any need for impacts to ESHAs related to fuel modification for fire safety purposes.	
c) Site plans and landscaping shall be designed to protect ESHAs. Landscaping, screening, or vegetated buffers shall retain, salvage, and/or reestablish vegetation that supports wildlife habitat whenever feasible. Development within or adjacent to wildlife habitat networks shall incorporate design techniques that protect, support, and enhance wildlife habitat values. Planting of nonnative, invasive species shall not be allowed in ESHAs and buffer areas adjacent to ESHAs.	
d) All new development shall be sited and designed so as to minimize grading, alteration of natural landforms and physical features, and vegetation clearance in order to reduce or avoid soil erosion, creek siltation, increased runoff, and reduced infiltration of stormwater and to prevent net increases in baseline flows for any receiving water body.	
e) Light and glare from new development shall be controlled and directed away from wildlife habitats. Exterior night lighting shall be minimized, restricted to low intensity fixtures, shielded, and directed away from ESHAs.	
f) All new development should minimize potentially significant noise impacts on special-status species in adjacent ESHAs.	
g) All new development shall be sited and designed to minimize the need for fuel modification, or weed abatement, for fire safety in order to preserve native and/or nonnative	

Table 4.6-1. Consistency with Policies in the Goleta GP/CLUP (Continued)

Policy	Discussion
supporting habitats. Development shall use fire-resistant materials and incorporate alternative measures, such as firewalls and landscaping techniques that will reduce or avoid fuel modification activities. h) The timing of grading and construction activities shall be controlled to minimize potential disruption of wildlife during critical time periods such as nesting or breeding seasons. i) Grading, earthmoving, and vegetation clearance adjacent to an ESHA shall be prohibited during the rainy season, generally from November 1 to March 31, except as follows: 1) where erosion control measures such as sediment basins, silt fencing, sandbagging, or installation of geofabrics have been incorporated into the project and approved in advance by the City; 2) where necessary to protect or enhance the ESHA itself; or 3) where necessary to remediate hazardous flooding or geologic conditions that endanger public health and safety. j) In areas that are not adjacent to ESHAs, where grading may be allowed during the rainy season, erosion control measures such as sediment basins, silt fencing, sandbagging, and installation of geofabrics shall be implemented prior to and concurrent with all grading operations.	
Policy CE 3.3 Site-Specific Wetland Delineations (GP/CP). In considering development proposals where an initial site inventory or reconnaissance indicates the presence or potential for wetland species or indicators, the City shall require the submittal of a detailed biological study of the site, with the addition of a delineation of all wetland areas on the project site. Wetland	**Consistent.** As discussed in Section 4.2, *Biological Resources,* and identified in the Site Selection Initial Study (Appendix A), no wetlands or waterways characterized as jurisdictional by the U.S. Army Corps of Engineers (USACE) under the Clean Water Act (CWA), the Regional Water Quality Control Board (RWQCB) under the CWA and Porter-Cologne Act, the CCC under the CCA and CLUP, the California Department

Table 4.6-1. Consistency with Policies in the Goleta GP/CLUP (Continued)

Policy	Discussion
delineations shall be based on the definitions contained in Section 13577(b) of Title 14 of the California Code of Regulations. A preponderance of hydric soils or a preponderance of wetland indicator species will be considered presumptive evidence of wetland conditions. At a minimum, the delineation report shall contain: a) A map at a scale of 1":200' or larger showing topographic contours. b) An aerial photo base map. c) A map at a scale of 1":200' or larger with polygons delineating all wetland areas, polygons delineating all areas of vegetation with preponderance of wetland indicator species, and the locations of sampling points. d) A description of the survey methods and surface indicators used for delineating the wetland polygons. e) A statement of the qualifications of the person preparing the wetland delineation.	of Fish and Game under Department of Fish and Game Code, or by the City under the GP/CLUP have been identified on-site. While a topographic depression does exist at the southeast corner of the Project site that could potentially support hydrophytic vegetation if it had an adequate water supply, no evidence of such hydrology or the presence of any hydrophytic vegetation has been observed by City staff or the consulting biologist during any field reconnaissance. Furthermore, the Milpitas fine sandy loam soils found on-site are not listed on the California Hydric Soils list. As such, no wetland resources exist on-site.
Policy CE 3.4 Protection of Wetlands in the Coastal Zone (CP). The biological productivity and the quality of wetlands shall be protected and, where feasible, restored in accordance with the federal and state regulations and policies that apply to wetlands within the Coastal Zone. Only uses permitted by the regulating agencies shall be allowed within wetlands. The filling, diking, or dredging of open coastal waters, wetlands, estuaries, and lakes is prohibited unless it can be demonstrated that: a) There is no feasible, environmentally less damaging alternative to wetland fill. b) The extent of the fill is the least amount necessary to allow development of the permitted use.	**Consistent.** Refer to discussion of consistency with City GP/CLUP Policy CE 3.3, above.

Table 4.6-1. Consistency with Policies in the Goleta GP/CLUP (Continued)

Policy	Discussion
c) Mitigation measures have been provided to minimize adverse environmental effects. d) The purpose of the fill is limited to: incidental public services, such as burying cables or pipes; restoration of wetlands; a nature study, education, or similar resource-dependent activities. A wetland buffer of a sufficient size to ensure the biological integrity and preservation of the wetland shall be required. Generally, the required buffer shall be 100 feet, but in no case shall wetland buffers be less than 50 feet. The buffer size should take into consideration the type and size of the development, the sensitivity of the wetland resources to detrimental edge effects of the development to the resources, natural features such as topography, the functions and values of the wetland, and the need for upland transitional habitat. A 100-foot minimum buffer area shall not be reduced when it serves the functions and values of slowing and absorbing flood waters for flood and erosion control, sediment filtration, water purification, and ground water recharge. The buffer area shall serve as transitional habitat with native vegetation and shall provide physical barriers to human intrusion.	
Policy CE 5.2 Protection of Native Grasslands (GP/CP). In addition to the provisions of Policy CE 1, the following standards shall apply: a) For purposes of this policy, existing native grasslands are defined as an area where native grassland species comprise 10 percent or more of the total relative plant cover. Native grasslands that are dominated by perennial bunch grasses tend to be patchy. Where a high density of separate small patches occurs in an	**Consistent.** As discussed in Section 4.2, Biological Resources, the Project site currently supports a matrix of habitat types, consisting of both native and nonnative habitats, including: eucalyptus woodland, coastal sage scrub, coyote sage scrub, non-native ruderal grasses, and non-native landscape trees. None of these habitat types support native grasslands. As such, implementation of the Project would not significantly adversely affect native grassland habitat requiring protection under Policy CE 5.2.

Table 4.6-1. Consistency with Policies in the Goleta GP/CLUP (Continued)

Policy	Discussion
area, the whole area shall be delineated as native grasslands. b) To the maximum extent feasible, development shall avoid impacts to native grasslands that would destroy, isolate, interrupt, or cause a break in continuous habitat that would (1) disrupt associated animal movement patterns and seed dispersal, or (2) increase vulnerability to weed invasions. c) Removal or disturbance to a patch of native grasses less than 0.25 acre that is clearly isolated and is not part of a significant native grassland or an integral component of a larger ecosystem may be allowed. Removal or disturbance to restoration areas shall not be allowed. d) Impacts to protected native grasslands shall be minimized by providing at least a 10-foot buffer that is restored with native species around the perimeter of the delineated native grassland area. e) Removal of nonnative and invasive exotic species shall be allowed; revegetation shall be with plants or seeds collected within the same watershed whenever feasible.	
Policy CE 10.1 New Development and Water Quality (GP/CP). New development shall not result in the degradation of the water quality of groundwater basins or surface waters; surface waters include the oceans, lagoons, creeks, ponds, and wetlands. Urban runoff pollutants shall not be discharged or deposited such that they adversely affect these resources.	**Consistent.** As discussed in Section 4.10.5 Hydrology and Water Quality, the Project would comply with applicable water quality regulations, incorporate best management practices (BMPs) to reduce stormwater runoff from the site, and proposes the development of on-site stormwater control features consisting of bioretention basins to control site runoff. These retention and treatment features would be designed and constructed in compliance with the specifications of Santa Barbara County's Stormwater Technical Guide for Low Impact Development (2014) and the Central Coast Regional Water Quality Control

Table 4.6-1. Consistency with Policies in the Goleta GP/CLUP (Continued)

Policy	Discussion
	Board (CCRWQCB) Post-Construction Requirements (Resolution No. R3-2012-0032). Further, the Project would disturb more than 1 acre of soil and would be subject to issuance and compliance with a General Permit for Discharges of Storm Water associated with Construction Activity Construction General Permit Order 2009-0009-DWG, issued and approved by the CCRWQCB. Incorporation of these features and compliance with applicable water quality regulations would ensure that the Project would not degrade the quality of groundwater basins or surface waters.
Policy CE 10.2 Siting and Design of New Development (GP/CP). New development shall be sited and designed to protect water quality and minimize impacts to coastal waters by incorporating measures designed to ensure the following: a) Protection of areas that provide important water quality benefits, areas necessary to maintain riparian and aquatic biota, and areas susceptible to erosion and sediment loss. b) Limiting increases in areas covered by impervious surfaces. c) Limiting the area where land disturbances occur, such as clearing of vegetation, cut-and-fill, and grading, to reduce erosion and sediment loss. d) Limiting disturbance of natural drainage features and vegetation.	**Consistent.** As discussed in Section 4.2 Biological Resources, the Project site does not contain riparian or aquatic resources or other areas important to providing water quality benefits or areas susceptible to erosion and sediment loss. The Project would include measures and design features to ensure that site runoff does not adversely affect the quality of groundwater basins or surface waters. Fire Station 10 would incorporate best management practices (BMPs) to reduce stormwater runoff from the site, consistent with the City of Goleta's Storm Water Management Plan. All proposed on-site impervious surface development would drain to stormwater control measures consisting of a bioretention basin or to a permeable paver parking. The bioretention basins would utilize the sand/compost planting medium specified in Santa Barbara County's Stormwater Technical Guide for Low Impact Development The Project's proposed bioretention basins are designed to achieve and exceed treatment requirements.
Policy CE 10.3 Incorporation of Best Management Practices for Stormwater Management (GP/CP). New development shall be designed to minimize impacts to water quality from	**Consistent.** Refer to discussion of consistency with City GP/CLUP Policy CE 10.1, above. See also discussion of applicable stormwater retention design

Table 4.6-1. Consistency with Policies in the Goleta GP/CLUP (Continued)

Policy	Discussion
increased runoff volumes and discharges to pollutants from nonpoint sources to the maximum extent feasible, consistent with the City's Storm Water Management Plan or a subsequent Storm Water Management Plan approved by the City and the Central Coast Regional Water Quality Control Board. Post construction structural BMPs shall be designed to treat, infiltrate, or filter stormwater runoff in accordance with applicable standards as required by law. Examples of BMPs include, but are not limited to, the following: a) Retention and detention basins. b) Vegetated swales. c) Infiltration galleries or injection wells. d) Use of permeable paving materials. e) Mechanical devices such as oil-water separators and filters. f) Revegetation of graded or disturbed areas. g) Other measures as identified in the City's adopted Storm Water Management Plan and other City-approved regulations.	features and impacts to water quality in 4.10.5 Hydrology and Water Quality.
Policy CE 10.4 New Facilities (GP/CP). New bridges, roads, culverts, and outfalls shall not cause or contribute to creek bank erosion or wetland siltation and shall include BMPs to minimize impacts to water quality. BMPs shall include construction phase erosion control, polluted runoff control plans, and soil stabilization techniques. Where space is available, dispersal of sheet flow from roads into vegetated areas, or other on-site infiltration practices, shall be incorporated into the project design.	**Consistent.** Refer to discussion of consistency with City GP/CLUP Policy CE 10.1. See also discussion of applicable stormwater retention design features and impacts to water quality in 4.10.5 Hydrology and Water Quality.
Policy CE 10.7 Drainage and Stormwater Management Plans (GP/CP). New development shall protect the absorption, purifying, and retentive functions of natural systems that exist on the site. Drainage Plans shall be	**Consistent.** Refer to discussion of consistency with City GP/CLUP Policy CE 10.1. See also discussion of applicable stormwater retention design features and impacts to water quality in 4.10.5 Hydrology and Water Quality.

Table 4.6-1. Consistency with Policies in the Goleta GP/CLUP (Continued)

Policy	Discussion
designed to complement and use existing drainage patterns and systems, where feasible, conveying drainage from the site in a nonerosive manner. Disturbed or degraded natural drainage systems shall be restored where feasible, except where there are geologic or public safety concerns. Proposals for new development shall include the following: a) A Construction-Phase Erosion Control and Stormwater Management Plan that specifies the BMPs that will be implemented to minimize erosion and sedimentation; provide adequate sanitary and waste disposal facilities; and prevent contamination of runoff by construction practices, materials, and chemicals. b) A Post-Development-Phase Drainage and Stormwater Management Plan that specifies the BMPs – including site design methods, source controls, and treatment controls – that will be implemented to minimize polluted runoff after construction. This plan shall include monitoring and maintenance plans for the BMP measures.	
Policy CE 10.8 Maintenance of Stormwater Management Facilities (GP/CP). New development shall be required to provide ongoing maintenance of BMP measures where maintenance is necessary for their effective operation. The permittee and/or owner, including successors in interest, shall be responsible for all structural treatment controls and devices as follows: a) All structural BMPs shall be inspected, cleaned, and repaired when necessary prior to September 30th of each year. b) Additional inspections, repairs, and maintenance should be performed after storms as needed throughout the rainy season, with any major	**Consistent.** The City of Goleta Neighborhood Services and Public Safety Department is responsible for planning and development of the proposed Project, but the proposed Fire Station 10 would be operated by the Santa Barbara County Fire Department (SBCFD). As such, SBCFD would be responsible for maintenance of all BMPs in accordance with an approved Stormwater Management Plan as proposed as part of this Project.

Table 4.6-1. Consistency with Policies in the Goleta GP/CLUP (Continued)

Policy	Discussion
repairs completed prior to the beginning of the next rainy season. c) Public streets and parking lots shall be swept as needed and financially feasible to remove debris and contaminated residue. d) The homeowners association, or other private owner, shall be responsible for sweeping of private streets and parking lots.	
Policy CE 10.9 Landscaping to Control Erosion (GP/CP). Any landscaping that is required to control erosion shall use native or drought-tolerant noninvasive plants to minimize the need for fertilizer, pesticides, herbicides, and excessive irrigation.	**Consistent.** Development of the proposed Project includes a landscaping plan consisting of a mixture of native and drought tolerant plantings that provide appropriate examples of fuel management plant design materials. To reduce excessive irrigation of landscaped areas, the landscaping plan proposes incorporation of evapotranspiration irrigation controllers along with the use of water from roof drains for landscape irrigation.
Policy CE 12.2 Control of Air Emissions from New Development (GP). The following shall apply to reduction of air emissions from new development: a) Any development proposal that has the potential to increase emissions of air pollutants shall be referred to the Santa Barbara County Air Pollution Control District for comments and recommended conditions prior to final action by the City. b) All new commercial and industrial sources shall be required to use the best available air pollution control technology. Emissions control equipment shall be properly maintained to ensure efficient and effective operation. c) Wood-burning fireplace installations in new residential development shall be limited to low-emitting state- and U.S. Environmental Protection Agency (EPA)- certified fireplace inserts and	**Consistent.** The Project proposes the installation and use of an emergency generator unit within 120 feet of proposed inhabited spaces of the Fire Station 10 and within 315 feet of the nearest residences of the Hideaway residential development. In response to the recommendations provided by the Santa Barbara Air Pollution Control District (SBCAPCD) in their comment letter submitted to the City on September 18, 2017 in response to the Notice of Preparation for the Project, the Project was evaluated for its potential to exceed SBCAPCD adopted health risk public notification thresholds. Impact AQ-2 in Section 4.10.2, Air Quality, provides a screening-level assessment of the Project's potential to result in significant increased cancer risk. As discussed therein, through utilization of the California Air Resources Board's (CARB's) "Hot Spots" Stationary Diesel Engine Screening Risk Assessment, it is determined that implementation of the

Table 4.6-1. Consistency with Policies in the Goleta GP/CLUP (Continued)

Policy	Discussion
woodstoves, pellet stoves, or natural gas fireplaces. In locations near monarch butterfly ESHAs, fireplaces shall be limited to natural gas. d) Adequate buffers between new sources and sensitive receptors shall be required. e) Any permit required by the Santa Barbara County Air Pollution Control District shall be obtained prior to issuance of final development clearance by the City.	Project and operation of the proposed stationary diesel emergency generator would not expose nearby sensitive receptors to an increased cancer and non-cancer risk above the thresholds adopted by CARB and impacts would be adverse, but less than significant. Subsequently, it is therefore determined that preparation of a Health Risk Assessment (HRA) and further investigation of the Project's potential to increase cancer and non-cancer risks from operation of the proposed emergency generator is not required, though SBCAPCD may choose to require further HRA investigation as part of their permit review process. Further, the Project would not expose new sensitive receptors (inhabitants of the Fire Station 10) to increased hazardous health risk from mobile source emissions associated with high traffic roadways. Implementation of the Project would not exceed adopted SBCAPCD criteria pollutant thresholds for construction and operational emissions based on modeled air emissions analysis prepared using California Emissions Estimator Model (CalEEMod) v. 2016.3.2 software. The Project would not involve any commercial or industrial uses or any wood-burning fireplace installations. The Project would be subject to issuance and compliance with all permits required by SBCAPCD, including those required for operation of diesel emergency standby generator unit.
Policy CE 12.3 Control of Emissions during Grading and Construction (GP). Construction site emissions shall be controlled by using the following measures: a) Watering active construction areas to reduce windborne emissions. b) Covering trucks hauling soil, sand, and other loose materials.	**Consistent.** As discussed in Section 4.10.1 *Air Quality,* construction and operation of the Project would not exceed adopted SBCAPCD criteria pollutant thresholds. Regardless, the proposed Project would include standard dust control measures in accordance with SBCAPCD rules and regulations, including SBCAPCD Rule 345, *Control of Fugitive Dust from Construction and Demolition Activities.*

Table 4.6-1. Consistency with Policies in the Goleta GP/CLUP (Continued)

Policy	Discussion
c) Paving or applying nontoxic solid stabilizers on unpaved access roads and temporary parking areas. d) Hydroseeding inactive construction areas. e) Enclosing or covering open material stockpiles. f) Revegetating graded areas immediately upon completion of work.	
Policy CE 13.3 Use of Renewable Energy Sources (GP). For new projects, the City encourages the incorporation of renewable energy sources. Consideration shall be given to incorporation of renewable energy sources that do not have adverse effects on the environment or on any adjacent residential uses. The following considerations shall apply: a) Solar access shall be protected in accordance with the state Solar Rights Act (AB 2473). South wall and rooftop access should be achievable in low-density residential areas, while rooftop access should be possible in other areas. b) New development shall not impair the performance of existing solar energy systems. Compensatory or mitigation measures may be considered in instance where there is no reasonable alternative. c) Alternative energy sources are encouraged, provided that the technology does not contribute to noise, visual, air quality, or other potential impacts on nearby uses and neighborhoods.	**Consistent.** Implementation of the Project would not impair the performance of existing solar energy systems. As discussed in Section 2.0, *Project Description,* the Project would be designed to Leadership in Energy and Environmental Design (LEED) Silver standards that would incorporate various resource-efficient project sustainability design features to reduce energy consumption. These energy efficiency improvements would potentially include but not be limited to natural heating and/or cooling via roof overhangs and window placement, sun and wind exposure, and solar energy opportunities.
Policy CE 13.4 Energy Conservation for City Facilities and Operations (GP). The City shall implement energy conservation requirements for City-owned facilities at the time of major improvements. Energy conservation measures may include energy-efficient interior and exterior building lighting,	**Consistent.** As discussed in Section 2.0, *Project Description,* the Project would be designed to achieve the California Energy Commission Title 24 Building Energy Efficiency Standards and Leadership in Energy and Environmental Design (LEED) Silver standards that would incorporate various resource-efficient

Table 4.6-1. Consistency with Policies in the Goleta GP/CLUP (Continued)

Policy	Discussion
energy-efficient street lighting, natural ventilation and solar hot water systems, and landscaping with drought-tolerant species and deciduous trees to shade streets and the south and west sides of buildings in summer. For all City construction projects, the City shall comply with the state's energy conservation building standards set forth in Title 24. The City vehicle fleet shall use a mix of fuels that best achieves energy efficiency while meeting operational needs.	project sustainability design features to reduce energy consumption. Included in these features are energy efficiency improvements. These energy efficiency improvements would potentially include but not be limited to natural heating and/or cooling via roof overhangs and window placement, sun and wind exposure, and solar energy opportunities. In addition, the Project would include water conservation strategies that reduce indoor and outdoor water use by at least 20 percent. Water conservation features would include insulation of hot water lines, installation of low-flow plumbing features and water-efficient clothes washers and dishwashers, incorporation of drought-tolerant landscaping, use of water from roof drains for landscape irrigation, and use of recycled water for landscape irrigation.
Policy CE 14.2 Public Urban Forest Management (GP). Urban forests are recognized as a resource created and sustained for people. The urban forest is different from wildland forests in that it requires a higher level of management. The City considers the urban forest a valuable resource. As of 2005, it was estimated that the total number of trees situated within city street rights-of-way was about 7,500. The public portion of the urban forest shall be protected, preserved, and enhanced to: a) Provide an appropriate shade canopy for each of the various types of land uses so that the average total canopy will increase over time. b) Provide for a tree population of mixed ages, diverse species, and appropriate mix of tree types (evergreen and deciduous; native and nonnative in non-ESHA areas) in order to support a diverse forest ecosystem able to adapt to changing environmental pressures such as	**Consistent.** The proposed Project would result in the removal of existing eucalyptus woodland totaling 56 eucalyptus trees, six of which are dead and others that are compromised and represent hazardous conditions because of possible limb fall and collapse. The County of Santa Barbara Fire Marshal has determined that these trees are a fire hazard given their potential flammability (Steve Oaks, personal communication 2017). The trees are generally in poor health or have already died from prolonged drought and/or insect infestation (Robert Muraoka, 2016). Trimming of large eucalyptus tree limbs along the eastern Project site boundary has occurred at the request of adjacent Hideaway residential development neighbors. The proposed landscape plan would provide for a solid barrier of skyline tree canopy along the northern and eastern property boundaries including 24- to 36-inch box specimen Monterey cypress, Coast live oak, and New Zealand Christmas trees that would achieve a height of between 30 to 80 feet. The

Table 4.6-1. Consistency with Policies in the Goleta GP/CLUP (Continued)

Policy	Discussion
disease, pest infestation, and climate change. c) Maximize availability of planting spaces. d) Survive within the limitations of the existing resources with minimal maintenance once establishment occurs. e) Recognize that the maximum environmental benefit, such as those related to air quality, storm water runoff, and shade, occurs as trees reach maturity.	linear arrangement of large screen trees would be complimented by native and drought-tolerant shrubs reaching 12 to 20 feet high. Therefore, the proposed Project would provide for substantial replacement of urban forest areas represented by the failing eucalyptus windrows on-site.
Policy CE 15.2 Water Conservation for City Facilities (GP). In order to minimize water use, the City shall upgrade City-owned facilities with low water use plumbing fixtures, water-conserving landscaping, low flow irrigation, and reclaimed water for exterior landscaping at the time of major improvements.	**Consistent.** Refer to discussion of consistency with City GP/CLUP Policy CE 13.4, above.
Policy CE 15.3 Water Conservation for New Development (GP). In order to minimize water use, all new development shall use low water use plumbing fixtures, water-conserving landscaping, low flow irrigation, and reclaimed water for exterior landscaping, where appropriate.	**Consistent.** Refer to discussion of consistency with City GP/CLUP Policy CE 13.4, above.
Safety Element (SE)	
Policy SE 1.3 Site-Specific Hazards Studies (GP/CP). Applications for new development shall consider exposure of the new development to coastal and other hazards. Where appropriate, an application for new development shall include a geologic/soils/geotechnical study and any other studies that identify geologic hazards affecting the proposed project site and any necessary mitigation measures. The study report shall contain a statement certifying that the project site is suitable for the proposed development and that the development will be safe from geologic hazards. The report shall be prepared and signed by a licensed certified engineering geologist or	**Consistent with Mitigation.** As discussed in Section 4.4, *Geology and Soils,* a *Geotechnical Exploration, Proposed City of Goleta Fire Station No. 10,* study was prepared by Leighton Consulting, Inc. for the proposed Project in 2017 (Appendix E). Based on this study, the Project site is not subject to geologic hazards posed by fault rupture, seismic ground shaking, seismic-related ground failure including liquefaction and lateral spreading, or expansive soils that would make the site unsuitable for the proposed development. Further, based on the Safety Element of the City GP/CLUP and the Goleta GP/CLUP Final EIR (City of Goleta 2006), the Project site is not

Table 4.6-1. Consistency with Policies in the Goleta GP/CLUP (Continued)

Policy	Discussion
geotechnical engineer and shall be subject to review and acceptance by the City.	underlain by geologic hazards including fault zones, compressed soils, landslides, or radon-emitting soils. However, as part of the geotechnical study prepared for the Project, Leighton Consultants, Inc. identified portions of the Project site proposed for development as being subject to unstable slopes. Consistent with the findings of the *Geotechnical Exploration,* MM GEO-1 would require preparation of a slope stabilization plan to prevent continued erosion and slope instability and ensure necessary slope stabilizing structures are installed in accordance with the California Building Code. With incorporation of this measure, potential impacts to slope erosion and slope instability would be reduced to an adverse, but less than significant level, and the Project would achieve consistency with this policy.
Policy SE 1.9 Reduction of Radon Hazards (GP). The City shall require the consideration of radon hazards for all new construction and require testing of radon levels for construction of homes and buildings located in areas subject to moderate or high potential for radon gas levels exceeding 4.0 picocuries as shown on maps produced by the California Division of Mines and Geology. The City shall require new homes to use radon-resistant construction where needed based on U.S. Environmental Protection Agency guidelines.	**Consistent.** Refer to discussion of consistency with City GP Policy SE 1.3, above.
Policy SE 4.3 Geotechnical and Geologic Studies Required (GP/CP). Where appropriate, the City shall require applications for planning entitlements for new or expanded development to address potential geologic and seismic hazards through the preparation of geotechnical and geologic reports for City review and acceptance.	**Consistent.** Refer to discussion of consistency with City GP Policy SE 1.3, above.
Policy SE 4.4 Setback from Faults (GP/CP). New development shall not be located closer than 50 feet to any active	**Consistent.** Refer to discussion of consistency with City GP Policy SE 1.3, above.

Table 4.6-1. Consistency with Policies in the Goleta GP/CLUP (Continued)

Policy	Discussion
or potentially active fault line to reduce potential damage from surface rupture. Nonstructural development may be allowed in such areas, depending on how such nonstructural development would withstand or respond to fault rupture or other seismic damage.	
Policy SE 4.8 Seismic Standards for Critical Facilities (GP). New critical facilities (hospitals, schools, communication centers, fire and police facilities, power plants, etc.) shall be designed and built in conformance with all California Building Code Requirements. Existing critical facilities within Goleta should be evaluated by a qualified structural engineer to assess the facilities' earthquake resistance. If any such facility is found to be deficient, appropriate structural retrofits or other mitigation measures should be identified and required.	**Consistent.** Refer to discussion of consistency with City GP Policy SE 1.3, above.
Policy SE 4.11 Geotechnical Report Required (GP/CP). The City shall require geotechnical and/or geologic reports as part of the application for construction of habitable structures and essential services buildings (as defined by the building code) sited in areas having a medium-to-high potential for liquefaction and seismic settlement. The geotechnical study shall evaluate the potential for liquefaction and/or seismic-related settlement to impact the development, and identify appropriate structural-design parameters to mitigate potential hazards.	**Consistent.** Refer to discussion of consistency with City GP Policy SE 1.3, above.
Policy SE 7.2 Review of New Development (GP/CP). Applications for new or expanded development shall be reviewed by appropriate Santa Barbara County Fire Department personnel to ensure they are designed in a manner that reduces the risk of loss due to fire. Such review shall include consideration of the adequacy of "defensible space" around structures at risk; access for fire suppression equipment, water supplies,	**Consistent.** The proposed Project involves the construction of a City-owned and SBCFD-operated fire station. Application for development of the Project has coordinated with SBCFD personnel to ensure the facility is appropriately designed to accommodate SBCFD operations and in accordance with SBCFD fire development standards.

Table 4.6-1. Consistency with Policies in the Goleta GP/CLUP (Continued)

Policy	Discussion
construction standards; and vegetation clearance. Secondary access may be required and shall be considered on a case-by-case basis. The City shall encourage built-in fire suppression systems such as sprinklers, particularly in high-risk or high-value areas.	
Policy SE 7.5 Automatic Fire Sprinkler Systems (GP). The City shall require the installation of automatic fire sprinklers for: a) all new buildings that have a total floor area of 5,000 square feet or more and b) any existing building proposed for remodeling or an addition, which, upon completion of the remodel or addition, will have a total floor area of 5,000 square feet or more. The 5,000-square-foot threshold cited in criteria a) and b), above, shall be reduced to 1,000 square feet for any building zoned or used for commercial or industrial purposes if such building is within 100 feet of any residentially zoned parcel.	**Consistent.** The proposed Project would include fire sprinklers.
Policy SE 9.2 Height Restrictions. [GP] The City shall ensure that the heights of proposed buildings, other structures, and landscaping conform to airport operational requirements to minimize the risk of aircraft accidents. The City shall establish and maintain standards in its zoning ordinance for building and structure height restrictions for development in proximity to the Santa Barbara Municipal Airport. To ensure compliance with height restrictions, proposed development or uses that require ALUC review pursuant to the Airport Land Use Plan shall be referred to the ALUC for review.	**Consistent.** The City of Goleta referred the Fire Station 10 Project to the SBCAG for consistency determination with the Airport Land Use Plan (ALUP) on December 6, 2017. On January 18, 2018, the SBCAG Board, acting as the Airport Land Use Commission for the County of Santa Barbara, reviewed the project and determined that the project was consistent with the ALUP (Andrew Orfila 2018).
Policy SE 9.3 Limitations on Development and Uses. [GP] The City shall establish and maintain	**Consistent.** See Policy SE 9.2.

Table 4.6-1. Consistency with Policies in the Goleta GP/CLUP (Continued)

Policy	Discussion
standards in its zoning ordinance for use restrictions for development near the Santa Barbara Municipal Airport. These standards should identify uses that may be compatible in each zone. Proposed development or uses that require ALUC review pursuant to the Airport Land Use Plan shall be referred to the ALUC for review.	
Policy SE 10.2 Compliance with Law (GP). The storage, handling, and disposal of any hazardous material shall be done only in strict compliance with applicable City, state, and federal law.	**Consistent.** The proposed Project would be required to comply with all applicable City, state, and federal laws governing the storage, handling, and disposal of any hazardous materials.
Visual and Historic Resources Element (VH)	
Policy VH 1.4 Protection of Mountain and Foothill Views (GP/CP). Views of mountains and foothills from public areas shall be protected. View protection associated with development that may affect views of mountains or foothills should be accomplished first through site selection and then by use of design alternatives that enhance, rather than obstruct or degrade, such views. To minimize structural intrusion into the skyline, the following development practices shall be used where appropriate: a) Limitation on the height and size of structures. b) Limitations on the height of exterior walls (including retaining walls) and fences. c) Stepping of buildings so that the heights of building elements are lower near the street and increase with distance from the public viewing area. Increased setbacks along major roadways to preserve views and create an attractive visual corridor. d) Downcast, fully shielded, full cut off lighting of the minimum intensity needed for the purpose.	**Consistent.** As discussed in Section 4.1, *Aesthetics/Visual Resources,* existing views of the foothills and Santa Ynez Mountains from the Project site and Hollister Avenue, a designated scenic corridor under the City GP, are obstructed by existing on-site eucalyptus trees and other vegetation. The proposed landscape plan would provide for screening vegetation such that the maximum 32-foot high fire station would not be conspicuous from important view corridors north and east of the Project site.

Table 4.6-1. Consistency with Policies in the Goleta GP/CLUP (Continued)

Policy	Discussion
e) Limitations on removal of native vegetation. f) Use of landscaping for screening proposes and/or minimizing view blockage as applicable. g) Revegetation of distributed areas. h) Limitations on the use of reflective materials and colors for roofs, walls (including retaining walls), and fences. i) Selection of colors and materials that harmonize with the surrounding landscape. j) Clustering of buildings sites and structures.	
Policy VH 1.8 Private Views (GP). Project development and architecture shall be considerate of private views.	**Consistent.** Effects of the Project on private views are discussed in Section 4.1 Aesthetics/Visual Resources. The Project site is visible to varying degrees from the adjacent residential development (The Hideaway) to the east of the Project site. The residential units on the far western side of the neighboring development have partial views of the Santa Ynez Mountains and foothills across the Project site. However, most of views across the Project site to the west and toward the mountains are currently obstructed by the intervening eucalyptus windrow along the Project site's northern and eastern boundary. Proposed revegetation of the windrow and failing trees would ensure that private views from The Hideaway residential complex would continue to be substantially screened by trees reaching heights of between 30 and 80 feet. The linear arrangement of large screen trees would be complimented by native and drought-tolerant shrubs reaching 12 to 20 feet high.
Policy VH 2.1 Designation of Scenic Corridors (GP). The *Scenic Resources Map* in Figure 6-1 [of the General Plan] identifies corridors that pass through, or provide visual access to, areas of high	**Consistent.** Refer to discussion of consistency with City GP/CLUP Policy VH 1.4, above.

Table 4.6-1. Consistency with Policies in the Goleta GP/CLUP (Continued)

Policy	Discussion
scenic value. These corridors, or segments of corridors, include but are not limited to the following: a) US 101. b) Cathedral Oaks Road. c) Hollister Avenue. d) Los Carneros Road. e) Fairview Avenue. f) Calle Real.	
Policy VH 2.2 Preservation of Scenic Corridors (GP). The aesthetic qualities of scenic corridors shall be preserved through retention of the general character of significant natural features; views of the ocean, foothills, and mountainous areas; and open space associated with recreational and agricultural areas including orchards, prominent vegetation, and historic structures. If landscaping is used to add visual interest or for screening, care should be taken to prevent a wall-like appearance. Bridges, culverts, drainage ditches and other roadway ancillary elements should be appropriately designed; side slopes and earthen berms adjacent to roadways should be natural in appearance.	**Consistent.** Existing eucalyptus windows along the northern and eastern property boundaries preclude views of the foothills and mountainous areas experienced northward from Hollister Avenue. Views southward from Calle Real north of U.S. 101 and southeasterly from the Cathedral Oaks Road / U.S. 101 Overpass and the UPRR of the windrows would be transformed by the replacement landscape plan providing screen trees reaching heights of between 30 and 80 feet and native and drought-tolerant shrubs reaching 12 to 20 feet high. Therefore, scenic resources as experienced southward of the Project site would be preserved.
Policy VH 2.3 Development Projects Along Scenic Corridors (GP). Development adjacent to scenic corridors should not degrade or obstruct views of scenic areas. To ensure visual compatibility with the scenic qualities, the following practices shall be used, where appropriate: a) Incorporate natural features in design. b) Use landscaping for screening purposes and/or for minimizing views blockage as applicable. c) Minimize vegetation removal. d) Limit the height and size of structures. e) Cluster building sites and structures.	**Consistent.** The Project site is located near three designated scenic corridors: Hollister Avenue, Cathedral Oaks Road, and US 101. Generally, views of and past the Project site are obscured by existing eucalyptus trees and vegetation. The Project would remove eucalyptus windrows along the northern and eastern property boundaries, but screen trees reaching heights of between 30 and 80 feet and native and drought-tolerant shrubs reaching 12 to 20 feet high. As discussed under Project consistency with City GP/CLUP Policy LU 1.8, the Project would be of comparable design to surrounding development. Refer also to discussion of Project consistency with City GP/CLUP Policy VH 1.4 and

Table 4.6-1. Consistency with Policies in the Goleta GP/CLUP (Continued)

Policy	Discussion
f) Limit grading for development including structures, access roads, and driveways. Minimize the length of access roads and driveways and follow the natural contour of the land. g) Preserve historical structures or sites. h) Plant and preserve trees. i) Minimize use of signage. j) Provide site-specific visual assessments, including use of story poles. k) Provide a similar level of architectural detail on all elevations visible from scenic corridors. l) Place existing overhead utilities and all new utilities underground. m) Establish setbacks along major roadways to help protect views and create an attractive scenic corridor. On flat sites, step the heights of buildings so that the height of building elements is lower close to the street and increases with distance from the street.	discussion of Project impacts to aesthetic and visual resources in Section 4.1, *Aesthetics/Visual Resources.*
Policy VH 2.4 Public Improvements (GP). Public improvements visible from scenic corridors including landscaping, street lighting, signage, medians, noise attenuation walls, and other hardscape elements shall include a high level of design through appropriate detailing and use of high quality, durable materials.	**Consistent.** The proposed Project would provide high quality architecture and landscaping design to fulfill the location as a gateway development for the City. The City, through the Design Review Board, would ensure that applicable Project elements include high level of design and use of high quality, durable materials approved by the City and appropriate for the proposed Project.
Policy VH 3.3 Site Design (GP). The city's visual character shall be enhanced through appropriate site design. Site plans shall provide for buildings, structures, and uses that are subordinate to the natural topography, existing vegetation, and drainage courses; adequate landscaping; adequate vehicular circulation and parking; adequate pedestrian circulation; and	**Consistent.** The Project would maintain the natural topography of the site and would provide enhanced landscaping experienced from designated scenic corridors to the north. See Section 4.1 Aesthetics/Visual Resources, for further discussion of Project effects on visual and aesthetic resources. As discussed in Section 4.9 Transportation/Circulation, proposed on-site parking and site access would be adequate to serve the Project.

Table 4.6-1. Consistency with Policies in the Goleta GP/CLUP (Continued)

Policy	Discussion
provision and/or maintenance of solar access.	
Policy VH 3.4 Building Design (GP). The city's visual character shall be enhanced through development of structures that are appropriate in scale and orientation and that use high quality, durable materials. Structures shall incorporate architectural styles, landscaping, and amenities that are compatible with and complement surrounding development.	**Consistent.** Refer to discussion of consistency with Policies LU 1.8, VH 1.4, and VH 3.3. See also Section 4.1 Aesthetic/Visual Resources. As proposed, the Project includes design elements that relate to the nearby Barnsdall Rio Grande station, southeast of the Project site, and similarly to the Craftsman style of the adjacent The Hideaway residential development.
Policy VH 4.7 Office Buildings, Business Parks, Institutional, and Public/Quasi-Public Uses (GP). The following standards shall be applicable to office and business park development and institutional and public/quasi-public uses: a) Buildings and structures shall be designed to be compatible with adjacent development relative to size, bulk, and scale. b) Street elevations of buildings and structures should enhance the streetscape and should be pedestrian friendly. To create diversity and avoid monotonous façades, varied building setbacks should be provided and be proportionate to the scale of the building. c) Plazas, courtyards, and landscaped open space should be provided to create a campus-like setting and encourage pedestrian access. d) Parking lots should not be the dominant visual element and shall be located behind or beside buildings, where appropriate. Where buildings do not screen parking lots, landscaping, berms, and/or low walls shall be used to screen cars from adjacent roadways and other developments. e) Architectural elements such as arcades are encouraged to identify	**Consistent.** a) As discussed in consideration of Project consistency with City GP/CLUP Policy LU 1.8, the Project's design would be comparable in size, bulk, and scale to adjacent development. b) The Project would include improvements to the Project's frontage along Hollister Avenue to enhance the existing streetscape, including a meandering, landscaped pedestrian sidewalk connecting with The Hideaway residential development to the east. c) The fire station accommodates required emergency response staffing and equipment needs, but also provides for a community meeting room. Pedestrian access from Hollister Avenue is provided. d) Fire Department staff parking would be located behind the station structure and out of sight from Hollister Avenue. A low wall extending from the station structure would screen internal fire engine access and fueling areas. e) The fire station entrance would comply with standards of height and width to accommodate three drive-through bays for fire trucks and associated apparatus.

Table 4.6-1. Consistency with Policies in the Goleta GP/CLUP (Continued)

Policy	Discussion
the main entrance and reinforce the pedestrian scale. f) Bicycle access shall be provided and encouraged via bike lanes. Sufficient, secure, and protected bicycle parking shall be provided. g) Public transit shall be encouraged through effective placement of stops for local and regional transit services. Existing stops shall be upgraded as appropriate. h) Loading areas and recycling and trash facilities shall be easily accessed and screened from view with landscaping and/or fencing or walls. Adjacent uses shall be considered when such areas are sited. i) Roof mounted equipment shall be screened and considered as part of the structure for height calculations.	f) Project site frontage improvements would provide a continuation of the Class I bike lane along Hollister Avenue. g) A Santa Barbara Metropolitan Transportation District (MTD) bus stop between site ingress/egress locations. See Section 4.9 Transportation/Circulation for additional discussion of proposed frontage improvements. h) The facility trash receptacles and emergency generator would be provided on the northwestern portion of the proposed Fire Station 10 site. They would be screened by a decorative arbor and landscaping and would be totally obstructed from views of adjacent residential uses by the fire station structure, and from Hollister Avenue. Landscaping along the northern and western property boundaries would screen the infrastructure from views experienced from Calle Real southward, Cathedral Oaks Road / U.S. 101 Overpass southeastward, and from Hollister Avenue northward. i) No equipment would be mounted on the fire station roof.
Policy VH 4.9 Landscape Design (GP). Landscaping shall be considered and designed as an integral part of development, not relegated to remaining portions of a site following placement of buildings, parking, or vehicular access. Landscaping shall conform to the following standards: a) Landscaping that conforms to the natural topography and protects existing specimen trees is encouraged. b) Any specimen trees removed shall be replaced with a similar size tree or with a tree deemed appropriate by the City.	**Consistent.** The existing 56 eucalyptus trees to be removed are in poor health or have already died. Project site landscaping would include screen trees reaching heights of between 30 and 80 feet and native and drought-tolerant shrubs reaching 12 to 20 feet high. Landscaping accenting the proposed meandering sidewalk and enhancing the fire station façade is a mixture of native and drought tolerant plantings. No invasive species would be planted.

Table 4.6-1. Consistency with Policies in the Goleta GP/CLUP (Continued)

Policy	Discussion
c) Landscaping shall emphasize the use of native and drought-tolerant vegetation and should include a range and density of plantings including trees, shrubs, groundcover, and vines of various heights and species. d) The use of invasive plants shall be prohibited. e) Landscaping shall be incorporated into the design to soften building masses, reinforce pedestrian scale, and provide screening along public streets and offstreet parking areas.	
Policy VH 4.10 Streetscape and Frontage Design (GP). A unified streetscape shall be created to improve the interface between pedestrians and vehicles. The following design elements shall be incorporated where feasible: a) Abundant street trees and landscaped medians. b) Landscaping that buffers pedestrians and bicyclists from traffic without creating site distance conflicts. c) Coordination of landscaping within the public right-of-way and adjacent development to provide an integrated street frontage. d) Provision of street furniture including benches, planter seating, trash containers, and pedestrian scale light fixtures. e) Use of pavement treatments and decorative tree wells. f) Accent planting, textured paving, and specimen trees used to establish identities at building entries. g) Traffic control and utility hardware such as backflow devices, traffic control cabinets, cable television boxes, and air vacuum and release enclosures shall be screened from view and colored to blend in with the surroundings. Such hardware should be placed outside sidewalks and	**Consistent.** The proposed Project would improve the Project site's frontage along Hollister Avenue to enhance pedestrian access and improve the interface between pedestrians and vehicles. Frontage improvements would include a landscape plan consisting of native and drought- tolerant plantings to provide examples of fuel management plant design, landscaped stormwater bioretention features, and removal and replacement of existing on-site trees with appropriate vegetative screening. Pedestrian improvements would include development of a meandering pedestrian sidewalk which would enhance existing pedestrian access within the Project vicinity and to allow for a buffer between pedestrian facilities and vehicle traffic.

Table 4.6-1. Consistency with Policies in the Goleta GP/CLUP (Continued)

Policy	Discussion
away from intersections to the extent feasible.	
Policy VH 4.11 Parking Lots (GP). Parking lots shall be adequately designed and landscaped. The following standards shall apply (see related Policy TE 9): a) Adequate parking requirements shall be established for all zone districts and conditionally permitted uses. b) Adequate parking space dimensions and aisle widths shall be established. c) Angled parking spaces are encouraged in order to maximize visibility for drivers and pedestrians. Retail parking lot design that includes 90-degree parking spaces is discouraged. d) Pedestrian circulation shall be adequate, clearly delineated, and integrated with internal vehicle circulation to allow for safe and convenient pedestrian links from parking areas to building entrances. Planting strips should be used between traffic zones and sidewalks wherever possible. e) Retail parking lots shall provide for adequate shopping cart storage that is adequately screened. f) Parking lot landscaping shall provide for adequate visual relief, screening, and shade. Adequate tree density shall be established and shall include approximately one tree for every four parking spaces. Deciduous trees in parking lots are discouraged due to the visual effects of loss of canopy. g) Parking lot lighting shall be considered relative to the selection and location of parking lot trees and their height at maturity. h) Shared parking arrangements are encouraged where neighboring uses have different peak use periods.	**Consistent.** The proposed Project includes development of a public parking lot that would be designed consistent with City standards and policies. The Project includes employee parking at the back of the site for emergency personnel, as well as access to the apparatus bay for emergency fire engines and emergency vehicles. The 7-space public parking area near the building entrance would include permeable pavers, sidewalk connections from Hollister Avenue along the parking area to the building, and landscaping features between the sidewalk and parking stalls near Hollister Avenue.

Table 4.6-1. Consistency with Policies in the Goleta GP/CLUP (Continued)

Policy	Discussion
i) Permeable parking surfaces and grass-incorporated paving systems are encouraged to reduce stormwater runoff. Water quality protection measures such as storm drain filters should be used to minimize pollutants that would result in impacts to downstream water bodies or habitat.	
Policy VH 4.12 Lighting (GP). Outdoor lighting fixtures shall be designed, located, aimed downward or toward structures (if properly shielded), retrofitted if feasible, and maintained in order to prevent over-lighting, energy waste, glare, light trespass, and sky glow. The following standards shall apply: a) Outdoor lighting shall be the minimum number of fixtures and intensity needed for the intended purpose. Fixtures shall be fully shielded and have full cut off lights to minimize visibility from public viewing areas and prevent light pollution into residential areas or other sensitive uses such as wildlife habitats or migration routes. b) Direct upward light emission shall be avoided to protect views of the night sky. c) Light fixtures used in new development shall be appropriate to the architectural style and scale and compatible with the surrounding area.	**Consistent.** Outdoor lighting fixtures would be limited to the immediate vicinity sufficient for safety. Outdoor lighting for public parking lots and entry and Apparatus Bay apron would use shielded overhead lighting down-lit to avoid light and glare. Accessory building areas (e.g., fuel station, hose drying rack, and truck turn-around) would require overhead lighting only when operations require use. All other lighting would be shielded to avoid light and glare extending offsite, as well as upward light emissions.
Policy VH 4.14 Utilities (GP). New development projects shall be required to place new utility lines underground. Existing overhead utility lines should be placed underground when feasible. Undergrounding of utility hardware is encouraged. Any aboveground utility hardware, such as water meters, electrical transformers, or backflow devices, shall not inhibit line of sight or encroach into public walkways and, where feasible, should be screened from public view by methods including, but not	**Consistent.** All new utility lines serving the proposed Project would be placed underground. Backflow preventers, transformers, water meter assemblies, gas meters, power meters, and cable TV pedestals would be above-ground and away from public facilities. All other mechanical equipment would be installed within the mechanical/electrical room mezzanine.

Table 4.6-1. Consistency with Policies in the Goleta GP/CLUP (Continued)

Policy	Discussion
limited to, appropriate paint color, landscaping, and/or walls.	
Policy VH 4.15 Site-Specific Visual Assessments (GP). The use of story poles, physical or software-based models, photo-realistic visual simulations, perspectives, photographs, or other tools shall be required, when appropriate, to evaluate the visual effects of proposed development and demonstrate visual compatibility and impacts on scenic views.	**Consistent.** Discussion of Project impacts on aesthetic and visual resources, as discussed in Section 4.1, *Aesthetics/Visual Resources,* is supported by visual simulations of the Project (see Figures 4.1-2 and 4.1-3) including landscaping at maturity that illustrate the fire station and facility would not substantially impact scenic views compared to existing conditions, and would feasibly mitigate for the removal of the existing 56 eucalyptus trees.
Policy VH 5.4 Preservation of Historic Resources (GP). Historic resources and the heritage they represent shall be protected, preserved, and enhanced to the fullest extent feasible. The City shall recognize, preserve and rehabilitate publicly owned historic resources and provide incentive programs to encourage the designation, protection, and preservation of privately owned historic resources. Various incentives or benefits to the property owner shall be considered, such as direct financial assistance, reduced permitting fees to upgrade structures, flexibility with regard to allowed uses, compliance with the State Historic Building Code rather than the Uniform Building Code, façade conservation easements, identification of grant sources, provision of information regarding rehabilitation loan financing, and tax advantages.	**Consistent.** As discussed in Section 4.3 Cultural Resources the Project site does not include or is located adjacent to any known historic resources, and implementation of the Project would not result in adverse effects to any known historical resources.
Policy VH 5.7 New Construction (GP). Development approved in proximity to an identified historic resource shall respect and be aesthetically compatible with the structures or sites in terms of scale, materials, and character.	**Consistent.** Refer to discussion of consistency with City GP/CLUP Policy VH 3.4 and 5.4, above. The Project would have a Modern Western architectural style that would utilize the materials and forms of California Ranch traditions and Monterey styles, similar in design to the adjacent The Hideaway residential development to the east, the Barnsdall Rio Gas Station to the southeast, and the Sandpiper Golf

Table 4.6-1. Consistency with Policies in the Goleta GP/CLUP (Continued)

Policy	Discussion
	Club clubhouse to the south. The architectural elements reflect early vernacular forms of the Goleta Valley including water towers, barn-like masses and volumes, and low-profile ranch houses.
Transportation Element (TE)	
Policy TE 1.3 Improved Connectivity in Street, Pedestrian, and Bikeway Systems (GP/CP). In developing the future transportation system, the City will place priority on creating one or more additional non-interchange crossings of US-101 to connect the community from north to south. The intent shall be to facilitate cross-town traffic, improve bicycle and pedestrian flow and safety, and to relieve traffic congestion on cross-routes with freeway interchanges.	**Consistent.** The proposed Project includes development and enhancement of pedestrian and bicycle facilities that would improve access to the Project site and surrounding vicinity across the Cathedral Oaks Overpass of US 101. The Project includes installation of a new sidewalk along the southern Project site boundary, from the eastern property line to the Cathedral Oaks Overpass bridge, in order to provide a continuous connection to the existing sidewalk on the west side of the Cathedral Oaks Road Overpass bridge. Crosswalks would be provided at the Cathedral Oaks Road /Hollister Avenue intersection to , provide improved pedestrian access for the western Goleta community.
Policy TE 1.4 Multi-Use Street System (GP/CP). The City shall emphasize geometric configurations for street and intersections that will readily accommodate transit vehicles and other travel modes as well as to improve traffic flows and turning movements for automobiles. These actions shall be balanced with safety considerations and the value the community places on not widening roads and intersections to the extent that roadways would be inconsistent with desired community character.	**Consistent.** Implementation of the Project would maintain the existing MTD bus stop location along the Project site frontage, between proposed ingress/egress points providing public and fire apparatus access. Proposed crosswalk improvements would also support safe pedestrian access across Hollister Avenue and Cathedral Oaks Road, connecting existing pedestrian facilities to the proposed Project site pedestrian sidewalk improvements. The Project would also extend a bicycle lane to ensure uninterrupted access westbound along Hollister Avenue.
Policy TE 1.6 Development Review (GP/CP). As a condition of approval of new non-residential projects, the City may require developers to provide improvements that will reduce the use of single-occupancy vehicles. These	**Consistent.** The proposed Project includes development and enhancement of pedestrian, bicycle, and transit facilities that would improve access to the Project site and surrounding vicinity by non-motorist traffic. A sidewalk along the

Table 4.6-1. Consistency with Policies in the Goleta GP/CLUP (Continued)

Policy	Discussion
improvements may include, but are not limited to, the following: a) Preferential parking spaces for carpools. b) Bicycle storage, parking spaces, and shower facilities for employees. c) Bus turnouts and shelters at bus stops. d) Other improvements as may be appropriate to the site.	Project frontage would improve connections with sidewalks across Cathedral Oaks to connect to the overpass of U.S. 101 and across Hollister Avenue to connect to the existing sidewalk along Sandpiper Golf Course, thereby improving neighborhood pedestrian access altogether. Employee showers are included in the fire station, and the existing MTD transit stop would be retained as part of the current transit system. Refer also to Section 4.9 Transportation/Circulation.
Policy TE 5.9 Street Frontage Improvements (GP/CP). These projects are intended to provide substantial operational improvements along South Fairview Avenue and the western segment of Hollister Avenue. The purposes include improvement of traffic flow, better facilities for bicyclists and pedestrians, and increased safety at intersections. A particular intent for the South Fairview Avenue improvement is to help accommodate future increases in auto travel associated with terminal expansion and growth in scheduled air carrier services at the Santa Barbara Municipal Airport.	**Consistent.** The Project would provide street frontage improvements for a bike path and sidewalk along the western segment of Hollister Avenue. The Project would implement frontage improvements including a new meandering sidewalk that would extend from the existing sidewalk located east of the site to the Cathedral Oaks Road Overpass at the UPRR and U.S. 101. Additionally, along the Project's frontage, the Project would eliminate an existing 165-foot gap in the existing Hollister Avenue westbound Class II bike lane to ensure uninterrupted safe bike access.
Policy TE 7.12 Transit Amenities in New Development (GP/CP). The City shall require new or substantially renovated development to incorporate appropriate measures to facilitate transit use, such as integrating bus stop design with the design of the development. Bus turnouts, comfortable and attractive all-weather shelters, lighting, benches, secure bicycle parking, and other appropriate amenities shall be incorporated into development, when appropriate, along Hollister Avenue and along other bus routes within the city. Existing facilities that are inadequate or deteriorated shall be improved or upgraded where appropriate and feasible.	**Consistent.** Project site frontage improvements would retain the Santa Barbara Metropolitan Transportation District (MTD) bus stop between site ingress/egress locations and enhance this with sidewalk and landscaping to replace the bus stop now located along unpaved portions of the road shoulder. See Section 4.9 Transportation/Circulation for additional discussion of proposed frontage improvements.

Table 4.6-1. Consistency with Policies in the Goleta GP/CLUP (Continued)

Policy	Discussion
Policy TE 9.1 Off-Street Parking (GP/CP). The primary source of parking supply for new development of all types of uses within the city shall be off-street parking spaces that are provided on-site within the development.	**Consistent.** As discussed in Section 4.9 Transportation/Circulation off-street parking facilities located within the development and proposed for the Project would be sufficient and capable of meeting operational parking demands.
Policy TE 9.5 Parking Lot Design (GP). Design standards applicable to retail, commercial, business parks, and parking lots are set forth in the Visual and Historic Resources Element Subpolicies VH 4.5, 4.7, and 4.11. In addition, the following standards and criteria shall apply to parking lots of three or more spaces: a) Parking lot design shall provide that all individual spaces are clearly delineated and have easy ingress and egress by vehicles. b) Proposals that include compact parking spaces shall be subject to discretionary approval by the City, and the number of compact parking spaces shall not exceed 20 percent of the total; parking spaces for oversized vehicles shall be included when appropriate. c) Access driveways and aisles shall have adequate geometrics, and the layout shall be clear, functional, and well organized. d) Pedestrian walkways between the parking area and the street, main entrance, and transit stops should be protected by landscaped or other buffers to the extent feasible. e) The visual impact of large expanses of parking lots shall be reduced by appropriate response to the design standards set forth in the Visual and Historic Resources Element's Policy VH 4.	**Consistent.** Proposed on-site parking facilities serving employees and visitors of the proposed Fire Station 10 are designed consistent with City policies and regulations governing the design and development of new parking lots. See also discussion under Policy TE 1.6.
Policy TE 10.4 Pedestrian Facilities in New Development (GP). Proposals for new development or substantial alterations of existing development shall	**Consistent.** Refer to discussion of consistency with City GP/CLUP Policy VH 4.10, above. See also discussion under Policy TE 1.6.

Table 4.6-1. Consistency with Policies in the Goleta GP/CLUP (Continued)

Policy	Discussion
be required to include pedestrian linkages and standard frontage improvements. These improvements may include construction of sidewalks and other pedestrian paths, provision of benches, public art, informational signage, appropriate landscaping, and lighting. In planning new subdivisions or large-scale development, pedestrian connections should be provided through subdivisions and cul-de-sacs to interconnect with adjacent areas. Dedications of public access easements shall be required where appropriate.	
Policy TE 11.4 Facilities in New Development (GP). Bicycle facilities such as lockers, secure enclosed parking, and lighting shall be incorporated into the design of all new development to encourage bicycle travel and facilitate and encourage bicycle commuting. Showers and changing rooms should be incorporated into the design of all new development where feasible. Transportation improvements necessitated by new development should provide on-site connections to existing and proposed bikeways.	**Consistent.** Three Fire Station staff would be present on-site at all times. Showers and changing rooms would be provided. The facility would be accessed by the Hollister Avenue Class I bikeway.
Policy TE 13.1 Traffic Studies for Development Proposals (GP). Future development in Goleta will cause added burdens on the transportation system. Traffic analyses and reports shall be required for development proposals which the City Engineer and Planning Director determine may have effects on the local street system, including but not limited to possible degradation of service levels, potential creation of safety hazards, potential adverse effects on local neighborhood streets, or other substantial transportation concerns. When required by the City, traffic studies shall be performed by a qualified transportation engineer under a contract with the City. The costs of the traffic study, including	**Consistent.** As discussed in Section 4.9 Transportation/Circulation a Traffic and Circulation Study was prepared for the Project by Associated Traffic Engineers (ATE) to analyze and address potential Project transportation impacts.

Table 4.6-1. Consistency with Policies in the Goleta GP/CLUP (Continued)

Policy	Discussion
costs of City staff time, shall be the responsibility of the project applicant.	
Policy TE 13.3 Maintenance of LOS Standards (GP). New development shall only be allowed when and where such development can be adequately (as defined by the LOS standards in Policy TE 4) served by existing and/or planned transportation facilities. Transportation facilities are considered adequate if, at the time of development: a) Existing transportation facilities serving the development, including those to be constructed by the developer as part of the project, will result in meeting the adopted LOS standards set in Policy TE 4; or b) A binding financial commitment and agreement is in place to complete the necessary transportation system improvements (except for the planned new grade-separated freeway crossings), or to implement other strategies which will mitigate the project-specific impacts to an acceptable level, within 6 or fewer years; and c) Any additional offsite traffic mitigation measures are incorporated into the impact fee system for addressing cumulative transportation impacts of future development.	**Consistent.** As discussed in Section 4.9 Transportation/Circulation, the proposed Project would not result in the significant degradation of existing transportation facilities.
Policy TE 13.5 Developer-Constructed Transportation Improvements (GP). Developers shall be required to construct transportation improvements along their property frontages in accordance with City standards. The Developer shall be required to provide all necessary access and circulation facilities within the property; such facilities shall be designed to meet City standards.	**Consistent.** The proposed Project would provide site frontage improvements, including enhancement of pedestrian facilities and construction of necessary access to and from the site to serve proposed operations. The Project would construct frontage improvements that include landscaping, sidewalk, bike lane, and striping for through and turn lanes along Hollister Avenue, as allowed within the available right-of-way adjacent to the Project site.

Table 4.6-1. Consistency with Policies in the Goleta GP/CLUP (Continued)

Policy	Discussion
Public Facilities Element (PF)	
Policy PF 3.1 Fire Protection Standards (GP). The Santa Barbara County Fire Department employs the following three standards with respect to provision of fire protection services: a) A firefighter-to-population ratio of one firefighter on duty 24 hours a day for every 2,000 in population is considered "ideal," although a countywide ratio (including rural areas) of one firefighter per 4,000 population is the absolute minimum standard. Considering the daytime population in Goleta due to employees and customers, all fire stations within Goleta fell short of this service standard as of 2005. b) A ratio of one engine company per 16,000 population, assuming four firefighters per station, represents the maximum population that the Santa Barbara County Fire Department has determined can be adequately served by a four-person crew. Fire stations 11 and 12 (see Table 8-1) did not satisfy this standard as of 2005. Currently, all three fire engines that serve Goleta are staffed with only three-person crews. The National Fire Protection Association (NFPA) guidelines state that engine companies shall be staffed with a minimum of four on-duty personnel. c) The third fire protection standard is a 5-minute response time in urban areas. This incorporates the following NFPA response-time objectives: 1. One minute (60 seconds) for turnout time. 2. Four minutes (240 seconds) or less for the arrival of the first-arriving engine company at a fire suppression incident and/or 8 minutes (480 seconds) or less for the deployment of a full first-alarm	**Consistent.** Implementation of the proposed Project would improve fire protection services and improve the City's ability to comply with SBCFD fire protection service standards. Refer also to Section 4.8 Public Services.

Table 4.6-1. Consistency with Policies in the Goleta GP/CLUP (Continued)

Policy	Discussion
assignment at a fire suppression incident. 3. Four minutes (240 seconds) or less for the arrival of a unit with first-responder or higher level capability at an emergency medical incident. 4. Eight minutes (480 seconds) or less for the arrival of an advanced life support unit at an emergency medical incident, where this service is provided by the fire department.	
Policy PF 3.2 New Fire Station in Western Goleta (GP/CP). The Santa Barbara County Fire Department has determined that the most under-served area in Goleta is the extreme western portion near Winchester Canyon. In conjunction with the fire department, the City shall provide a site consisting of approximately 2 acres of land for proposed new Fire Station 10 to serve the western area of the city, as shown on the map in Figure 8-1. The Santa Barbara County Fire Department will construct Fire Station 10 as soon as funding becomes available.	**Consistent.** The proposed Project would implement City GP/CLUP Policy PF 3.2 by developing a new fire station in the western Goleta to serve under-served areas of the City and unincorporated areas of the County of Santa Barbara.
Policy PF 3.9 Safety Considerations in New Development (GP). All proposals for new or substantially remodeled development shall be reviewed for potential demand for and impacts on safety and demand for police services. The design of streets and buildings should reinforce secure, safe, and crime-free environments. Safety and crime reduction or prevention, as well as ease of policing, shall be a consideration in the siting and design of all new development within the city.	**Consistent.** The proposed Project's impact on police protection services was evaluated in the Site Selection Initial Study (Appendix B) and found to be adverse, but less than significant.
Policy PF 8.2 Siting of Public Facilities (GP). All new public facilities, including utilities, utility buildings, signage, and other development components, shall be designed in a manner that makes them	**Consistent.** Refer to discussion of consistency with Policies LU 1.8 and LU 1.9, Policy VH 2.4, and Policy SE 1.3, above.

Table 4.6-1. Consistency with Policies in the Goleta GP/CLUP (Continued)

Policy	Discussion
aesthetically compatible with surrounding neighborhoods and development. The following shall apply: a) Siting and design, landscape buffers, architectural elements, and other appropriate design solutions shall be required, as appropriate. b) Critical structures and facilities (including hospitals, fire stations, police stations, water reservoirs, and communications facilities) shall be restricted from geologically and hydrological hazardous areas, to the greatest extent practical. c) To the extent practical, the City shall identify and shall make every effort to assure the long-term availability of appropriate sites for the development and expansion of City buildings, utility infrastructure, and other public facilities. d) Public agency buildings shall be conveniently located and accessible to residents and all segments of the community.	
Policy PF 8.3 Design of Public Facilities (GP). The following criteria shall apply: a) To the extent appropriate and practical, all utility facilities (with the possible exception of substations, pumping stations, and outdoor storage areas) shall be fully enclosed in buildings that are aesthetically compatible with the areas in which they are located. b) Public buildings and facilities that house City government activities shall be constructed in a functional and aesthetically pleasing manner. c) Wherever possible, the City should incorporate energy-saving measures and other “green building” concepts in the design of City facilities.	**Consistent.** Refer to discussion of consistency with City GP/CLUP Policy LU 1.8, Policies VH 2.3, VH 3.3, VH 3.4, 4.6, and VH 14.4, and Policies CE 13.3 and CE 13.4.

Table 4.6-1. Consistency with Policies in the Goleta GP/CLUP (Continued)

Policy	Discussion
d) New community facilities should be designed and constructed to incorporate flexibility and adaptability to the changing needs of the community. e) Facilities shall be designed to be accessible to all segments of the community.	
Policy PF 8.4 Critical Facilities Standards (GP). To the extent possible, the City shall require that all critical structures located within the city be constructed to maintain sufficient structural integrity to remain functional following the maximum probable earthquake event and other natural disasters that could affect the site of the structure. All proposals for new critical structures, regardless of location within the city, shall demonstrate safety in terms of the geologic, hydrologic, and other engineering conditions of the site. (See also Subpolicies SE 4.8, SE 4.10, SE 5.3, and SE 6.5.)	**Consistent with Mitigation.** With implementation of Mitigation Measure GEO-1 requiring preparation of a slope stabilization plan and installation of slope stabilization features, the proposed Project would be developed to ensure safety of the structure in terms of geologic, hydrologic, and other engineering conditions. Development of the Fire Station 10 would occur in accordance with the standards and regulations of the 2016 California Building Code, as adopted by Section 15.01.010 of the Goleta Municipal Code. See also discussion of consistency with City GP/CLUP Policy SE 1.3, above.
Policy PF 9.2 Phasing of New Development (GP/CP). Development shall be allowed only when and where it is demonstrated that all public facilities are adequate and only when and where such development can be adequately served by essential public services without reducing levels of service elsewhere.	**Consistent.** Adequate public facilities are available to serve the proposed Project. Refer also to discussion of consistency with City GP/CLUP Policy PF 3.9, along with Section 4.8 Public Facilities.
Policy PF 9.3 Responsibilities of Developers (GP/CP). Construction permits shall not be granted until the developer provides for the installation and/or financing of needed public facilities. If adequate facilities are currently unavailable and public funds are not committed to provide such facilities, the burden shall be on the developer to arrange appropriate financing or provide such facilities in order to develop. Developers shall provide or pay for the costs of generating technical information	**Consistent.** Refer to discussion of consistency with Policies PF 3.9 and PF 9.2, above.

Table 4.6-1. Consistency with Policies in the Goleta GP/CLUP (Continued)

Policy	Discussion
as to impacts the proposed development will have on public facilities and services. The City shall require new development to finance the facilities needed to support the development wherever a direct connection or nexus of benefit or impact can be demonstrated.	
Policy PF 9.7 Essential Services for New Development (GP/CP). Development shall be allowed only when and where all essential utility services are adequate in accord with the service standards of their providers and only when and where such development can be adequately served by essential utilities without reducing levels of service below the level of service guidelines elsewhere. a) Domestic water service, sanitary sewer service, stormwater management facilities, streets, fire services, schools, and parks shall be considered essential for supporting new development. b) A development shall not be approved if it causes the level of service of an essential utility service to decline below the standards referenced above unless improvements to mitigate the impacts are made concurrent with the development for the purposes of this policy. "Concurrent with the development" shall mean that improvements are in place at the time of the development or that a financial commitment is in place to complete the improvements. c) If adequate essential utility services are currently unavailable and public funds are not committed to provide such facilities, developers must provide such facilities at their own expense in order to develop.	**Consistent.** The proposed Project would be adequately served by essential utility services, and implementation of the Project would not reduce levels of service elsewhere in the City. See also discussion of availability of and impacts to utility services in Section 4.10.5 Utilities and Service Systems. See also discussion of availability of and impacts to utility services in Section 4.10.5 Utilities and Service Systems.
Noise Element (NE)	
Policy NE 1.4 Acoustical Studies (GP). An acoustical study that includes field measurement of noise levels may be	**Consistent with Mitigation.** Section 4.7 Noise provides an acoustical analysis of potential Project impacts from noise and

Table 4.6-1. Consistency with Policies in the Goleta GP/CLUP (Continued)

Policy	Discussion
required for any proposed project that would: a) locate a potentially intrusive noise source near an existing sensitive receptor, or b) locate a noise-sensitive land use near an existing known or potentially intrusive noise source such as a freeway, arterial roadway, railroad, industrial facility, or airport traffic pattern. Acoustical studies should identify noise sources, magnitudes, and potential noise mitigation measures and describe existing and future noise exposure. The acoustical study shall be funded by the applicant and conducted by a qualified person or firm that is experienced in the fields of environmental noise assessment and architectural acoustics. The determination of applicability of this requirement shall be made by the Planning and Environmental Services Department by applying the standards and criteria of [General Plan] Table 9-2.	citing of potential intrusive noise sources near existing sensitive receptors and location of noise-sensitive uses near existing intrusive noise sources. This analysis identifies existing and proposed noise sources from construction and operation of the Project, the magnitude of noise levels generated by such sources as perceived by existing and proposed sensitive uses, and identifies mitigation measures necessary to reduce noise-related impacts of the Project. Implementation of MM N-1(a), N-1(b), N-1(c), and N-2 would ensure Project implementation would not exceed acceptable noise exposure standards provided in City GP Table 9-2.
Policy NE 1.5 Acceptable Noise Levels (GP). New construction and substantial alterations of existing construction shall include appropriate noise insulation measures (such as insulation, glazing, and other sound attenuation measures) so that such construction or renovations comply with state and building code standards for allowable interior noise levels. The intent of this policy is to require improved soundproofing for both noise receivers and sources.	**Consistent.** The Project would be designed in conformance with all applicable City, state, and federal laws governing the construction of new development and standards for allowable interior noise levels, including installation and design of appropriate noise insulation features.
Policy NE 4.1 Consideration of Exposure to Railway Noise (GP). The City shall consider current and projected exposure to noise levels for any proposed development or use on land adjacent to the UPRR. The City should not approve any development that would result in unacceptable levels of noise exposure in accordance with the standards of Policy NE 1 above.	**Consistent.** As discussed in Section 4.7 Noise, implementation of the proposed Project would not expose proposed sensitive uses to unacceptable levels of noise generated by the UPRR. Adherence with applicable City, state, and federal regulations regarding allowable interior noise levels would ensure appropriate measures for interior noise installation are provided as part of Project development. Refer also to discussion of consistency with City GP/CLUP Policy NE 1.5, above.

Table 4.6-1. Consistency with Policies in the Goleta GP/CLUP (Continued)

Policy	Discussion
Policy NE 6.4 Restrictions on Construction Hours (GP). The City shall require, as a condition of approval for any land use permit or other planning permit, restrictions on construction hours. Noise-generating construction activities for projects near or adjacent to residential buildings and neighborhoods or other sensitive receptors shall be limited to Monday through Friday, 8:00 a.m. to 5:00 p.m. Construction in nonresidential areas away from sensitive receivers shall be limited to Monday through Friday, 7:00 a.m. to 4:00 p.m. Construction shall generally not be allowed on weekends and state holidays. Exceptions to these restrictions may be made in 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. All construction sites subject to such restrictions shall post the allowed hours of operation near the entrance to the site, so that workers on-site are aware of this limitation. City staff shall closely monitor compliance with restrictions on construction hours, and shall promptly investigate and respond to all noncompliance complaints.	**Consistent with Mitigation.** As discussed in Section 4.7 Noise, the proposed Project is located adjacent to sensitive residential receptors which would potentially be exposed to excessive noise levels generated by construction activities. Implementation of MM N-1(a) would limit construction work-hours to Monday through Friday, 8:00 a.m. to 5:00 p.m., consistent with the requirements of this policy of the City GP.
Policy NE 6.5 Other Measures to Reduce Construction Noise (GP). 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 unmuffled exhaust system. b) Contractors shall implement appropriate 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	**Consistent with Mitigation.** As provided in Section 4.7 Noise, MM N-1(c) includes additional measures to reduce the impact of construction noise, consistent with the requirements of this policy of the City GP.

Table 4.6-1. Consistency with Policies in the Goleta GP/CLUP (Continued)

Policy	Discussion
sources of stationary construction noise. c) To the extent practicable, adequate buffers shall be maintained between noise-generating machinery or equipment and any sensitive receivers. The buffer should ensure that noise at the receiver site does not exceed 65 dBA CNEL. For equipment that produces a noise level of 95 dBA at 50 feet, a buffer of 1600 feet is required for attenuation of sound levels to 65 dBA.	
Policy NE 7.2 Site-Design Techniques (GP). The City encourages the inclusion of site-design techniques for new construction that will minimize noise exposure impacts. These techniques shall include building placement, landscaped setbacks, and siting of more noise-tolerant components (parking, utility areas, and maintenance facilities) between noise sources and sensitive receptor areas.	**Consistent.** As discussed in Section 4.7 Noise, since preparation of the Initial Study (Appendix B), on-site noise generating features of the Project have been redesigned to reduce the effects of noise on adjacent uses. Project facilities have been located to the north and west portions of the site to provide shielding of noise by the proposed Fire Station structure, and to increase the setback of noise-generating facilities from off-site sensitive noise receptors at The Hideaway residential development.

The proposed Project's consistency with relevant Coastal Act policies is presented in Table 4.6-2, below.

Table 4.6-2. Consistency with Polices of the California Coastal Act

Policy	Discussion
Section 30211. Development not to interfere with access. Development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.	**Consistent.** The proposed Project is located within an area of the Coastal Zone (CZ) which currently supports public access to the sea south of Hollister Avenue at the Ellwood Mesa Sperling Preserve, and Haskell's Beach adjacent to the Bacara Resort and Spa. Project implementation would not interfere with public coastal access.
Section 30212. New development projects. a) Public access from the nearest public roadway to the shoreline and along the coast shall be provided in new development projects except where: (1) it is inconsistent with public safety, military	**Consistent.** Refer to discussion of consistency with CCA Section 30211, above. The proposed Project is located north of Hollister Avenue and would not interrupt any existing coastal access.

Table 4.6-2. Consistency with Polices of the California Coastal Act (Continued)

Policy	Discussion
security needs, or the protection of fragile coastal resources, (2) adequate access exists nearby, or, (3) agriculture would be adversely affected. Dedicated accessway shall not be required to be opened to public use until a public agency or private association agrees to accept responsibility for maintenance and liability of the accessway. b) For purposes of this section, "new development" does not include: 1. Replacement of any structure pursuant to the provisions of subdivision (g) of Section 30610. 2. The demolition and reconstruction of a single-family residence; provided, that the reconstructed residence shall not exceed either the floor area, height or bulk of the former structure by more than 10 percent, and that the reconstructed residence shall be sited in the same location on the affected property as the former structure. 3. Improvements to any structure which do not change the intensity of its use, which do not increase either the floor area, height, or bulk of the structure by more than 10 percent, which do not block or impede public access, and which do not result in a seaward encroachment by the structure. 4. The reconstruction or repair of any seawall; provided, however, that the reconstructed or repaired seawall is not a seaward of the location of the former structure. 5. Any repair or maintenance activity for which the commission has determined, pursuant to Section 30610, that a coastal development permit will be required unless the commission determines that the activity will have an adverse impact on lateral public access along the beach. c) Nothing in this division shall restrict public access nor shall it excuse the performance of duties and responsibilities of public agencies which are required by Sections 66478.1 to 66478.14, inclusive,	

Table 4.6-2. Consistency with Polices of the California Coastal Act (Continued)

Policy	Discussion
of the Government Code and by Section 4 of Article X of the California Constitution.	
Section 30213. Lower cost visitor and recreational facilities shall be protected, encouraged, and, where feasible, provided. Developments providing public recreational opportunities are preferred.	**Consistent.** The proposed Project includes development and enhancement of pedestrian, bicycle, and transit facilities which would improve access to the Project site and surrounding vicinity by non-motorist traffic. The improvement of Hollister Avenue would include a Class II bike path that completes the portion of the California Pacific Bike Route through Goleta. Pedestrian and bicycle facility enhancements as part of the Project will also include improved new pedestrian crossings at the intersection of Hollister Avenue and Cathedral Oaks Road that would connect to coastal access points at the Ellwood Mesa Sperling Preserve. The existing transit stop at the site frontage will also be improved with sidewalk and landscaping for a more secure facility that the current unpaved road shoulder. Refer also to Section 4.9, Transportation/Circulation.
Section 30214.(a) The public access policies of this article shall be implemented in a manner that takes into account the need to regulate the time, place, and manner of public access depending on the facts and circumstances in each case including, but not limited to, the following: (1) Topographic and geologic site characteristics. (2) The capacity of the site to sustain use and at what level of intensity. (3) The appropriateness of limiting public access to the right to pass and repass depending on such factors as the fragility of the natural resources in the area and the proximity of the access area to adjacent residential uses. (4) The need to provide for the management of access areas so as to protect the privacy of adjacent property owners and to protect the aesthetic values of the area by providing for the collection of litter. (b) It is the intent of the Legislature that the public access policies of this article be carried out in a reasonable manner that considers the equities and that balances the rights of the individual property owner with the public's constitutional right of access pursuant to Section 4 of Article X of the California Constitution.	**Consistent.** The proposed Project is located within an area of the CZ which currently supports public access to the sea south of Hollister Avenue at the Ellwood Mesa Sperling Preserve, and Haskell's Beach adjacent to the Bacara Resort and Spa. Project implementation would not interfere with public coastal access. As discussed under consideration of Project consistency with Section 30213 of the CA, the Project would include development and enhancement of pedestrian, bicycle, and transit facilities which would improve access to the Project site and surrounding vicinity by non-motorist traffic.
Section 30230. Marine resources shall be maintained, enhanced, and where feasible,	**Consistent.** As discussed in Section 4.10.5 Hydrology and Water Quality, the Project would

Table 4.6-2. Consistency with Polices of the California Coastal Act (Continued)

Policy	Discussion
restored. Special protection shall be given to areas and species of special biological or economic significance. Uses of the marine environment shall be carried out in a manner that will sustain the biological productivity of coastal waters and that will maintain healthy populations of all species of marine organisms adequate for long-term commercial, recreation, scientific, and educational purposes.	comply with applicable water quality regulations, incorporate best management practices (BMPs) to reduce stormwater runoff from the site, and proposes the development of on-site stormwater control features consisting of bioretention basins to control site runoff. These retention and treatment features would be designed and constructed in compliance with the specifications of Santa Barbara County's Stormwater Technical Guide for Low Impact Development (2014) and the Central Coast Regional Water Quality Control Board (CCRWQCB) Post-Construction Requirements (Resolution No. R3-2012-0032). Further, the Project would disturb more than 1 acre of soil and would be subject to issuance and compliance with a General Permit for Discharges of Storm Water associated with Construction Activity Construction General Permit Order 2009-0009-DWG, issued and approved by the CCRWQCB. Incorporation of these features and compliance with applicable water quality regulations would ensure that the Project would not degrade the quality
Section 30231. The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.	**Consistent.** Refer to discussion of consistency with CA Section 30230.
Section 30233 (in relevant part). (a) The diking, filling, or dredging of open coastal waters, wetlands, estuaries, and lakes shall be permitted in accordance with other applicable provisions of this division, where there is no feasible less environmentally damaging alternative, and where feasible mitigation measures have been provided to minimize adverse environmental effects, and shall be limited to the following: (1) New or expanded port, energy, and coastal-dependent industrial facilities, including	**Consistent.** Refer to discussion of consistency with CA Section 30230.

Table 4.6-2. Consistency with Polices of the California Coastal Act (Continued)

Policy	Discussion
commercial fishing facilities. (2) Maintaining existing, or restoring previously dredged, depths in existing navigational channels, turning basins, vessel berthing and mooring areas, and boat launching ramps. (3) In open coastal waters, other than wetlands, including streams, estuaries, and lakes, new or expanded boating facilities and the placement of structural pilings for public recreational piers that provide public access and recreational opportunities. (4) Incidental public service purposes, including, but not limited to, burying cables and pipes or inspection of piers and maintenance of existing intake and outfall lines. (5) Mineral extraction, including sand for beaches, except in environmentally sensitive areas. (6) Restoration purposes. (7) Nature study, aquaculture, or similar resource dependent activities.	
Section 30240. (a) Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on those resources shall be allowed within those areas. (b) Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade those areas, and shall be compatible with the continuance of those habitat and recreation areas. **Section 30107.5.** "Environmentally sensitive area" means any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments.	**Consistent:** As discussed in Section 4.2, Biological Resources, the coastal sage scrub present within the Project site is limited to small, isolated patches that are dominated by California sagebrush, coyote brush, and California buckwheat. The coastal sage scrub habitat present within the Project site is a State Rarity Rank S5 habitat type and is therefore not considered rare or a special community within the state. Due to the size and location of the coastal sage scrub habitat, it is not determined to be especially valuable and is not expected to provide habitat for state or federally listed plant or wildlife species. For the reasons described above, the coastal sage scrub habitat present within the Project site is determined to not meet the criteria for designation as ESHA. No other ESHA exists on-site.
Section 30244. Archaeological or paleontological resources. Where development would adversely impact archaeological or paleontological resources as identified by the State Historic Preservation Officer, reasonable mitigation measures shall be required.	Consistent with Mitigation.. As discussed in Section 4.3, Cultural Resources, a Phase I Archaeological Resources Survey and Supplemental Extended Phase I Archaeological Investigation was performed for the proposed Project site consistent with City guidelines to evaluate the Project's potential to disrupt known and unknown cultural and historical resources. In addition, the City initiated a request for formal consultation with local Native American tribes pursuant to SB 18 requirements to determine

Table 4.6-2. Consistency with Polices of the California Coastal Act (Continued)

Policy	Discussion
	the site's potential for presence of Native American resources. As identified through these investigations and requests for consultation, no intact archaeological resources are present on the site that would identify the site as archaeologically significant and the Project would have no adverse impact on known archaeological resources. However, MM CR-1.1 would be implemented to provide for archaeological and local Chumash observer grading monitoring to address the unlikely potential for encountering unknown significant resources during construction of the site, and would ensure appropriate protection and preservation of any uncovered resources. Refer also to discussion of consistency with City GP/CLUP Policies OS 8.3, OS 8.4, OS 8.5, OS 8.6, and OS 8.7, above.
Section 30250. Location; existing developed areas. a) New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources. In addition, land divisions, other than leases for agricultural uses, outside existing developed areas shall be permitted only where 50 percent of the usable parcels in the area have been developed and the created parcels would be no smaller than the average size of surrounding parcels. b) Where feasible, new hazardous industrial development shall be located away from existing developed areas. c) Visitor-serving facilities that cannot feasibly be located in existing developed areas shall be located in existing isolated developments or at selected points of attraction for visitors.	**Consistent.** a) The Project is proposed within an existing development area of the City previously used as a gas station. Adequate public services including water and other utilities are available to serve the project, and the proposed Fire Station would increase fire department response to the West Goleta residential area. Implementation of the Project on the proposed site would not adversely affect coastal resources. b) The proposed Project would not introduce any hazardous industrial development. c) The limited size of the Project site precludes development for a visitor-serving facility such as a hotel or motel. Numerous visitor serving hotels and motels are located along or adjacent to the western Hollister Avenue corridor between the Project site and eastward to Fairview Road including: the Bacara Resort and Spa; Courtyard by Marriott, Hilton Garden Inn; Marriott Residences Inn; and Super 8 Motel. Substantial restaurants and commercial shopping are located along the western Hollister Avenue corridor at the Camino Real and K-Mart Shopping Centers.
Section 30251. Scenic and visual qualities. The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted	**Consistent.** The proposed Project would provide some variation in architectural elements but remains comparable in size, bulk, scale, and height of the adjacent

Table 4.6-2. Consistency with Polices of the California Coastal Act (Continued)

Policy	Discussion
development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.	development with The Hideaway residential development immediately adjacent and to the east, consisting of 101 luxury townhouse condos with building heights of up to two-stories (maximum height of 27 feet). The proposed 11,600 square foot (s.f.), one-story structure would have a maximum roof height of 32 feet or five feet higher than the adjacent townhomes, but it would be comparable to the townhomes' two-story scale (refer to Figure 4.1-3). Further, the Project would have a Modern Western architectural style that would utilize the materials and forms of California Ranch traditions and Monterey styles, similar in design to the adjacent The Hideaway residential development to the east, the Barnsdall Rio Gas Station to the southeast, and the Sandpiper Golf Club clubhouse to the south. The architectural elements reflect early vernacular forms of the Goleta Valley including water towers, barn-like masses and volumes, and low-profile ranch houses. The architectural elements reflect early vernacular forms of the Goleta Valley including water towers, barn-like mass and volumes, and low-profile ranch houses. Proposed fire station roof forms would include staggered gables and a hipped roof to reduce the perception of the maximum apparatus bay height. Proposed exterior surface finishes and architectural features would reflect the surrounding residential context and agrarian regional historic character including: board and batt siding; projections emulating water cistern towers; splayed walls; and the articulation of windows with small panes. Additionally, the proposed Project would not significantly impair or block important viewsheds and scenic vistas, as discussed under Impact AES-1 in Section 4.1, Aesthetics/Visual Resources. Refer also to discussion of consistency with City GP/CLUP Policies LU 1.8, LU 1.9, Policies VH 1.4, VH 1.8, VH 2.1, VH 2.2, VH 2.3, VH 3.3, VH 3.4, and VH 4.15, above. As discussed in Section 4.1, *Aesthetics/Visual Resources,* the proposed Project site is not visible from the Pacific Ocean coastline. Fire Station development would not obstruct any coastal views experienced from scenic views identified in the City GP/CLUP.

Table 4.6-2. Consistency with Polices of the California Coastal Act (Continued)

Policy	Discussion
Section 30252. The location and amount of new development should maintain and enhance public access to the coast by (1) facilitating the provision or extension of transit service, (2) providing commercial facilities within or adjoining residential development or in other areas that will minimize the use of coastal access roads, (3) providing nonautomobile circulation within the development, (4) providing adequate parking facilities or providing substitute means of serving the development with public transportation, (5) assuring the potential for public transit for high intensity uses such as high-rise office buildings, and by (6) assuring that the recreational needs of new residents will not overload nearby coastal recreation areas by correlating the amount of development with local park acquisition and development plans with the provision of on-site recreational facilities to serve the new development.	**Consistent.** The proposed Project is located within an area of the CZ which currently supports public access to the sea south of Hollister Avenue at the Ellwood Mesa Sperling Preserve, and Haskell's Beach adjacent to the Bacara Resort and Spa. Project implementation would not interfere with public coastal access. As discussed under consideration of Project consistency with Section 30213 of the CA, the Project would include development and enhancement of pedestrian, bicycle, and transit facilities which would improve access to the Project site and surrounding vicinity by non-motorist traffic.
Section 30253. Minimization of adverse impacts. New development shall do all of the following: a) Minimize risks to life and property in areas of high geologic, flood, and fire hazard. b) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs. c) Be consistent with requirements imposed by an air pollution control district or the State Air Resources Board as to each particular development. d) Minimize energy consumption and vehicle miles traveled. e) Where appropriate, protect special communities and neighborhoods that, because of their unique characteristics, are popular visitor destination points for recreational uses.	**Consistent.** Refer to discussion of consistency with City GP/CLUP Policy SE 1.3, Policy CE 12.2, and Policy CE 13.4, above. a) Development of Fire Station 10 would minimize risks to life and property by providing additional fire response to areas of West Goleta that are currently subject to greater than a 5-minute emergency response time. b) Fire Station construction would incorporate all standard seismic protection standards in foundation design. The proposed retaining wall to be constructed along the northern property would not alter the natural landform of the adjacent bluff. c) All Santa Barbara County APCD conditions would be incorporated in project design and construction. d) The proposed fire station would have minimal transportation impacts (less than 30 ADT) associated with resident fire-fighting personnel and the public meeting room facility. e) The proposed fire station would have no adverse effect on popular visitor destination points for recreational uses. It would, however, provide additional emergency response to visitor destination points in the immediate vicinity including

Table 4.6-2. Consistency with Polices of the California Coastal Act (Continued)

Policy	Discussion
	Haskell's Beach and the Ellwood Shores Sperling Preserve.

Impact *LU-2: Quality of Life Impacts: Implementation of the Project has the potential to affect the "Quality of Life" for existing land uses within the Project vicinity. The proposed Project could also be considered a positive factor in "Quality of Life", as it would improve currently deficient levels of public services (emergency fire department response).*

Quality of life issues identified in the City's Environmental Thresholds and Guidelines Manual include loss of privacy, neighborhood incompatibility, nuisance noise, not exceeding noise thresholds, increased traffic in quiet neighborhoods, and loss of sunlight/solar access. The Project's potential to adversely affect each of these aspects of quality of life are discussed below.

Loss of Privacy. The Project site is located at the western limits of the City, bordered to the north by UPRR train tracks and U.S. Highway 101, to the west by the Cathedral Oaks Overpass and Hollister Avenue and to the south by the Sandpiper Golf Course. The only neighboring development is to the east, The Hideaway residences adjacent and to the east. As such, tenants of The Hideaway residential development would be screened from fire station infrastructure and parking areas. Therefore, implementation of the Project would not result in the loss of privacy of adjacent development.

Neighborhood Incompatibility. The proposed Project involves the development of a fire station institutional use adjacent to residential and recreational development to the east and south, respectively. As discussed in the policy consistency analysis provided in Table 4.6-1 and impact discussion provided in Section 4.1, *Aesthetics/Visual Resources,* the Project would not result in incompatibility with adjacent development with regard to the size, bulk, and scale of the proposed development when compared to The Hideaway two-story residential structures and the Sandpiper Golf Course clubhouse. While the Project would provide some slight variation in the height, bulk, scale, and architectural design of surrounding neighborhood development, the proposed Fire Station 10 structure would not detract from the visual character of the western Goleta neighborhood and surrounding development.

Nuisance Noise Levels. As discussed in Section 4.7, *Noise* long-term traffic noise generated by the proposed Project would be negligible and would not exceed City-adopted thresholds such that no nuisance would occur.

Loss of Sunlight/Solar Access. Proposed structures would cast shadows. However, based on the 32-foot maximum height of the proposed fire station and

distance and intervening vegetation screening between The Hideaway residential development to the east, the Project would have no impact upon solar access on adjacent sites.

Overall quality of life impacts would be *adverse, but less than significant* (Class III).

Mitigation Measures. As impacts on land use would be less than significant, no mitigation measures would be required.

Residual Impacts. Impacts on land use would be *adverse, but less than significant* (Class III).

4.6.4 Cumulative Impacts

Region of Influence

The Region of Influence for evaluating cumulative impacts on land use includes those areas where past, present, and reasonably probable projects would result in alterations in City zoning and land use patterns or result in conflicts regarding land use compatibility. Therefore, all related projects that would affect the character of existing developed and undeveloped areas in the City would be within the Region of Influence.

Impact Assessment

Contributions to cumulative land use and planning impacts would be considered beneficial in that a fire station is considered a critical element in the City's plans to provide for adequate public safety services to serve all regions within the City, including all proposed cumulative development. Conflicts regarding land use compatibility between the proposed Project and surrounding uses are localized to the Project site and its surrounding area. Given no cumulative projects are proposed within the Project vicinity, no significant cumulative impacts relating to land use compatibility would occur in combination with the Project. Further, potential land use conflicts and impacts to quality of life from cumulative development would be addressed on a case-by-case basis based on the City's review of each projects consistency with the applicable land use policies, and would be reduced through project design review. Therefore, the proposed Project's contribution to cumulative impacts on land use are considered *less than considerable*.

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