

2.0 PROJECT DESCRIPTION

This section presents Fire Station 10 Project details, including location, objectives, specifications, and associated required permit approvals.

2.1 Introduction

The City of Goleta is proposing to construct a one-story, three apparatus bay fire station (Fire Station 10) of approximately 11,600 square feet (s.f.) at 7952 Hollister Avenue (APN 079-210-075), located on the northeast corner of the Hollister Avenue/Cathedral Oaks Road Overpass intersection (see Figure 2-1). Fire Station 10 infrastructure would include a bifurcated above-ground fuel tank (250-gallon gasoline and 1,000-gallon diesel), an emergency generator, and outside hose drying racks as well as a Community/Training Room. The proposed project would result in the implementation of City of Goleta General Plan/Coastal Land Use Plan Policy Public Facilities PF 3.2, which mandates the construction of a new fire station to serve the western portion of the City.

2.2 Project Applicant

The City of Goleta Neighborhood Services and Public Safety Department is leading the planning and development effort to construct Fire Station 10 and is considered the project applicant.

City of Goleta
Neighborhood Services and Public Safety Department
130 Cremona Drive, Suite B Goleta, CA 93117

Project Contacts:

Vytautas “Vyto” Adomaitis, Director, Neighborhood Services and Public Safety Department, Project Manager
Laura Bridley, Project Planning Consultant, Neighborhood Services and Public Safety

A Memorandum of Understanding (MOU) and a Lease Operating Agreement exists between the City of Goleta and the County of Santa Barbara that stipulates the City would plan and develop Fire Station 10, while future funding and operation of the facility would be undertaken by the County of Santa Barbara Fire Department (SBCFD).



**Regional Location and Project Vicinity
City of Goleta Fire Station 10**

**FIGURE
2-1**

2.3 Project Objectives

The Fire Station 10 Project would address a deficiency of localized and community-wide emergency and fire protection service in the western City of Goleta area that has long been acknowledged and identified in planning documents.

The need for Fire Station 10 in western Goleta was identified as early as 1967 during a regional assessment of long-term growth in the Goleta Valley by the National Board of Fire Underwriters for fire protection services. The SBCFD subsequently determined the need for an additional fire station in the western Goleta Valley due to high response times and population growth in the 1980's. This need was highlighted in the County of Santa Barbara's Goleta Community Plan (adopted in August 1993), which identified a conceptual fire station site at or in proximity to the Project site. The City's General Plan/Coastal Land Use Plan Public Facilities Element approved in 2006 identified the proposed Project site as the appropriate location for the fire protection service expansion.

Currently, fire service in western Goleta is provided by County Fire Station 11 located on Storke Road (see Figure 2-2). The best practices standard of response time for fire service is commonly considered to be five minutes per the National Fire Protection Association (NFPA) standards. Fire Station 11 does not currently meet the 5-minute response standard to areas of western Goleta. In addition, the acceptable maximum population to fire fighter ratio, per NFPA, is 4,000 to 1. Currently, Fire Station 11 serves a population of 22,469, exceeding the maximum population to firefighter ratio of 4000:1 by 10,469 people (a ratio of approximately 7,200 to 1) (Division Chief Martin Johnson, SBCFD, personal communication 2017).

The proposed Fire Station 10 would increase the number of fire stations serving the City of Goleta from three to four (see Figure 2-2). The existing fire stations within the City boundaries are: Fire Station 11, 6901 Frey Way; Fire Station 12, 5330 Calle Real; and Fire Station 14, 320 Los Carneros Road. Increasing the number of fire stations to four would significantly improve fire protection services in the City and surrounding unincorporated areas. This expansion would enable the SBCFD operating the facility to achieve the following objectives:

- Add a new three-person fire station crew on duty around the clock;
- Meet the NFPA five-minute response time for fire service throughout western Goleta;
- Reduce the western Goleta area fire fighter-to-population ratio to an acceptable level of less than 1:4,000;
- Substantially improve emergency response times for fires, accidents, and emergency medical response calls in the western portions of the City and surrounding unincorporated areas; and
- Substantially enhance and improve water rescue capabilities for the Fire Department for the western Goleta area with the ability to launch certain

types of water rescue watercraft at nearby Haskell's Beach, rather than relying on the existing sole launch point at the Goleta Pier.

2.4 Project Location and Overview

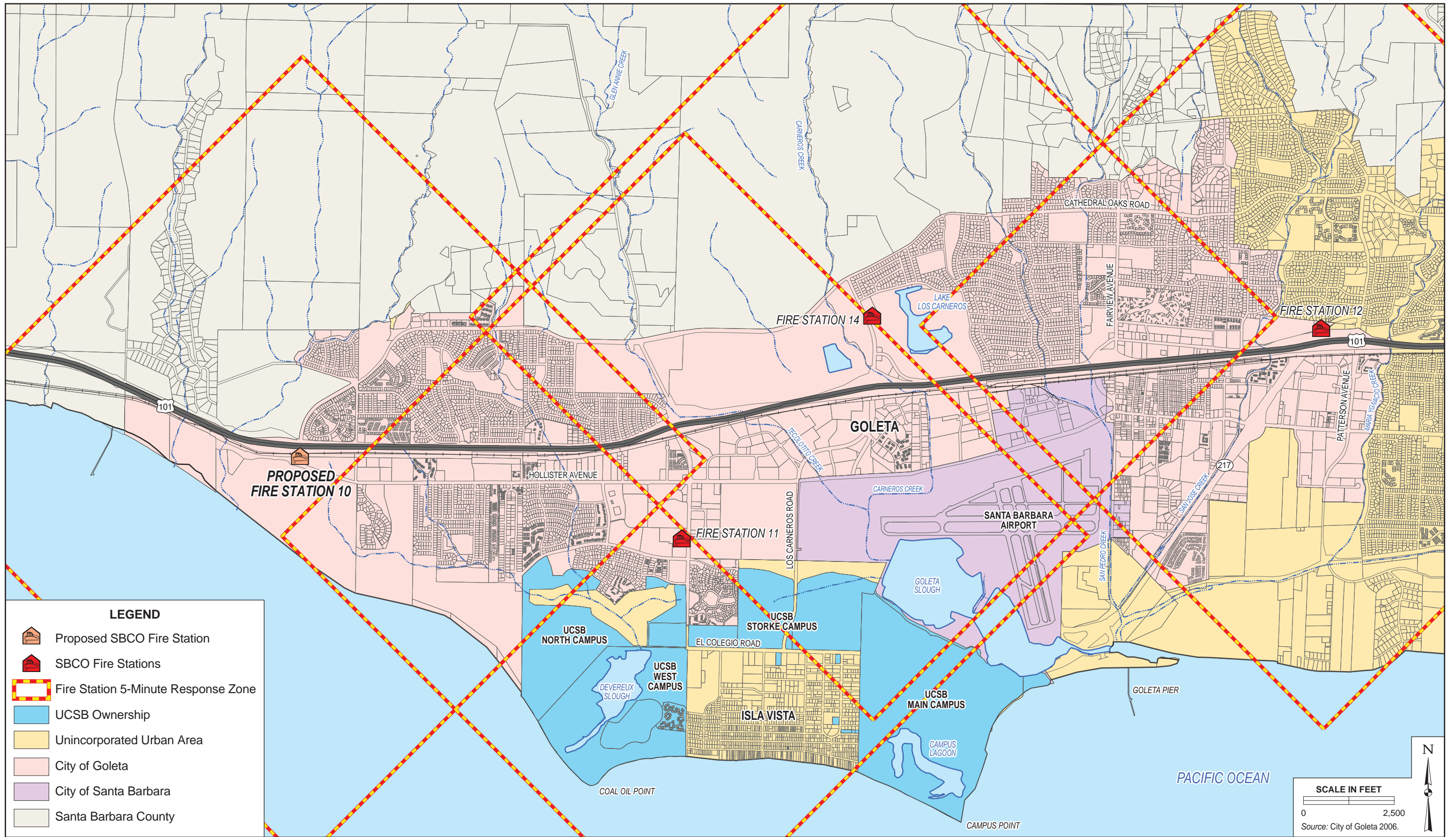
The 1.21-acre Fire Station 10 Project site is located at 7952 Hollister Avenue (APN 079-210-075) and a 0.30-acre right-of way (ROW) easement along Hollister Avenue at the northeast corner of the Hollister/Cathedral Oaks intersection; it is considered the western entrance, or "gateway" to the City (see Figure 2-3). Project site details are provided in Table 2-1, below.

Table 2-1. Project Site Characteristics

Existing General Plan Land Use Designation	Visitor Serving Commercial (C-V)
Zoning Ordinance, Zone District	Coastal Zone District: Limited Commercial (C-1)
Site Size	1.21 acres, 0.30-acre Hollister Avenue easement
Present Use and Development	Undeveloped (former gas station)
Surrounding Uses	North: UPRR, U.S. 101 West: Cathedral Oaks Overpass East: The Hideaway residential development South: Hollister Avenue, Sandpiper Golf Course
Access	Hollister Avenue
Utilities and Public Services	Water: Goleta Water District Wastewater: Goleta West Sanitary District Solid Waste: Marborg Industries Electricity: Southern California Edison Gas: Southern California Gas Cable: Cox Communications Telecom: Verizon, Qwest, AT&T, Level 3

2.5 Surrounding Land Uses and Zoning Designations

The Project site is bordered to the north by the Union Pacific Railroad (UPRR) tracks and right-of-way corridor that are at the base of an approximately 35-foot high cut slope along the northern Fire Station 10 site boundary. US 101, including the Cathedral Oaks / U.S. 101 south-bound onramp, is on the northern side of the UPRR corridor. The Hideaway residential development consisting of 101 townhouse units is to the east. The Hideaway neighborhood consists of The Villas, single-family detached and duplex homes up to four bedrooms, and The Bungalows, town homes and flats with up to three bedrooms.



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

FIGURE
2-2

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Project Site Location
City of Goleta Fire Station 10

FIGURE
2-3

Hollister Avenue forms the southern Project boundary, and the Sandpiper Golf Course is located directly to the south of the road. The Cathedral Oaks Overpass including the U.S. 101 south-bound onramp is immediately to the west. These land uses surrounding the Project site are illustrated in Figure 2-2.

Existing zoning designations are illustrated in Figure 2-4.

2.6 Project Description

2.6.1 Construction

Development of Fire Station 10 would include relatively minor grading including cut and fill of between 5 and 7 feet to obtain the finished floor elevation (see Figures 2-5a and 2-5b). All grading would be balanced on-site, and is estimated at approximately 1,350 cubic yards (CY) of cut and 2,250 CY of fill, with 900 CY of import. A soldier pile concrete wall supported by 24-inch filler piles and 36-inch concrete reinforced piles topped with an attached concrete masonry wall would be constructed along the northern Project site boundary at approximately an elevation of 111 feet above sea level, approximately 16 feet below the top of the bluff. The wall would then be backfilled to recapture approximately 10 feet of usable site area (Leighton Associates 2016) (see Figure 2-6). The piles would be rotary drilled over a 25-day period (Mark Nye, personal communication 2018).

The Essential Services Buildings Seismic Safety Act of 1986 (Health & Safety Code Division 12.5, Chapter 2, Article 1, Section 16001) states that essential facilities such as Fire Station 10 “shall be designed and constructed to minimize fire hazards,” and that nonstructural components vital to the operation of essential services buildings shall be able to resist, insofar as practical, the forces generated by fire and winds.” The Act provides local discretion in determining how minimizing fire hazards can be accomplished. The SBCFD Fire Marshal has determined that existing eucalyptus trees on the Fire Station 10 Project site are a fire hazard given their potential flammability (Division Chief/ Fire Marshall Steve Oaks, SBCFD, personal communication 2017). A previous tree survey of the Project site (Robert Muraoka, 2016) identified numerous dead eucalyptus trees, and others where several large branches had failed and broken off. These large limbs may pose potential hazards to adjacent land uses. Trimming of large eucalyptus tree limbs along the eastern Project site boundary has occurred as the request of adjacent The Hideaway neighbors. Therefore, existing eucalyptus woodland totaling 56 eucalyptus trees, 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 pursuant to the Essential Services Act (see Figure 2-7).

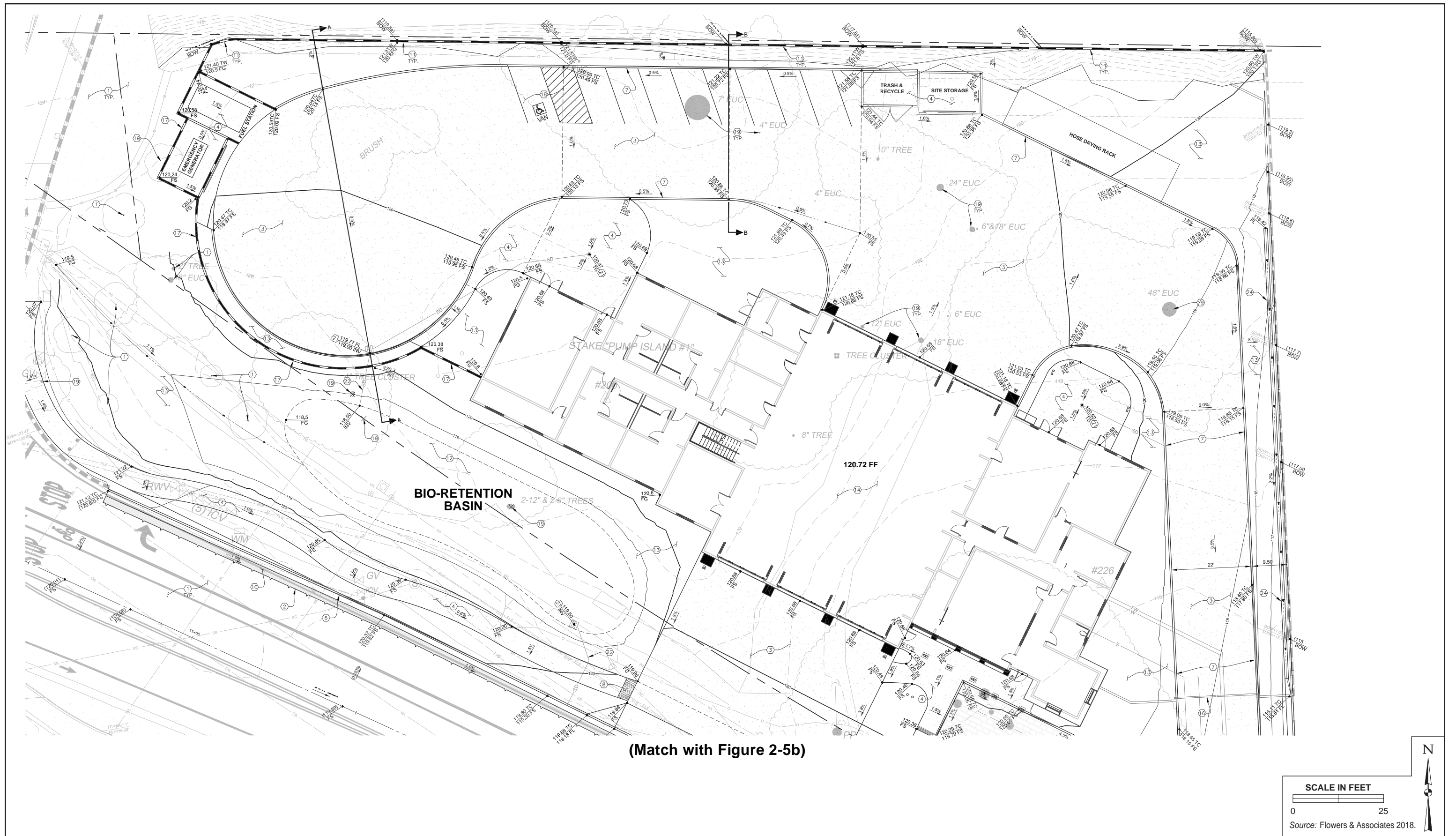
Preliminary construction including rough grading and site preparation would occur over an approximately 4-month period. Subsequent Fire Station 10 facility construction would occur over a 12-14 month period. It is anticipated that Project construction would begin September 2019 and the station would begin operations by early 2021.



**Existing City of Goleta GP/CLUP Land Use and Zoning Ordinance Designations
City of Goleta Fire Station 10**

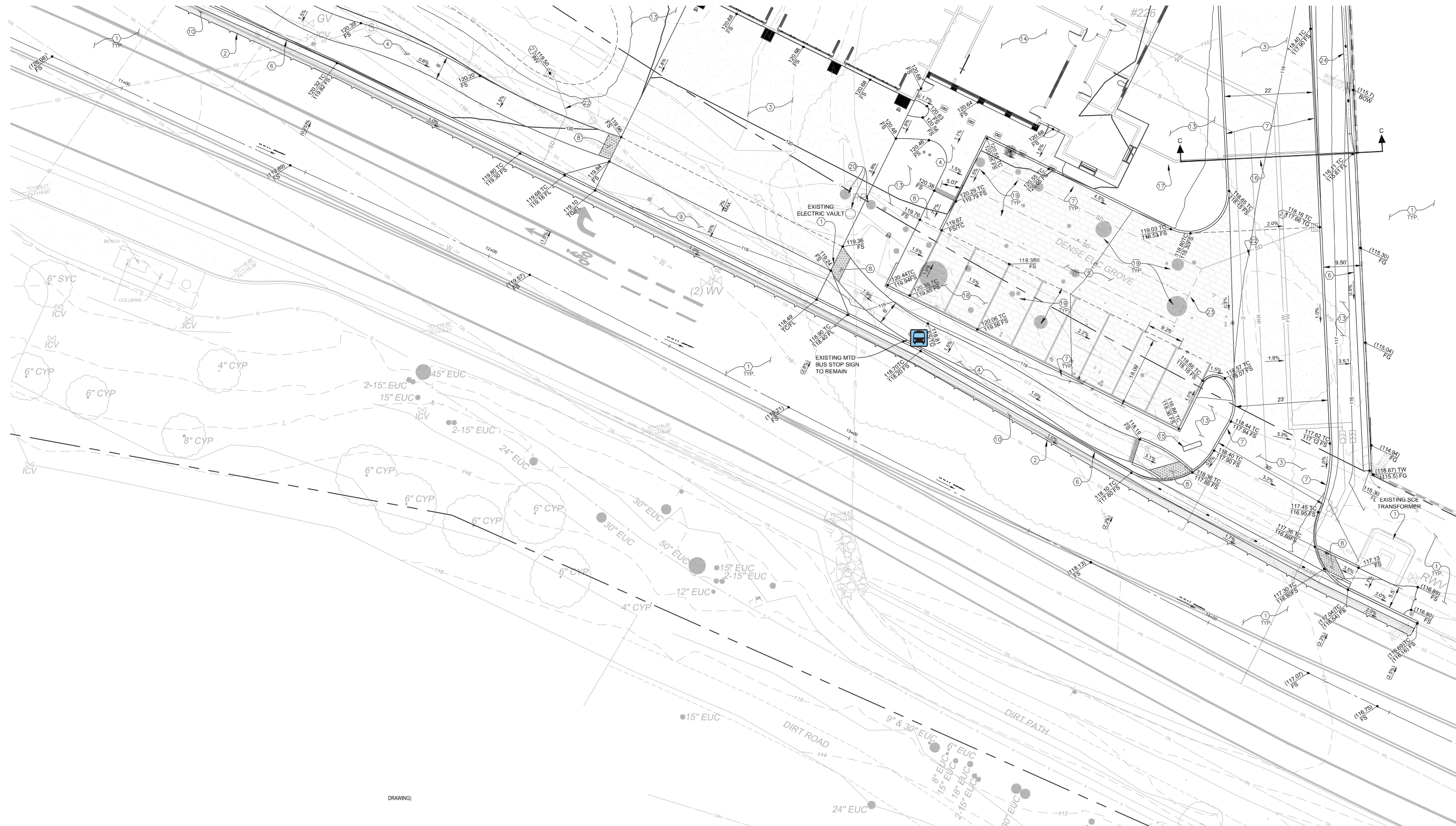
**FIGURE
2-4**

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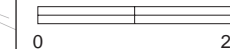
(Match with Figure 2-5a)



LEGEND

 Existing MTD Bus Stop and Sign

SCALE IN FEET



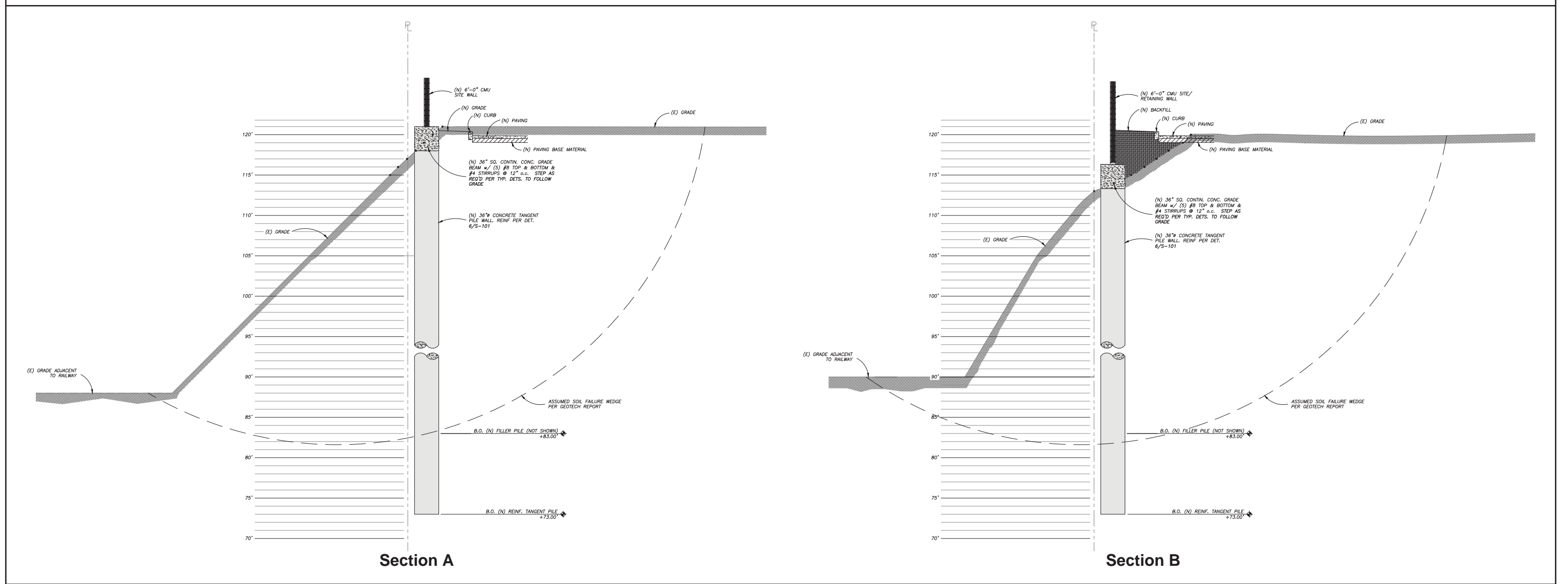
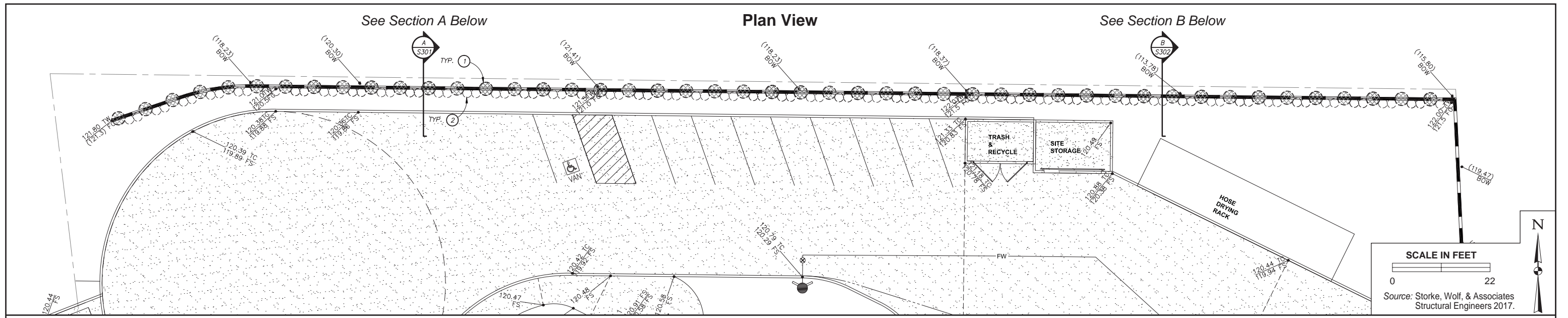
Source: Flowers & Associates 2018.



**Site Improvement Plan (southern portion)
City of Goleta Fire Station 10**

**FIGURE
2-5b**

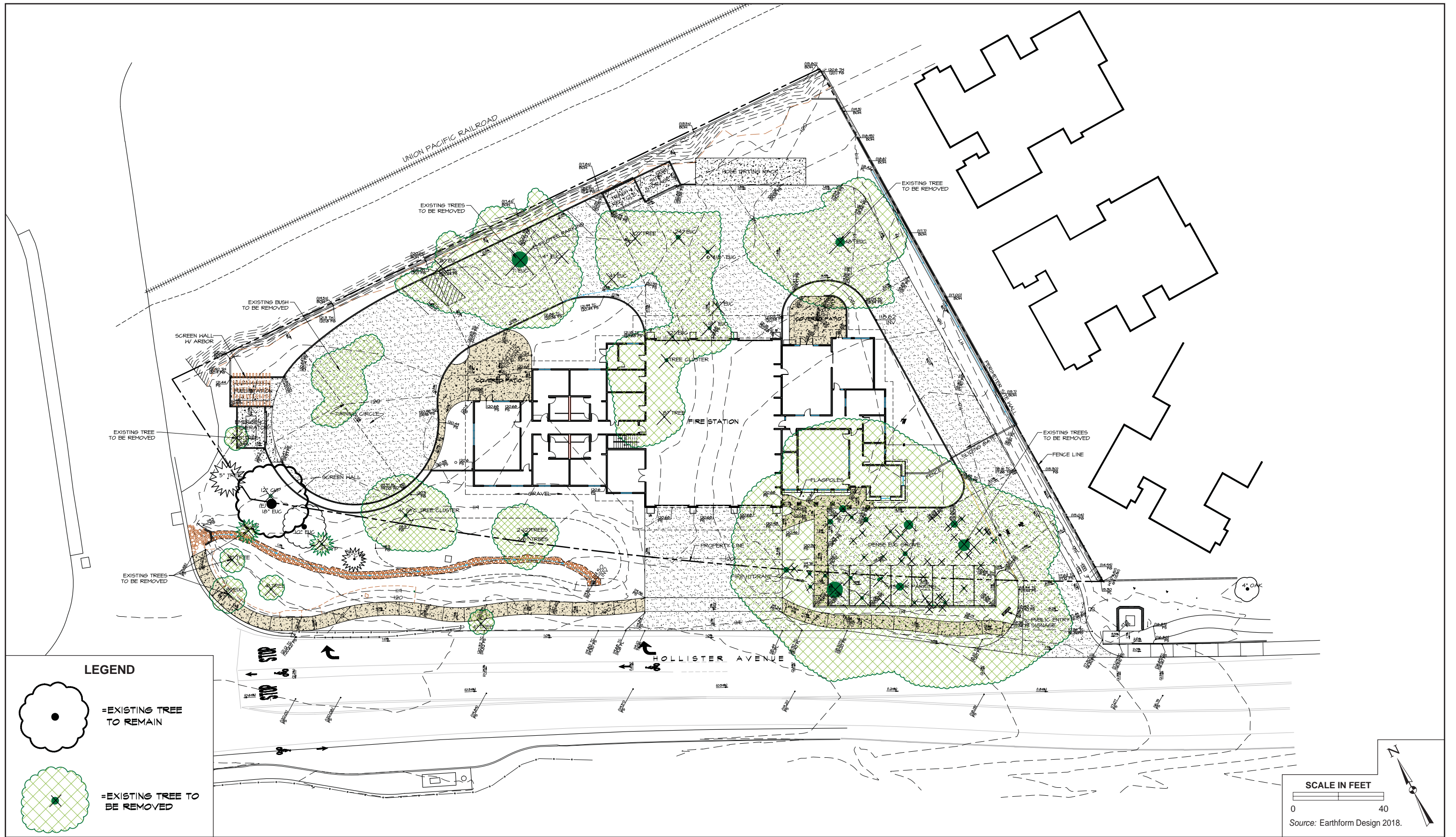
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Retaining Wall Plan
City of Goleta Fire Station 10

FIGURE 2-6

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Tree Removal Plan
City of Goleta Fire Station 10

FIGURE
2-7

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