

## 2.6.2 Proposed Operations

The approximately 11,600 s.f., one-story Fire Station 10 would provide three drive-through bays for fire trucks and associated apparatus (see Figure 2-8). Associated exterior infrastructure has been located to minimize potential fire station activity noise experienced by adjacent The Hideaway residents, and would include: a bifurcated (250-gallon gasoline and 1,000-gallon diesel) above-ground fuel tank and an emergency diesel powered generator on the edge of a paved turn-around area on the western portion of the Project site; and a hose drying rack on the northern Project site periphery.

The emergency generator is conservatively estimated to have a 150-kW capacity; it would be completely shielded by a Level 2 sound-attenuated enclosure that would include a roof, similar to a trash enclosure (Todd Jespersen, personal communication 2017). National Fire Protection Association (NFPA) Code 110, Standard for Emergency and Standby Power Systems, requires monthly testing of such a generator under load (for 30 minutes) and a more intensive annual test (for 2-hours) (Todd Jespersen, personal communication 2017).

A horizontal hose drying rack/table, constructed approximately 3-feet high, would be located north of the apparatus bays in the northeast corner of the Project site (see Figure 2-8). The hose drying rack would have slats along the entire top of the structure, allowing fire hoses to be laid flat on top for drying (Captain Glenn Fidler, SBCFD, personal communication 2018).

Additional exterior structures would include a trash and recycling enclosure and storage area for lawn and gardening tools on the northern Project boundary. Parking areas would provide nine employee spaces at the back of the Project site, and seven public parking spaces adjacent to Hollister Avenue.

Fire Station 10 interior uses would provide the following fire-fighting staff amenities: four bedrooms with individual bathrooms; a communal kitchen; dining area; fire station captain's office; day room; workout area; laundry room with extractor units; an engineering workshop; a breathing apparatus repair and high-pressure bottle-filling workshop; and a turnout storage area (see Figure 2-9). The building would also include a small community training room and reception area. A mechanical/electric room would be located above the three apparatus bay areas on a mezzanine level.

Three firefighters would be on duty at all times, with the 24-hour shift change occurring at 8:00 a.m. There would be a short transition between shifts during which six staff members would be on-site simultaneously (Division Chief Martin Johnson, SBCFD, personal communication 2017). There would be on average five fire engine response calls during each 24-hr shift, though there is no predictable pattern as to when these emergency responses would occur (Division Chief Martin Johnson, SBCFD, personal communication 2017).

Fire Station 10 public areas would include: an entry lobby; community room/training room with 30-person capacity; and a disabled-accessible public restroom. The community room/training room would be only for SBCFD training use and City of Goleta-related public activities use, and is typical of similar uses commonly seen in modern Fire Stations. The SBCFD (Division Chief Martin Johnson, SBCFD, personal communication 2017) anticipates the following intensity of the community room/training room use:

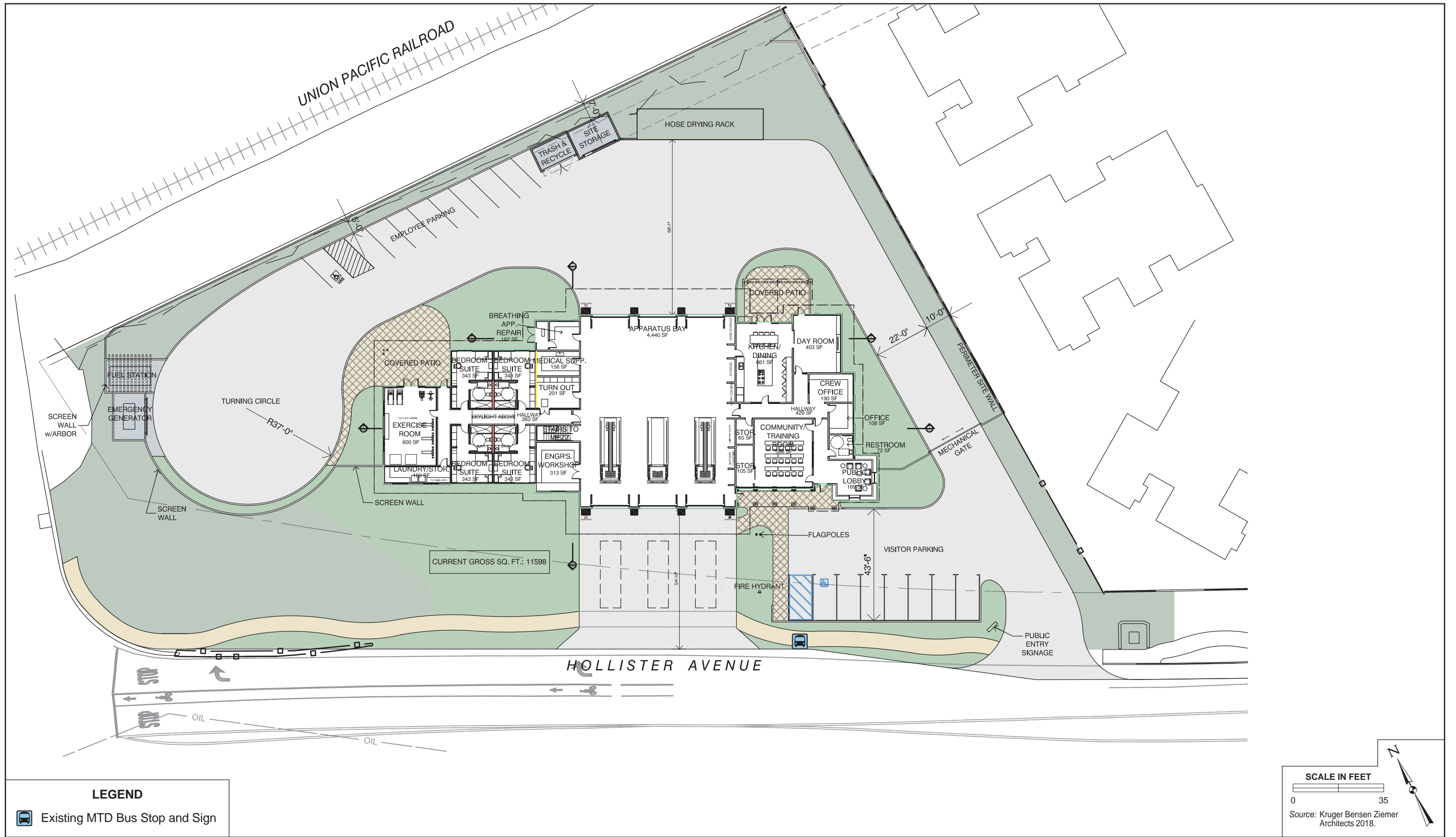
**Fire Department meetings and training** would occur between 9:00 A.M. and 5:00 P.M. weekdays; a weekly on-site staff meeting would occur, and up to four training sessions/month involving crew from other stations (travelling in a fire engine or two cars). All vehicles would be accommodated by crew parking spaces and fire engine areas.

**City of Goleta and public meetings and training** would occur between 8:00 A.M. and 9:00 P.M. weekdays and 8:00 A.M. to 5:00 P.M. on Saturdays. This could occasionally include City staff meetings on weekdays up to once/month, and restricted public use such as limited enrollment (small class) First Aid/CPR classes and Community Emergency Response Team (CERT) training. The small public meetings would occur up to once/week on weekdays between 8:00 A.M. and 7:00 P.M., and an annual CERT training extending once/week over 8 weeks that would occur from 6:00-9:00 p.m. on a weeknight. Weekend training could occur up to six Saturdays/year. City of Goleta staff and public meeting attendees would carpool such that total attendance would not exceed the seven available public parking spaces.

Fire Station 10 Community Training Room proposed use is summarized in Table 2-2 below.

**Table 2-2. Fire Station 10 Community Training Room Activity**

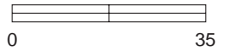
Activity	Timing	Duration (Approx.)	Frequency	Vehicle Trips
<b>Santa Barbara County Fire Department</b>				
Staff Meeting	Weekdays 9:00 A.M. – 5:00 P.M.	1 hour	Weekly	None (Exclusively On-Site Staff)
Training Sessions	Weekdays 9:00 A.M.– 5:00 P.M.	2-4 hours	4 X / Month	One Fire Engine or Two Cars
<b>City of Goleta</b>				
Staff Meeting	Weekdays 8:00 A.M. – 5:00 P.M.	2 hours	1 X / Month	Maximum seven cars
CERT Training	Weekdays 6:00 P.M. – 9:00 P.M.	3 hours	8 X / Year	Maximum seven cars
CERT Training	Saturday 8:00 A.M. – 5:00 P.M.	3 hours	6X / Year	Maximum seven cars



**LEGEND**

 Existing MTD Bus Stop and Sign

**SCALE IN FEET**



Source: Kruger Bensen Ziemer Architects 2018.

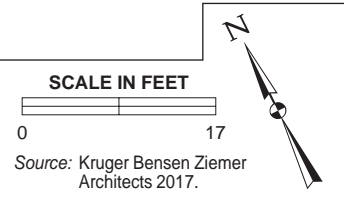
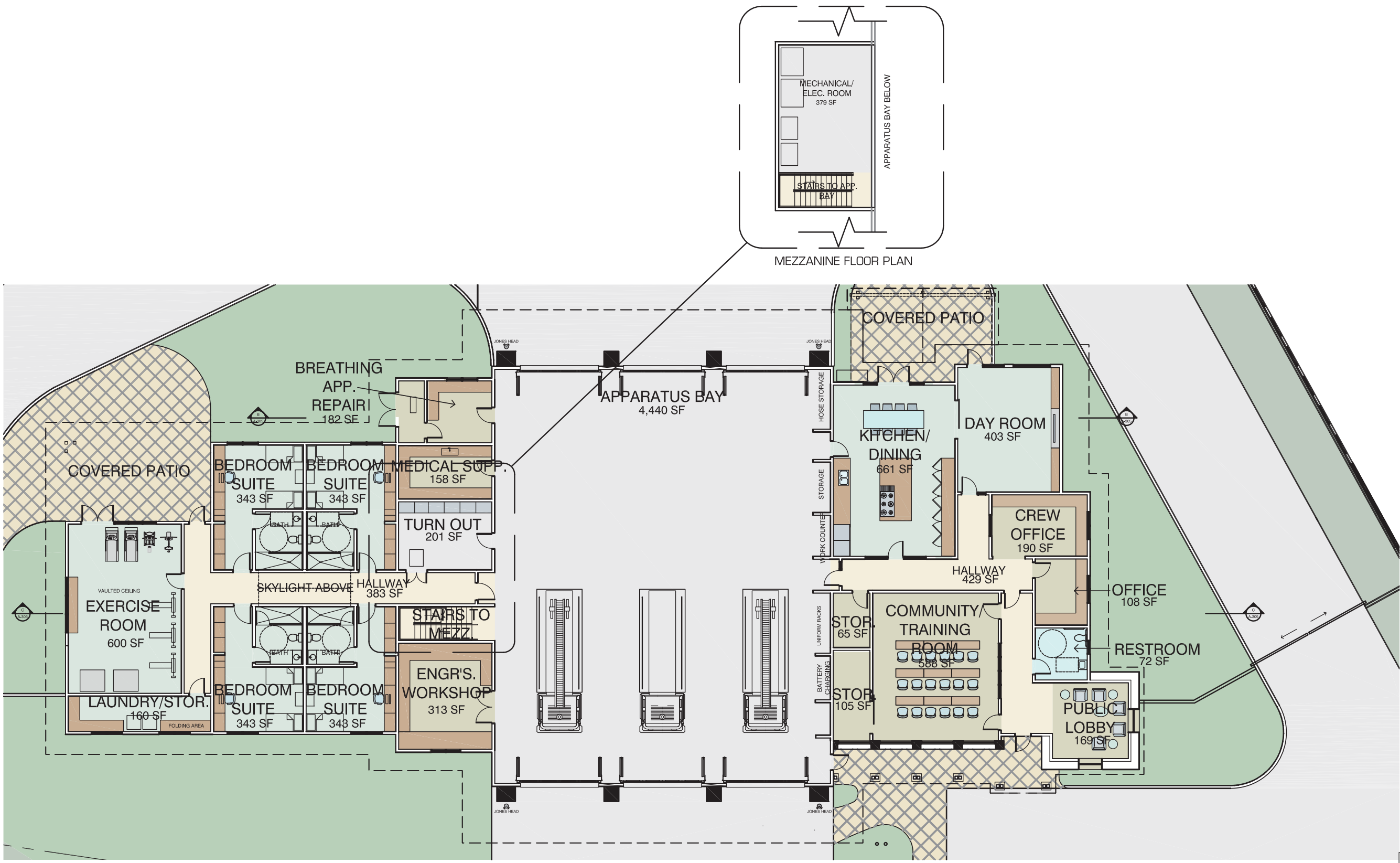


**Site Plan**  
**City of Goleta Fire Station 10**

**FIGURE**  
**2-8**

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**Floor Plan**  
**City of Goleta Fire Station 10**

**FIGURE**  
**2-9**

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### 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 three (3) 24- to 36- to 48-inch box specimen native Monterey cypress, five (5)

48-inch box native coast live oak, six (6) 36-inch box native coast live oak, and fourteen (14) 24-inch box *Arbutus marina* (Marina strawberry) New Zealand Christmas trees, would achieve a height of between 30 to 50 feet. Thirty-five (35) native lemonade berry bushes would be planted between the specimen trees and achieve a height of 10 feet. One Monterey cypress, one (1) 36-inch box coast live oak, four (4) *Arbutus marina* trees, and sixteen (16) lemonade berry bushes would be planted along the eastern project boundary. One (1) 36-inch box coast live oak, five (5) 24-inch box coast live oak, and nineteen (19) lemonade berry bushes would be planted along the eastern project boundary.

The linear arrangement of large screen trees and bushes would be complimented by smaller 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. Other native and drought-tolerant shrubs would be planted in landscaping experienced from Hollister Avenue looking northward.

A 6-foot high concrete block wall would be constructed along the eastern property line from the northern boundary/corner (at the railroad bluff) extending south until the existing wrought-iron fence of The Hideaways.

### **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.

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North Elevation



South Elevation



West Elevation



Out Buildings – West Elevation



East Elevation

Source: Kruger Bensen Ziemer Architects 2018.

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**NOTES**

1. CONTRACTOR TO BE RESPONSIBLE FOR COORDINATION WITH OWNER FOR LOCATION OF UNDERGROUND UTILITIES.
2. PLANT LIST IS FOR CONVENIENCE OF CONTRACTOR. PLAN IS TO PREVAIL AND LANDSCAPE ARCHITECT AND OWNER TO MAKE FINAL ADJUSTMENTS AS NECESSARY.
3. CONTRACTOR TO BE RESPONSIBLE FOR FULL IRRIGATION COVERAGE OF ALL PLANTED AREA.
4. IRRIGATION TO BE COORDINATED WITH PLANTING PLAN.
5. ALL PLANTER AREAS SHALL BE AMENDED WITH 4 CU. YDS. OF FOREST HUMUS MULCH AND 150 LBS. OF GRO-POWER PLUS, PER 1,000 SQ. FT. OF PLANTED AREA. PLANTER MIX TO BE 50% NATIVE MIX SOIL AND 50% PLANTER MIX ABOVE FOR ALL BACK FILL OF NEW PLANTS.
6. PLANT MATERIAL MAY BE SUBJECT TO CHANGE AS PER OWNER OR LANDSCAPE ARCHITECTS DISCRETION.
7. ANY CLARIFICATION OR QUESTIONS ON PLANS, SPECIFICATIONS AND DETAILS SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IMMEDIATELY BEFORE PROCEEDING WITH WORK.
8. ALL PLANTER AREAS TO BE TOP DRESSED WITH SHREDDED CEDAR/ REDWOOD MULCH AT A DEPTH OF 2"-3".
9. ALL TREES SHALL BE PLANTED IN DEEP ROOT BOXES. (TYP) IF WITHIN 6FT. OF WALL, WALK, PATIO, PARKING CURB ETC.

**LEGEND**

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

SYMBOL	SIZE	WUCOLS	BOTANICAL NAME	COMMON NAME	NOTES
<b>SHRUBS AND HERBACEOUS</b> Such as:					
	5g	L	AGAVE ATTENUATA	AGAVE	
	1g-5g	L	ALOE SPECIES	ALOE	
	5g	L	GKONDRORPETA LINA SP.	CAPE BUSH	
	5g	L	RIBUS OVATA	LEMONADE BERRY	NATIVE
	5g	L	WESTRINKIA 'BLUE GEM'	COAST ROSEMARY	
	5g	L	WESTRINKIA 'WYNABLE GEM'	COAST ROSEMARY	
	5g	L	WESTRINKIA 'WYNABLE GEM'	AUSTRALIAN ROSEMARY	

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

SYMBOL	SIZE	WUCOLS	BOTANICAL NAME	COMMON NAME	NOTES
<b>GRASSES</b> Such as:					
	1g	L	AGILLEA MULLEFOLIUM OR CAREX PANSA	YARROW	NATIVE
	1g	L	CAREX PANSA	CAL. MEADOW SAGE	NATIVE
	1g	L	JUNCAUS PATENS- ELIUS BLUE	CALIFORNIA GRAY RUSH	NATIVE
	1g	L	LEYMUS CONDENSATUS	CANYON PRINCE	NATIVE
	1g	L	MULLENBERGIA CAPILLARIS	PINK MURLY	NATIVE
	1g	L	MULLENBERGIA LINDHEIMERI	LINDHEIMER'S MURLY	NATIVE
	1g	L	MULLENBERGIA LINDHEIMERI OR MULLENBERGIA CAPILLARIS	'WHITE CLOUD'	NATIVE

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

	BOULDERS
	GRAVEL
	BIO-SWALE

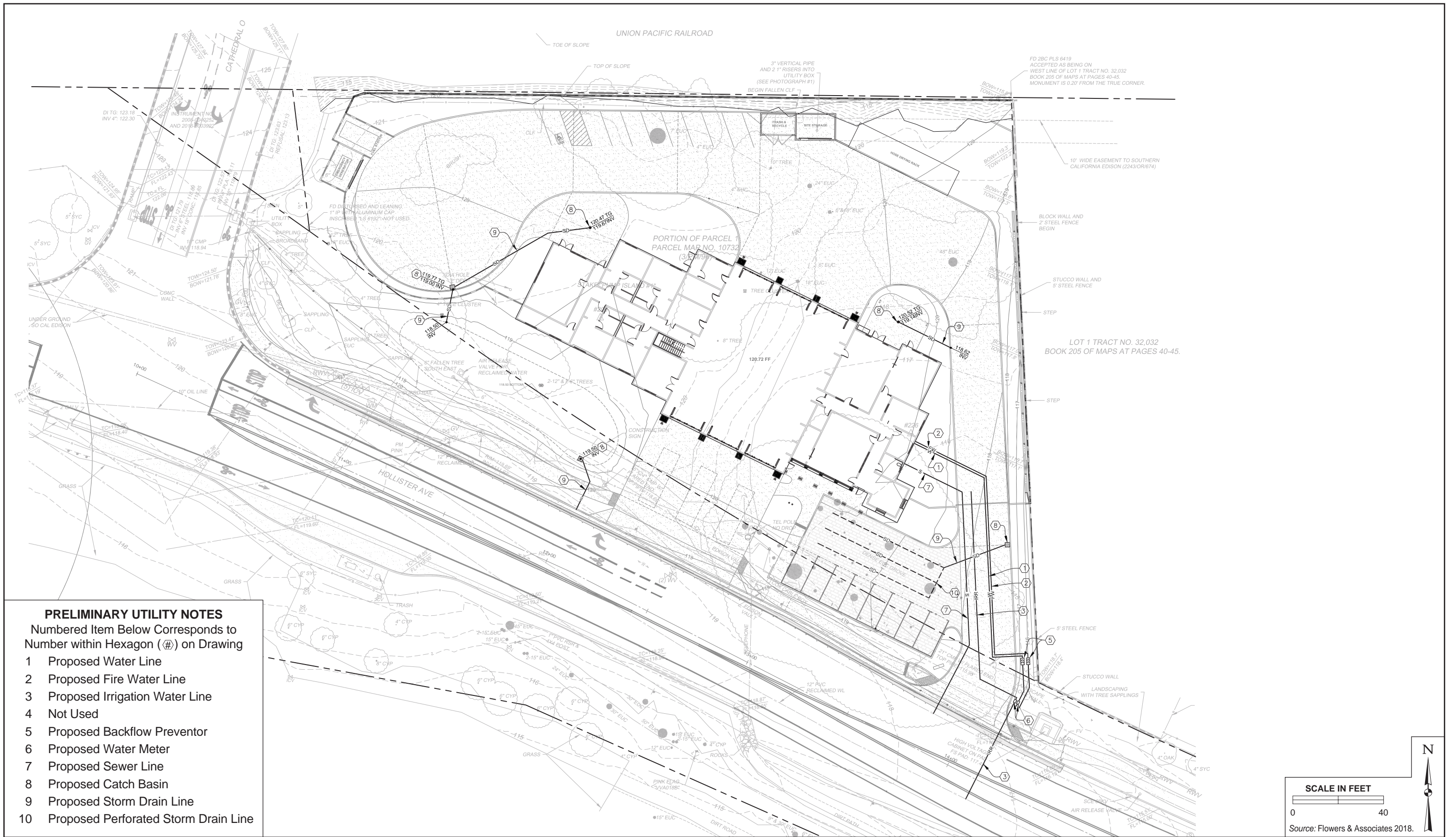


**Landscape Plan**  
**City of Goleta Fire Station 10**

**FIGURE**  
**2-11**

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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).

**Authority to Construct (ATC) Permit.** The Santa Barbara County Air Pollution Control District would issue an ATC for the proposed emergency generator.

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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