

4.11 PUBLIC SERVICES

This section analyzes potential impacts relating to fire protection. Since the proposed project was determined in the Initial Study (Appendix A to this EIR) not to have the potential for significant adverse effects on other types of public facilities (including police protection, schools, and parks), such facilities do not require further study in this EIR.

4.11.1 Setting

a. Fire Protection. The Santa Barbara County Fire Protection District (SBCFD) would provide fire protection/emergency services to the proposed project. The SBCFD was formed in 1957 and is governed by the Fire Protection District Law of 1987 (Health and Safety Code §§ 13800, *et seq.*). The closest fire station to the project site is Station #11, located at 6901 Frey Way, just off Storke Road and south of Hollister Avenue and the Camino Real Marketplace (approximately ½ mile away by City streets). Fire Station 11 houses six on-duty firefighters per shift serving an estimated population of 21,594 people for a firefighter to population ratio of 1:3,599.

The SBCFD has implemented a dynamic deployment system for its fire engines, in addition to the traditional static deployment system from fire stations when the station's engine is in-house. Dynamic deployment allows for the dispatching of engines already on the road to emergency calls rather than dispatching by a station's "first in area," as has been the previous practice. Basically, dynamic deployment uses a Global Positioning System (GPS) to monitor the exact location of each engine in real time. Previously, when an engine was out on routine (nonemergency) activities, such as inspections or training, the engine company was considered in-service and its exact location at any given moment in time was not known to County Dispatch. However, with dynamic deployment using the County's GPS, County dispatch has real-time information on the exact location of each engine at all times and can dispatch the closest, un-engaged engine to an emergency incident, regardless of which fire station's service area the call originates from (Ron Pepin, Captain, Santa Barbara County Fire Protection District, personal communications, May 16, 2013). This precludes the need for an in-service engine to have extended run times when another fire engine would be closer. The SBCFD has also added a battalion chief as the fourth firefighter on scene, in order to meet the two-in-two-out rule.

b. Regulatory Setting.

State.

Government Code § 66410, et seq. (Subdivision Map Act). The Subdivision Map Act sets forth general provisions, procedures, and requirements for the division of land including the provision of public services.

California Fire Code. Chapter 5 of the 2007 California Fire Code includes requirements for new development regarding access for fire-fighting apparatus and personnel, and fire protection water supplies (fire-flow).

California Occupational Safety and Health Administration. The mandated California Occupational Safety and Health Administration (CalOSHA) requirement for firefighter safety, known as the two-in-two-out rule, is also applicable. This rule requires a minimum of two personnel to be



available outside a structure prior to entry by firefighters to provide an immediate rescue for trapped or fallen firefighters, as well as immediate assistance in rescue operations.

Local.

City of Goleta General Plan/Coastal Land Use Plan. The Goleta General Plan identifies three standards with respect to the provision of fire protection services, which are derived from guidelines by the National Fire Protection Association (NFPA) and the Santa Barbara County Fire Protection District. These standards include:

- *A firefighter-to-population ratio of one firefighter on duty 24 hours a day for every 2,000 persons is the ideal goal, however, one firefighter for every 4,000 persons is the absolute maximum population that can be adequately served;*
- *A ratio of one engine company per 16,000 persons, assuming four firefighters per station, represents the maximum population that the SBCFD determined can be adequately served by a four-person crew; and*
- *A five-minute response time in urban areas.*

The Goleta General Plan contains policies regarding adequacy of public services to serve new developments, including:

- *Public Facilities Element*
- *PF 3.1 Fire Protection Standards*
- *PF 3.2 New Station in Western Goleta*
- *PF 3.3 Impact Fees for Fire Protection Facilities/Equipment*
- *PF 3.4 Fire Safety in New Development*
- *PF 3.5 Periodic Evaluation of Adequacy of Fire Facilities*
- *PF 3.9 Safety Consideration in New Development*
- *PF 9.2 Phasing of New Development*
- *PF 9.3 Responsibilities of Developers*
- *PF 9.6 Concurrency*
- *PF 9.7 Essential Services for New Development*

City of Goleta Coastal Inland Zoning Ordinance. The Inland Zoning Ordinance (IZO § 35-317.7(1)(d)), of Article 3, Chapter 35 of the Municipal Code (the City of Goleta Inland Zoning Ordinance) as adopted by the Goleta Municipal Code, includes a requirement for finding of adequate public services to serve new developments, before approval of a preliminary or final development plan.

Development Impact Fees. The City and the area school districts have implemented separate Development Impact Fees as authorized by law. The City's fees include recreation, transportation, fire, library, public administration, and police fees.

4.11.2 Impact Analysis

a. Methodology and Significance Thresholds. In the absence of thresholds for impacts to fire protection services in the City's *Environmental Thresholds and Guidelines Manual*, the thresholds listed



in Appendix G of the *CEQA Guidelines* would apply to the proposed project. Based on the *CEQA Guidelines*, a significant impact related to fire protection services could occur, if the project would:

- *Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for fire protection.*

Furthermore, the fire protection criteria in the General Plan, as discussed in the Regulatory Setting, provide a guideline that is acknowledged in the impact analysis; however, these criteria do not serve as adopted thresholds.

b. Project Impacts and Mitigation Measures

Impact PS-1 The proposed project would increase the number of residents and the amount of structural development dependent on fire protection service from the Santa Barbara County Fire Protection District. However, service ratios and response times would remain acceptable, Fire Protection District requirements would be incorporated into the project to ensure adequate access to the project site, and development impact fees for fire protection would be paid. Therefore, impacts would be Class III, less than significant.

The proposed project involves the development of eight apartment buildings, a clubhouse, and a maintenance building on the project site, totaling 174,596 gross square foot in floor area. The eight apartment buildings would house 176 units and, based on the City's most current average household size, an estimated 480 residents. The number of firefighters at Fire Station 11 (six per shift) does not currently meet the City's "ideal goal," as expressed in the General Plan, of providing at least one firefighter per 2,000 residents, but the population served per firefighter (3,599) is less than the maximum of 4,000 that can be adequately served. With the addition of 480 residents to the existing estimated population of 21,594 served by Fire Station 11, the ratio of firefighters to residents would continue to exceed the 1:2,000 ideal goal, but would remain within the 1:4,000 maximum. It should be noted, however, that the service ratio understates existing deficiencies in fire protection in western Goleta, as Truck 11 (which responds to all vehicle accidents, heavy-rescues, technical rescues, and structure fire calls) is a countywide response vehicle and is not dedicated solely to Station 11's first-in district (SBCFD website, 2012).

As discussed under *Cumulative Impacts*, the proposed project would contribute to the need for construction of additional facilities for fire protection. Nevertheless, response times would be adequate (within five minutes), due to the proximity of other fire stations in the southern coastal portion of Santa Barbara County and to the dynamic response system discussed in the Setting (Ron Pepin, Captain, Santa Barbara County Fire Protection District, personal communications, May 16, 2013). In the event that Fire Station 11 would need back-up, other available engine companies would respond via static and/or dynamic deployment.

While the project would not result in an exceedance of service guidelines for Fire Station 11, fire protection would require the provision of adequate on-site fire protection facilities. In compliance with



SBCFD's conditions of service, the permittee must provide defensible space, serviceable access, adequate fire hydrants, adequate building addressing, adequate interior fire sprinkler system, adequate fire or emergency alarm system, and approved locking systems for any gated access ways, among other standard conditions (SBCFD comment letter, October 24, 2012). Additionally, the payment of applicable development impact fees for fire protection would be required. With site design in accordance with SBCFD's requirements and payment of impact fees, impacts on fire protection services would be less than significant.

Mitigation Measure. Mitigation is not required because impacts would be less than significant.

Residual Impact. Impacts would be less than significant without mitigation.

c. Cumulative Impacts. Cumulative development in the City of Goleta, including the proposed project, would add 1,249 residential units and more than 1.4 million square feet of commercial and retail space (see Tables 3-1 and 3-2 in Section 3.0, Related Projects). At the same time, cumulative development in non-City areas in the Goleta vicinity would add 1,497 housing units (including new student beds at UCSB) and more than 125,000 square feet of commercial and industrial space. This development, which is under various stages of construction and approval, or pending, would affect fire protection service, due to an increase in emergency calls to primary and secondary responding stations citywide. In particular, the western Goleta area is the most underserved area in Goleta relative to NFPA and SBCFD service guidelines (City of Goleta, General Plan Final EIR; 2006). While fire protection services would still be provided citywide, some emergency calls from the project and other cumulative development projects may experience delayed response. Depending on the volume of calls being handled by any given station, response times may be within five minutes, may be delayed, and/or first response may come from a back-up fire station through static and/or dynamic deployment.

Although the proposed project would contribute to the need for construction of additional facilities for fire protection, construction of the planned Fire Station 10 would address any deficiency in service without resulting in significant adverse impacts on the environment. Such construction is identified in the Goleta General Plan. In December 2008, the City executed a purchase agreement for a vacant 1.3-acre site that is intended for the future development of Fire Station 10 at 7952 Hollister Avenue, in the western Goleta Valley (City of Goleta, Agenda Item D.1, January 19, 2010). According to Santa Barbara County's 2013 Capital Improvement Program Summary, development impact fees are being collected for the Fire Station 10 project, and a memorandum of understanding is being crafted to further define the project and responsibilities between the County and the City (County of Santa Barbara, CIP, April 2013). Nine full-time firefighters would be employed at Fire Station 10. By adding a station in the western end of the City of Goleta, new development would be served efficiently and service to existing customers would continue to be provided within current standards. It is anticipated that SBCFD would use mitigation fees to offset the project's costs.

The proposed project and other development within the City would be subject to payment of Development Impact Fees (DIFs) adopted for the purpose of requiring projects to pay a fair share of fire protection services and facilities associated with cumulative development. Fees are due at final inspection. Based on the most recent DIF schedule of Fiscal Year 2013-2014 for the Goleta Planning Area, the proposed multi-family residential project would pay \$607 per kitchen sink and an additional 10 cents per square foot in mitigation fees (County of Santa Barbara, Development Impact Mitigation Fee Summary Sheet, 2013). The total mitigation fee would be \$122,363.50.



As noted above, mitigation fees would be applied toward future construction of Fire Station 10. A Final Mitigated Negative Declaration (Final MND) prepared for Fire Station 10 site acquisition/ selection was adopted by the City Council (Fire Station 10 Site Selection; November 2010). The Final MND found that Fire Station 10 would result in no significant and unavoidable (Class I) impacts and potentially significant but mitigable (Class II) impacts in the areas of Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology/Soils, Hazards and Hazardous Materials, Hydrology/Water Quality, Noise, Transportation/Traffic, and Utilities/Service Systems. The Final MND includes mitigation measures for all Class II impacts that would reduce impacts below a level of significance.

As a result of payment of mitigation fees, and the lack of significant environmental impacts association with construction of the planned Fire Station 10, the project's contribution to cumulative impacts related to the provision of fire protection services would be less than cumulatively considerable and is less than significant.

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