

## 4.11 PUBLIC SERVICES

### 4.11.1 Existing Conditions

#### *Fire Protection*

Fire protection services would be provided by the Santa Barbara County Fire Department Protection District which was formed in 1957 and is governed by the Fire Protection District Law of 1987 (Health and Safety Code §§ 13800, *et seq.*) (SBCFD). The closest station to the project site is Fire Station 11 located at 6901 Frey Way (off of Storke Road), approximately 0.75 miles south of the project site.

The National Fire Protection Association (NFPA) and the SBCFD identify the following three guidelines regarding the provision of fire protection services:

1. 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 should be served.
2. A ratio of one engine company per 12,000 persons, assuming three firefighters per station (or 16,000 persons assuming four firefighters per station), represents the maximum population that should be served by a three-person crew.
3. A five-minute response time in urban areas.

The mandated Cal-OSHA 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.

Station 11 has an engine company with a staff of three personnel, consisting of an engine company captain, engineer, and firefighter. This engine company provides immediate response on incidents as determined by the type of call.

Station 11 also houses a Truck Company (ladder truck), which is staffed with three personnel. This truck company is designated a countywide emergency response rescue vehicle and is not solely dedicated to serve Station 11’s first-in district. As such, Truck Company 11 is not relied on to provide immediate response for the service population in the Station 11 district.

Fire Station 11 currently does not meet the NFPA and SBCFD guidelines, as follows (City of Goleta, General Plan/~~CLUP~~ Coastal Land Use Plan Final EIR, Table 3.12-1; 2006):

1. The current ratio of firefighters to population at Fire Station 11 is 1: 7,198.
2. Fire Station 11 currently serves a population of 21,594 (~~GP/CLUP: Table 8-1, 2006-2000 Census~~), which is above the ratio of one engine company (three-person crew) per 12,000 population by approximately ~~6,040~~ 9,594 people.
3. Response time from Fire Station 11 is typically within 5 minutes.

The SBCFD has also recently 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 (non-emergency) 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. This precludes the need for an in-service engine to have extended run times when another fire engine would be closer (Fidler; telecom of 8/16/11). The Fire Department has also added a battalion chief as the fourth fire fighter on scene, in order to meet the “two-in-two-out rule.”

### ***Police Protection***

Police services would be provided by the Santa Barbara County Sheriff’s Department under contract to the City of Goleta (City). The City is divided into 3 patrol units, with 1 police car assigned to each unit. Additional police services are available from Santa Barbara County to supplement City police in an emergency. City police operate from three locations: the City offices, an office located in Old Town on Hollister Avenue, and a third location at the Camino Real Marketplace.

### ***Libraries***

Services at the Goleta Public Library are provided by contract with the City of Santa Barbara in a facility owned by the City at 500 North Fairview Avenue. The 2-acre library site includes a 15,437 square foot (SF) building and parking areas. The facility provides services for the City and nearby unincorporated areas. In 2010/2011, library visits were 256,996 and circulation was 606,741. Services were provided by 5 full-time and 2 part-time employees.

### ***Schools***

Public education services are provided within Goleta and the remainder of the Goleta Valley by the Goleta Union School District (GUSD) and the Santa Barbara Unified School District (SBUSD). In general, enrollments in the area school system have been declining for the past several years and area schools serving the project vicinity are operating below capacity. These schools include Isla Vista Elementary School at 6875 El Colegio Road, Ellwood Elementary School at 7686 Hollister Avenue, Goleta Valley Junior High at 6100 Stow Canyon Road, and Dos Pueblos High School at 7266 Alameda Avenue.

## **Regulatory Framework**

### ***Federal***

There are no applicable Federal regulations pertaining to public services.

### ***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).

### **Local**

#### City of Goleta General Plan/Coastal Land Use Plan (GP/CLUP)

The GP/CLUP 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 3.6 Police Service Standards, PF 3.8 Impact Fee for Police Facilities, PF 3.9 Safety Consideration in New Development, PF 5.2 Assessment of School Impacts of Large Development Projects, PF 5.7 School Impact Fees, PF 9.2 Phasing of New Development, PF 9.3 Responsibilities of Developers, PF 9.6 Concurrency, and 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.

#### Development Impact Fees

The City and the area school districts have implemented Development Impact Fees consistent with State government and education code sections. The City's fees include recreation, transportation, fire, library, public administration, and police fees. The school districts collect school facilities fees based on an adopted fee program that is independent of the City's program. Potential impacts and applicable fees discussed in this section include fire, police, library, and school fees.

The analysis below demonstrates project compliance with the above required regulations and policies.

### **4.11.2 Thresholds of Significance**

Based on both the City's Initial Study Checklist (CEQA Appendix G; Environmental Checklist Form) and the City's *Environmental Thresholds and Guidelines Manual*, a significant impact on public services could occur, if the project would:

- a. 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 any of these public services: fire protection, police protection, schools, parks, or other public facilities. (Initial Study Checklist)
- b. Generate enough students to result in the need for an additional classroom using current State standards (Grade K-2, 20 students per classroom; Grades 3 -8, 29 students per classroom; Grades 9 – 12, 28 students per classroom). (Thresholds Manual).

### 4.11.3 Project Impacts

With regard to threshold “a,” the project would not result in new or physically altered government facilities. Therefore, there would be no construction that would cause significant environmental impacts.

#### **Impact PS 1: The project would result in impacts to Fire Protection.**

*Significance Before Mitigation: Potentially Significant*

The project includes 274 multi-family residential apartment units and 5 live/work units that would result in approximately 726 new residents. The project also includes 90,054,88,704 square feet of commercial space that would be occupied by employees and customers during the businesses hours of operation. Fire protection requirements would include, but would not be limited to, structural fires, emergency medical services, public assistance, and other requests.

The project residential and commercial-related population would add to the population already served by Fire Station 11, as shown in the above guidelines. At 0.75 mile to the north of Fire Station 11, the project site is central to the Station’s service area. Given its close proximity to the station, along with the implementation of the dynamic deployment system, the 5-minute response guideline would be met. In the event Fire Station 11 would need back-up, other available engine companies would respond via static and/or dynamic deployment. It is noted that the project site is also within the 5-minute response time to Fire Station 14, located at 320 North Los Carneros Road.

Fire protection would also require the provision of adequate onsite fire protection facilities. The SBCFD Fire Department will require defensible space with appropriate landscaping, 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 (Fire SBCFD Department; Memorandum of 2/28/15/26/10). If the driveways, interior drive aisles, fire hydrants, and other fire protection requirements are not adequately installed, and if an appropriate landscape palette is not provided, impacts on fire protection services would be potentially significant.

#### **Impact PS 2: The project would result in impacts to Police Services.**

*Significance Before Mitigation: Less than Significant*

The project would result in structural development, personal property, and a new residential and commercial-related population, that could generate an increased demand for police services. The project includes residential complex and commercial facilities management, parking within proximity of units, adequate parking lot and building lighting, and adequate patrol car access. The project and associated population would not result in the need for additional police protection services that require alteration of existing facilities or the construction of new facilities. Therefore, project related impacts on police services in the City are considered less than significant.

#### **Impact PS 3: The project would result in impacts to Libraries.**

*Significance Before Mitigation: Less than Significant*

The project population of approximately 726 residents could result in increased use of the Goleta Public Library. This increase is expected to only minimally affect use and annual

circulation at the library and could be accommodated at the existing facility. Project demand would not result in the need for additional library services that require alteration of existing library facilities or the construction of new library facilities. Therefore, project related impacts on library services in the City are considered less than significant.

**Impact PS 4: The project would result in impacts to Schools.**

*Significance Before Mitigation: Less than Significant*

The following table summarizes information on school enrollment and project generated students:

**Table 4.11-1  
Ellwood Elementary, Isla Vista Elementary, Goleta Valley Junior High, and  
Dos Pueblos High School Information**

School	Enrollment	Capacity	Currently Exceeds Capacity?	Project Generated Students	Exceeds Capacity with Project?
<b>Ellwood Elementary</b>	440	484	No	56	No
<b>Isla Vista Elementary</b>	445-450 Elementary 24 Preschool  Total: 469-474	475 Elementary 25 Preschool  Total: 500	No		No
<b>Goleta Valley Junior High</b>	824	1,185	No	28	No
<b>Dos Pueblos High</b>	2,331	2,385	No	56	No
1. Enrollment, capacity, and generation factor (0.2 students/unit) for GUSD provided by R. Pachter, 8/22/11, GUSD. 2. Enrollment for GVJHS and DPHS provided by Davis Hayden, 8/22/11, Santa Barbara School Districts. 3. School capacities for GVJHS and DPHS provided by David Hetyonk, 8/22/11, Santa Barbara School Districts. 4. Generation factors for GVJHS (0.1 student/unit) and DPHS (0.2 students/unit) based on Santa Barbara School District's 2010 Developer Fee Justification Study.					

The project student generation would not exceed school capacity as shown in the above table. The project would generate 56 new elementary students (enough to create two and a half new K-2 classrooms), but the new 56 new elementary students would not be limited to grades K-2. In addition, the students are expected to be distributed between all of the K-6 grades at Ellwood Elementary School and/or Isla Vista Elementary School. Project student population would not result in the need for school services that require alteration of existing school facilities or the construction of new school facilities. Therefore, project related impacts on schools in the City are considered less than significant.

#### 4.11.4 Cumulative Impacts

Cumulative development in the City would affect fire protection service, due to an increase in emergency calls to primary and secondary responding stations Citywide (City of Goleta, Cumulative Development Projects List, July 2011). In particular, the western Goleta area is the most underserved area in Goleta relative to NFPA and SBCFD service guidelines (City of Goleta, GP/CLUP 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 may be within 5 minutes, may be delayed, and/or first response may come from a back-up fire station through static and/or dynamic deployment.

The deficiency in fire protection service in western Goleta would be addressed by the construction of future Fire Station 10 on property owned by the City at 7952 Hollister Avenue. Such construction is identified in the General Plan/Coastal Land Use Plan. 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 the level of significance.

The project 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 prior to occupancy of the buildings. The project would pay a Fire Protection Fee for replacement of fire apparatus and equipment and a Fire Facility Fee to assist in financing fire protection capital facilities, such as Fire Station 10. Based on the most recent 2010 DIF schedule, the Fire Protection Fee would be \$0.10/SF (based on inclusion of interior fire sprinkler system) and would be ~~\$48,668~~48,391<sup>1</sup>. The Fire Facility Fee would be \$540/1,000 SF and \$772/unit and would be \$264,017<sup>2</sup>. As a result of payment of these fees, the project's contribution to cumulative impacts on fire protection services would be less than cumulatively considerable and is considered less than significant.

### ***Police Protection and Libraries***

The project would be subject to payment of Development Impact Fees (DIFs) adopted for the purpose of requiring projects to pay a fair share of police and library services and facilities associated with cumulative development. Fees are due at final inspection prior to occupancy of the buildings. The project would pay a Police Facility Fee and a Library Facility Fee. Based on the most recent 2010<sup>2</sup> DIF schedule, the Police Facility Fee would be ~~\$333~~343/1,000 SF and ~~\$478~~492/unit and would be ~~\$163,350~~167,693.48.<sup>3</sup> The Library Facility Fee would be ~~\$147~~151/1,000 SF and ~~\$418~~430/unit and would be ~~\$129,860~~133,364.31.<sup>4</sup> As a result of payment of these fees, the project's contribution to cumulative impacts on police protection and library services would be less than cumulatively considerable and is considered less than significant.

### ***Schools***

The school districts establish and collect School Facilities Fees independent of the City. The project would be required to pay all applicable school fees prior to building permit issuance. Schools affected by the project in the GUSD and the SBUSD are currently operating below

<sup>1</sup> (Residential units and clubhouse maintenance building gross square footage ~~396,626~~395,201 + Commercial gross square footage ~~90,054~~88,704sf)(0.10)

<sup>2</sup> ((~~90,054~~88,704sf)(\$540/1,000sf)) +((279 units)(\$772/unit))

<sup>3</sup> ((~~88,704~~90,054sf)(\$~~333~~343/1,000sf)) +((279 units)(\$~~478~~492/unit)) ~~29,988~~30,425.48+~~133,362~~137,268

<sup>4</sup> ((~~88,704~~90,054sf)(\$~~147~~151/1,000sf)) +((279 units)(\$~~418~~430/unit)) ~~13,238~~13,394.31+~~116,622~~119,970

capacity. Given current available capacity, the distribution of projected new cumulative residential population in Goleta over several different elementary schools, the low student generation associated with the junior high and high school age levels, and payment of required school fees, the project's contribution to cumulative school impacts would be less than cumulatively considerable and is considered less than significant.

#### 4.11.5 Mitigation Measures

**PS 1-1:** ~~Compliance with the Santa Barbara County Fire Department Memorandum of 5/26/102/28/2011~~ is required, including, but not limited to: serviceable access, adequate fire hydrants, adequate road naming and building addressing, looped water main system, adequate interior fire sprinkler system, approved locking systems for any gated access ways, and appropriate landscape palette selection.

**Plan Requirements and Timing:** ~~Fire Department sign-off shall be required prior to before final issuance of map recordation, or issuance of any Land Use Permit, permit for grading or construction of structures, and/or certificate of occupancy clearance, as applicable.~~

**Monitoring:** ~~Before Prior to final map recordation, or issuance of any Land Use Permit issuance, permit for grading or construction, and/or certificate of occupancy clearance, the Planning and Environmental Services Director, or designee, must City staff shall verify that Fire Department review and approval has been obtained of Land Use Permit plan set and/or building plans, as applicable.~~

**PS 1-2:** ~~The permittee shall submit a~~ The applicant must submit a Fuel Modification Plan that is sensitive to onsite ESHA and reviewed by the Fire Department and City approved biologists. The Plan shall must synthesize fuel management measures with any on-site ESHA creation in the form of a bioswale or wetland as required in Mitigation Measure BIO 2-1, as well as the final landscape plan (Mitigation Measure FP 2-1, above) and related non-invasive and native plant palette requirements described in Mitigation Measure BIO 4-1. The plan would study the buffer, type and size of the development, edge effects, topography and transitional habitat.

**Plan Requirements and Timing:** ~~Before the permittee submits a preliminary and final landscape plan, the permittee must submit their landscape plan to the Fire Department for review and approval. The Fire Department must approve the sign-off shall be provided on the plan prior to submittal of a landscape plan before the permittee submits it to the Planning and Environmental Services Department Director, or designee, for preliminary/final DRB review and approval. Before issuance of any Land Use Permit, the Planning and Environmental Services Director must verify the approved DRB plans are consistent with Fire Department review and approval. and/or building permit issuance, as applicable.~~

**Monitoring:** ~~Prior to The Planning and Environmental Services Director, or designee, must periodically inspect the site to verify compliance with the Fuel Modification Plan. permit issuance, City staff shall verify Fire Department review and approval of Land Use Permit plan set and/or building plans, as applicable.~~

### **4.11.6 Residual Impact**

Upon implementation of Mitigation Measures PS 1-1 and PS 1-2, residual project specific impacts regarding adequate fire protection design would be **less than significant (Class II)**. Residual project specific impacts on Public Services – Fire would be **less than significant (Class II)**. All other residual impacts would remain less than significant (**Class III**).