

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 rezoning 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)	
<p>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</p>	<p>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</p>

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

Policy	Discussion
<p>the Conservation Element and City's Zoning Code.</p>	<p>measures would ensure Project consistency with standards set forth in the City's Conservation Element.</p> <p>See also discussion of consistency with applicable policies of the City's Conservation Element, below.</p>
<p>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.</p>	<p>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.</p> <p>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).</p> <p>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</p>

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

Policy	Discussion
	<p>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.</p> <p>See also discussion of consistency with applicable policies of the City's Visual and Historic Resources Element, below.</p>
<p>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.</p>	<p>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.</p> <p>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.</p>
<p>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</p>	<p>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</p>

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

Policy	Discussion
<p>infrastructure and services will be available to serve the proposed development in accordance with the Public Facilities and Transportation Element.</p>	<p>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.</p>
<p>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.</p>	<p>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.</p> <p>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</p>

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

Policy	Discussion
	<p>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.</p> <p>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.</p>
<p>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</p>	<p>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.</p>

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

Policy	Discussion
<p>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.</p>	
<p>Open Space Element (OS)</p>	
<p>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.</p>	<p>Consistent with Mitigation. As discussed in Section 4.3, <i>Cultural Resources</i>, 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.</p>
<p>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</p>	<p>Consistent. Refer to discussion of consistency with City GP/CLUP Policy OS 8.3, above.</p>

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

Policy	Discussion
<p>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.</p>	
<p>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.</p>	<p>Consistent. Refer to discussion of consistency with City GP/CLUP Policy OS 8.3, above.</p>
<p>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:</p>	<p>Consistent. Refer to discussion of consistency with City GP/CLUP Policy OS 8.3, above.</p>

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

Policy	Discussion
<p>a) The grading or excavation shall cease and the City shall be notified.</p> <p>b) A qualified archaeologist shall prepare a report assessing the significance of the find and provide recommendations regarding appropriate disposition.</p> <p>c) Disposition will be determined by the City in conjunction with the affected Native American nation.</p>	
<p>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.</p>	<p>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.</p>
<p>Conservation Element (CE)</p>	
<p>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:</p> <p>a) No development, except as otherwise allowed by this element, shall be allowed within ESHAs and/or ESHA buffers.</p>	<p>Consistent. Refer to discussion of consistency with City GP/CLUP Policy LU 1.7, below. 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.</p>

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

Policy	Discussion
<p>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.</p> <p>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.</p> <p>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.</p> <p>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</p>	

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

Policy	Discussion
<p>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.</p>	
<p>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.</p>	<p>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.</p>
<p>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:</p> <ul style="list-style-type: none"> 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, 	<p>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.</p>

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

Policy	Discussion
<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>f) All new development should minimize potentially significant noise impacts on special-status species in adjacent ESHAs.</p> <p>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</p>	

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

Policy	Discussion
<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>	
<p>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</p>	<p>Consistent. As discussed in Section 4.2, <i>Biological Resources</i>, 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</p>

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

Policy	Discussion
<p>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:</p> <ul style="list-style-type: none"> 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. 	<p>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.</p>
<p>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:</p> <ul style="list-style-type: none"> 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. 	<p>Consistent. Refer to discussion of consistency with City GP/CLUP Policy CE 3.3, above.</p>

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

Policy	Discussion
<p>c) Mitigation measures have been provided to minimize adverse environmental effects.</p> <p>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.</p> <p>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.</p>	
<p>Policy CE 5.2 Protection of Native Grasslands (GP/CP). In addition to the provisions of Policy CE 1, the following standards shall apply:</p> <p>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</p>	<p>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.</p>

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

Policy	Discussion
<p>area, the whole area shall be delineated as native grasslands.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>	
<p>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.</p>	<p>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</p>

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

Policy	Discussion
	<p>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.</p> <p>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.</p>
<p>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:</p> <ul style="list-style-type: none"> 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. 	<p>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.</p>
<p>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</p>	<p>Consistent. Refer to discussion of consistency with City GP/CLUP Policy CE 10.1, above. See also discussion of applicable stormwater retention design</p>

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

Policy	Discussion
<p>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:</p> <ul style="list-style-type: none"> 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. 	<p>features and impacts to water quality in 4.10.5 Hydrology and Water Quality.</p>
<p>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.</p>	<p>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.</p>
<p>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</p>	<p>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.</p>

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

Policy	Discussion
<p>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:</p> <ul style="list-style-type: none"> 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. 	
<p>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:</p> <ul style="list-style-type: none"> 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 	<p>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.</p>

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

Policy	Discussion
<p>repairs completed prior to the beginning of the next rainy season.</p> <p>c) Public streets and parking lots shall be swept as needed and financially feasible to remove debris and contaminated residue.</p> <p>d) The homeowners association, or other private owner, shall be responsible for sweeping of private streets and parking lots.</p>	
<p>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.</p>	<p>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.</p>
<p>Policy CE 12.2 Control of Air Emissions from New Development (GP). The following shall apply to reduction of air emissions from new development:</p> <p>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.</p> <p>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.</p> <p>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</p>	<p>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</p>

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

Policy	Discussion
<p>woodstoves, pellet stoves, or natural gas fireplaces. In locations near monarch butterfly ESHAs, fireplaces shall be limited to natural gas.</p> <p>d) Adequate buffers between new sources and sensitive receptors shall be required.</p> <p>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.</p>	<p>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.</p>
<p>Policy CE 12.3 Control of Emissions during Grading and Construction (GP). Construction site emissions shall be controlled by using the following measures:</p> <p>a) Watering active construction areas to reduce windborne emissions.</p> <p>b) Covering trucks hauling soil, sand, and other loose materials.</p>	<p>Consistent. As discussed in Section 4.10.1 <i>Air Quality</i>, 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, <i>Control of Fugitive Dust from Construction and Demolition Activities</i>.</p>

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

Policy	Discussion
<ul style="list-style-type: none"> 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. 	
<p>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:</p> <ul style="list-style-type: none"> 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. 	<p>Consistent. Implementation of the Project would not impair the performance of existing solar energy systems. As discussed in Section 2.0, <i>Project Description</i>, 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.</p>
<p>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,</p>	<p>Consistent. As discussed in Section 2.0, <i>Project Description</i>, 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</p>

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

Policy	Discussion
<p>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.</p>	<p>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.</p>
<p><u>Policy CE 14.2 Public Urban Forest Management (GP).</u> 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:</p> <ul style="list-style-type: none"> 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 	<p>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</p>

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

Policy	Discussion
<p>disease, pest infestation, and climate change.</p> <p>c) Maximize availability of planting spaces.</p> <p>d) Survive within the limitations of the existing resources with minimal maintenance once establishment occurs.</p> <p>e) Recognize that the maximum environmental benefit, such as those related to air quality, storm water runoff, and shade, occurs as trees reach maturity.</p>	<p>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.</p>
<p>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.</p>	<p>Consistent. Refer to discussion of consistency with City GP/CLUP Policy CE 13.4, above.</p>
<p>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.</p>	<p>Consistent. Refer to discussion of consistency with City GP/CLUP Policy CE 13.4, above.</p>
Safety Element (SE)	
<p>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</p>	<p>Consistent with Mitigation. As discussed in Section 4.4, <i>Geology and Soils, a Geotechnical Exploration, Proposed City of Goleta Fire Station No. 10</i>, 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</p>

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 <i>Geotechnical Exploration</i> , 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
<p>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.</p>	
<p>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.</p>	<p>Consistent. Refer to discussion of consistency with City GP Policy SE 1.3, above.</p>
<p>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.</p>	<p>Consistent. Refer to discussion of consistency with City GP Policy SE 1.3, above.</p>
<p>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,</p>	<p>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.</p>

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

Policy	Discussion
<p>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.</p>	
<p>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.</p>	<p>Consistent. The proposed Project would include fire sprinklers.</p>
<p>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.</p>	<p>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).</p>
<p>Policy SE 9.3 Limitations on Development and Uses. [GP] The City shall establish and maintain</p>	<p>Consistent. See Policy SE 9.2.</p>

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

Policy	Discussion
<p>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.</p>	
<p>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.</p>	<p>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.</p>
<p>Visual and Historic Resources Element (VH)</p>	
<p>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:</p> <ul style="list-style-type: none"> 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. 	<p>Consistent. As discussed in Section 4.1, <i>Aesthetics/Visual Resources</i>, 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.</p>

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

Policy	Discussion
<p>e) Limitations on removal of native vegetation.</p> <p>f) Use of landscaping for screening proposes and/or minimizing view blockage as applicable.</p> <p>g) Revegetation of distributed areas.</p> <p>h) Limitations on the use of reflective materials and colors for roofs, walls (including retaining walls), and fences.</p> <p>i) Selection of colors and materials that harmonize with the surrounding landscape.</p> <p>j) Clustering of buildings sites and structures.</p>	
<p>Policy VH 1.8 Private Views (GP). Project development and architecture shall be considerate of private views.</p>	<p>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.</p>
<p>Policy VH 2.1 Designation of Scenic Corridors (GP). The <i>Scenic Resources Map</i> in Figure 6-1 [of the General Plan] identifies corridors that pass through, or provide visual access to, areas of high</p>	<p>Consistent. Refer to discussion of consistency with City GP/CLUP Policy VH 1.4, above.</p>

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

Policy	Discussion
<p>scenic value. These corridors, or segments of corridors, include but are not limited to the following:</p> <ul style="list-style-type: none"> a) US 101. b) Cathedral Oaks Road. c) Hollister Avenue. d) Los Carneros Road. e) Fairview Avenue. f) Calle Real. 	
<p>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.</p>	<p>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.</p>
<p>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:</p> <ul style="list-style-type: none"> 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. 	<p>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</p>

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

Policy	Discussion
<p>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.</p> <p>g) Preserve historical structures or sites.</p> <p>h) Plant and preserve trees.</p> <p>i) Minimize use of signage.</p> <p>j) Provide site-specific visual assessments, including use of story poles.</p> <p>k) Provide a similar level of architectural detail on all elevations visible from scenic corridors.</p> <p>l) Place existing overhead utilities and all new utilities underground.</p> <p>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.</p>	<p>discussion of Project impacts to aesthetic and visual resources in Section 4.1, <i>Aesthetics/Visual Resources</i>.</p>
<p>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.</p>	<p>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.</p>
<p>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</p>	<p>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.</p>

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

Policy	Discussion
provision and/or maintenance of solar access.	
<p>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.</p>	<p>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.</p>
<p>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:</p> <ul style="list-style-type: none"> 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 	<p>Consistent.</p> <ul style="list-style-type: none"> 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
<p>the main entrance and reinforce the pedestrian scale.</p> <p>f) Bicycle access shall be provided and encouraged via bike lanes. Sufficient, secure, and protected bicycle parking shall be provided.</p> <p>g) Public transit shall be encouraged through effective placement of stops for local and regional transit services. Existing stops shall be upgraded as appropriate.</p> <p>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.</p> <p>i) Roof mounted equipment shall be screened and considered as part of the structure for height calculations.</p>	<p>f) Project site frontage improvements would provide a continuation of the Class I bike lane along Hollister Avenue.</p> <p>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.</p> <p>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.</p> <p>i) No equipment would be mounted on the fire station roof.</p>
<p>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:</p> <p>a) Landscaping that conforms to the natural topography and protects existing specimen trees is encouraged.</p> <p>b) Any specimen trees removed shall be replaced with a similar size tree or with a tree deemed appropriate by the City.</p>	<p>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.</p>

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

Policy	Discussion
<ul style="list-style-type: none"> 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. 	
<p>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:</p> <ul style="list-style-type: none"> 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 	<p>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.</p>

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

Policy	Discussion
away from intersections to the extent feasible.	
<p>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):</p> <ul style="list-style-type: none"> 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. 	<p>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.</p>

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

Policy	Discussion
<p>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.</p>	
<p>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:</p> <p>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.</p> <p>b) Direct upward light emission shall be avoided to protect views of the night sky.</p> <p>c) Light fixtures used in new development shall be appropriate to the architectural style and scale and compatible with the surrounding area.</p>	<p>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.</p>
<p>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</p>	<p>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.</p>

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

Policy	Discussion
limited to, appropriate paint color, landscaping, and/or walls.	
<p>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.</p>	<p>Consistent. Discussion of Project impacts on aesthetic and visual resources, as discussed in Section 4.1, <i>Aesthetics/Visual Resources</i>, 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.</p>
<p>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.</p>	<p>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.</p>
<p>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.</p>	<p>Consistent. Refer to discussion of consistency with City GP/CLUP Policy VH 3.4 and 5.4, above.</p> <p>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</p>

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)	
<p>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.</p>	<p>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.</p>
<p>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.</p>	<p>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.</p>
<p>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</p>	<p>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</p>

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

Policy	Discussion
<p>improvements may include, but are not limited to, the following:</p> <ul style="list-style-type: none"> 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. 	<p>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.</p>
<p>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.</p>	<p>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.</p>
<p>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.</p>	<p>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.</p>

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

Policy	Discussion
<p>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.</p>	<p>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.</p>
<p>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:</p> <ul style="list-style-type: none"> 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. 	<p>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.</p>
<p>Policy TE 10.4 Pedestrian Facilities in New Development (GP). Proposals for new development or substantial alterations of existing development shall</p>	<p>Consistent. Refer to discussion of consistency with City GP/CLUP Policy VH 4.10, above. See also discussion under Policy TE 1.6.</p>

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

Policy	Discussion
<p>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.</p>	
<p>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.</p>	<p>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.</p>
<p>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</p>	<p>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.</p>

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

Policy	Discussion
<p>costs of City staff time, shall be the responsibility of the project applicant.</p>	
<p>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:</p> <ul style="list-style-type: none"> 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. 	<p>Consistent. As discussed in Section 4.9 Transportation/Circulation, the proposed Project would not result in the significant degradation of existing transportation facilities.</p>
<p>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.</p>	<p>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.</p>

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

Policy	Discussion
Public Facilities Element (PF)	
<p>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:</p> <p>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.</p> <p>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.</p> <p>c) The third fire protection standard is a 5-minute response time in urban areas. This incorporates the following NFPA response-time objectives:</p> <ol style="list-style-type: none"> 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 	<p>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.</p>

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

Policy	Discussion
<p>assignment at a fire suppression incident.</p> <p>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.</p> <p>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.</p>	
<p>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.</p>	<p>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.</p>
<p>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.</p>	<p>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.</p>
<p>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</p>	<p>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.</p>

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

Policy	Discussion
<p>aesthetically compatible with surrounding neighborhoods and development. The following shall apply:</p> <ul style="list-style-type: none"> 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. 	
<p>Policy PF 8.3 Design of Public Facilities (GP). The following criteria shall apply:</p> <ul style="list-style-type: none"> 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. 	<p>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.</p>

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

Policy	Discussion
<p>d) New community facilities should be designed and constructed to incorporate flexibility and adaptability to the changing needs of the community.</p> <p>e) Facilities shall be designed to be accessible to all segments of the community.</p>	
<p>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.)</p>	<p>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.</p>
<p>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.</p>	<p>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.</p>
<p>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</p>	<p>Consistent. Refer to discussion of consistency with Policies PF 3.9 and PF 9.2, above.</p>

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

Policy	Discussion
<p>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.</p>	
<p>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.</p> <p>a) Domestic water service, sanitary sewer service, stormwater management facilities, streets, fire services, schools, and parks shall be considered essential for supporting new development.</p> <p>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.</p> <p>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.</p>	<p>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.</p>
Noise Element (NE)	
<p>Policy NE 1.4 Acoustical Studies (GP). An acoustical study that includes field measurement of noise levels may be</p>	<p>Consistent with Mitigation. Section 4.7 Noise provides an acoustical analysis of potential Project impacts from noise and</p>

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

Policy	Discussion
<p>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.</p>	<p>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.</p>
<p>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.</p>	<p>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.</p>
<p>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.</p>	<p>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.</p>

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

Policy	Discussion
<p>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.</p>	<p>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.</p>
<p>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:</p> <ul style="list-style-type: none"> 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 	<p>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.</p>

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

Policy	Discussion
<p>sources of stationary construction noise.</p> <p>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.</p>	
<p>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.</p>	<p>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.</p>

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
<p>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.</p>	<p>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 Spering Preserve, and Haskell’s Beach adjacent to the Bacara Resort and Spa. Project implementation would not interfere with public coastal access.</p>
<p>Section 30212. New development projects.</p> <p>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</p>	<p>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.</p>

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

Policy	Discussion
<p>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.</p> <p>b) For purposes of this section, "new development" does not include:</p> <ol style="list-style-type: none"> 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. <p>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,</p>	

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

Policy	Discussion
<p>of the Government Code and by Section 4 of Article X of the California Constitution.</p>	
<p>Section 30213. Lower cost visitor and recreational facilities shall be protected, encouraged, and, where feasible, provided. Developments providing public recreational opportunities are preferred.</p>	<p>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 than the current unpaved road shoulder. Refer also to Section 4.9, Transportation/Circulation.</p>
<p>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.</p>	<p>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.</p>
<p>Section 30230. Marine resources shall be maintained, enhanced, and where feasible,</p>	<p>Consistent. As discussed in Section 4.10.5 Hydrology and Water Quality, the Project would</p>

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

Policy	Discussion
<p>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.</p>	<p>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</p>
<p>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.</p>	<p>Consistent. Refer to discussion of consistency with CA Section 30230.</p>
<p>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</p>	<p>Consistent. Refer to discussion of consistency with CA Section 30230.</p>

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

Policy	Discussion
<p>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.</p>	
<p>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.</p> <p>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.</p>	<p>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.</p>
<p>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.</p>	<p>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</p>

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

Policy	Discussion
	<p>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.</p>
<p>Section 30250. Location; existing developed areas.</p> <p>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.</p> <p>b) Where feasible, new hazardous industrial development shall be located away from existing developed areas.</p> <p>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.</p>	<p>Consistent.</p> <p>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.</p> <p>b) The proposed Project would not introduce any hazardous industrial development.</p> <p>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.</p>
<p>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</p>	<p>Consistent. The proposed Project would provide some variation in architectural elements but remains comparable in size, bulk, scale, and height of the adjacent</p>

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

Policy	Discussion
<p>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.</p>	<p>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.</p> <p>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, <i>Aesthetics/Visual Resources</i>, 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.</p>

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

Policy	Discussion
<p>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.</p>	<p>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.</p>
<p>Section 30253. Minimization of adverse impacts. New development shall do all of the following:</p> <ul style="list-style-type: none"> 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. 	<p>Consistent. Refer to discussion of consistency with City GP/CLUP Policy SE 1.3, Policy CE 12.2, and Policy CE 13.4, above.</p> <ul style="list-style-type: none"> 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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