

**SECTION 4.11
PUBLIC SERVICES**

4.11 PUBLIC SERVICES

4.11.1 Existing Conditions

4.11.1.1 Fire Protection

Fire protection services would be provided by the Santa Barbara County Fire Department (SBCFD). The primary responding station would be Fire Station 14, located at 320 Los Carneros Road, approximately 2 miles (driving distance) north and west of the project site.

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

1. A firefighter-to-population ratio of one firefighter on duty 24 hours a day for every 2,000 persons is the ideal goal. However, one firefighter for every 4,000 persons is the maximum population that should be served.
2. A ratio of one engine company per 12,000 persons, assuming three firefighters per station (or 16,000 persons assuming four firefighters per station), represents the maximum population that should be served by a three-person crew.
3. A five-minute response time in urban areas.

The mandated California Occupational Safety and Health Administration (CalOSHA) requirement for firefighter safety, known as the two-in-two-out rule, is also applicable. This rule requires a minimum of two personnel to be available outside a structure prior to entry by firefighters to provide an immediate rescue for trapped or fallen firefighters, as well as immediate assistance in rescue operations.

Station 14 has a staff of three personnel, consisting of an engine company captain, engineer, and firefighter. This station provides immediate response on incidents as determined by the type of call. Fire Station 14 currently meets the NFPA and SBCFD guidelines, as follows (City of Goleta 2006b):

1. The current ratio of firefighters to population at Fire Station 14 is 1:1,987.
2. Fire Station 14 currently serves a population of 5,960, which is below the ratio of one engine company (three-person crew) per 12,000 population by approximately 6,040 people.
3. Response time from Fire Station 14 is typically within 5 minutes.

The SBCFD has also recently implemented a dynamic deployment system for its fire engines, in addition to the traditional static deployment system from fire stations when the station's engine is in-house. Dynamic deployment allows for the dispatching of engines already on the road to emergency calls rather than dispatching by a station's "first in area," as has been the previous practice. Basically, dynamic deployment uses a Global Positioning System (GPS) to monitor the exact location of each engine in real time. Previously, when an engine was out on routine (nonemergency) activities, such as inspections or training, the engine company was considered in-service and its exact location at any given moment in time was not known to County Dispatch. However, with dynamic deployment using the County's GPS, County dispatch has real-time information on the exact location of each engine at all times and can dispatch the closest, un-engaged engine to an emergency incident, regardless of which fire station's service area the call originates from. This precludes the need for an in-service engine to have extended

run times when another fire engine would be closer (Fidler; telecom of 8/16/11). The Fire Department has also added a battalion chief as the fourth fire fighter on scene, in order to meet the two-in-two-out rule.

4.11.1.2 Police Protection

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

4.11.1.3 Libraries

Services at the Goleta Public Library are provided by contract with the City of Santa Barbara in a facility owned by the City of Goleta at 500 North Fairview Avenue. The 2-acre library site includes a 15,437 square foot (SF) building and parking areas. The facility provides services for the City and nearby unincorporated areas. In 2010/2011, library visits were 256,996 and circulation was 606,741. As of 2010/2011, about 34,500 library cards were held by area residents. Services are provided by 5 full-time and 2 part-time employees.

4.11.1.4 Schools

Public education services are provided within Goleta and the remainder of the Goleta Valley by the Goleta Union School District (GUSD) and the Santa Barbara Unified School District (SBUSD). In general, enrollments in the area school systems have been declining for the past several years and area schools serving the project vicinity are operating below capacity (see Table 4.11-1, below). The project site is not designated for residential use and is not assigned to a specific elementary school. However, the closest elementary school attendance boundary to the project site is for Isla Vista Elementary School at 6875 El Colegio Road. With regard to secondary schools, the property is within the SBUSD secondary school attendance boundaries for Goleta Valley Junior High at 6100 Stow Canyon Road and Dos Pueblos High School at 7266 Alameda Avenue.

**TABLE 4.11-1
SCHOOL ENROLLMENT AND CAPACITY**

School	Enrollment	Capacity	Capacity Exceeded?
Isla Vista Elementary	445-450 elementary 24 pre-school 469-474 Total	475 elementary 25 pre-school 500 Total	No
Goleta Valley Junior High	824	1185	No
Dos Pueblos High School	2331	2385	No
1. Enrollment, capacity and generation factor (0.2 students/unit) for GUSD provided by R. Pachter, GUSD 2. Enrollment for Goleta Valley Jr High School and Dos Pueblos High School provided by D. Hayden, SBUSD 3. School Capacities for Goleta Valley Jr High, Dos Pueblos High School provided by D. Hetyonk, SBUSD 4. Generation Factors for Goleta Valley Jr High (0.1 students/unit) and Dos Pueblos High (0.2 students/unit) based on SBUSD 2010 Developer Fee Justification Study			

4.11.2 Regulatory Framework

4.11.2.1 Federal

There are no applicable federal regulations pertaining to public services.

4.11.2.2 State

The Subdivision Map Act, Government Code Section 66410 et seq.

Division 2 of the Government Code of the State of California (referred to as the Subdivision Map Act) sets forth general provisions, procedures, and requirements for the division of land including the provision of public services.

4.11.2.3 Local

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

The General Plan/Coastal Land Use Plan (GP/CLUP) contains policies regarding the adequacy of public services to serve new developments, including Public Facilities Element Policy PF 3.1, Fire Protection Standards; Policy PF 3.2, New Station in Western Goleta; Policy PF 3.3, Impact Fees for Fire Protection Facilities/Equipment; Policy PF 3.4, Fire Safety in New Development; Policy PF 3.5, Periodic Evaluation of Adequacy of Fire Facilities; Policy PF 3.6, Police Service Standards; Policy PF 3.8, Impact Fee for Police Facilities; Policy PF 3.9, Safety Consideration in New Development; PF 5.2, Assessment of School Impacts of Large Development Projects; Policy PF 5.7, School Impact Fees; Policy PF 9.2, Phasing of New Development; Policy PF 9.3, Responsibilities of Developers; Policy PF 9.6, Concurrency; and Policy PF 9.7, Essential Services for New Development.

City of Goleta Inland Zoning Ordinance

Section 35-317.7(1) (d), Article III, Chapter 35, of the Goleta Municipal Code includes a requirement for finding of adequate public services to serve new developments.

Development Impact Fee Programs

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

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

4.11.3 Project Impacts and Mitigation

4.11.3.1 Thresholds of Significance

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

- a. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of these public services: fire protection, police protection, schools, parks, or other public facilities.
- b. Generate enough students to result in the need for an additional classroom using current State standards (Grade K-2, 20 students per classroom; Grades 3 -8, 29 students per classroom; Grades 9 – 12, 28 students per classroom).

Item a is from the Initial Study Checklist and Item b is from the Thresholds Manual.

The NFPA and SBCFD fire protection criteria shown above are not adopted thresholds of significance, but they do provide a guideline that is acknowledged in the impact analysis.

4.11.3.2 Project Impacts

Impact PS-1. Fire Protection¹

The project would result in new structural development of 80,945 SF and transient occupancy use within the associated 118-room hotel. Fire protection requirements would include, but would not be limited to, structural fires, emergency medical services, public assistance, and other requests.

The additional project transient population would be approximately 174 persons (154 guests² plus 20 hotel employees) and would not exceed the Station 14 maximum firefighter-to-population ratio or the engine company per population ratio. Fire Station 14 is located approximately 2 miles (driving distance) north and west of the project site. Response time to the project is expected to meet the 5-minute response guideline, given the project's proximity to Fire Station 14 (Appendix K).

While the project would not result in an exceedance of service guidelines for Fire Station 14, fire protection would require the provision of adequate onsite fire protection facilities. The SBCFD would require a defensible space around the structure, serviceable access, adequate fire hydrants, adequate building addressing, adequate interior fire sprinkler system, adequate fire or emergency alarm system, and approved locking systems for any gated access ways, among other standard conditions (Appendix K). If the driveways, interior drive aisles, fire hydrants, and other fire protection requirements are not adequately installed, impacts on fire protection services would be considered potentially significant.

¹ See Section 4.11.3.1, Threshold a.

² Assumptions: 1.5 people/room, 118 rooms, 87% average occupancy.

Impact PS-2. Police Services³

The project would result in structural development, personal property, and an employee/transient population at the new hotel of approximately 174 people that would result in increased demand for police services. The project includes parking in proximity to hotel entrances, controlled building access, internal room access, adequate parking lot and building lighting, adequate security lighting, and adequate patrol car access. The project and associated population of approximately 174 employees and guests would not result in the need for additional police protection services that require alteration of existing facilities or the construction of new facilities. Therefore, project-related impacts on police services in the City are considered less than significant.

Impact PS-3. Parks⁴

The project's transient population of approximately 174 guests and employees could result in increased use of area park facilities. The project is an extended stay hotel with a mixture of short-term and longer-term transient guest occupancy. Marriott Residence Inns' guest population is primarily business travelers, although guests also include leisure travelers as well as guests who may need temporary housing (e.g., during home repairs). The hotel is designed as an extended stay hotel and the Marriott website describes the "target guest" for Marriott's Residence Inn brand as "The Marathon Business Traveler" (Marriott 2012). These guests are described as upscale frequent business travelers averaging 22 trips/year and extended stay business travelers, with 50% of business trips being 5 nights in duration. The hotel includes both passive and active recreational opportunities in the form of an indoor gym room and an outdoor landscaped courtyard with a pool and barbeque area. Figure 4.11-1 shows the park and recreation plan map for the City. Hotel guests are expected to visit some area park facilities and beaches, although business travelers may spend less of their time recreating at area parks than would guests at a hotel catering primarily to leisure travelers. While the hotel is not expected to generate significant demand for additional park facilities, the provision of onsite active and passive recreational amenities geared toward their target business traveler guest would minimize such demand on area park facilities and the need for additional park services that require alteration of existing park facilities or the construction of new park facilities. Therefore, project-related impacts on park services in the City are considered less than significant.

Impact PS-4. Libraries⁵

The project's transient guest population is likely to result in only minimal increased use of the Goleta Public Library. This increase is expected to only minimally affect use and annual circulation at the library and could be accommodated at the existing facility. Project demand would not result in the need for additional library services that require alteration of existing library facilities or the construction of new library facilities. Therefore, project related impacts on library services in the City are considered less than significant.

³ See Section 4.11.3.1, Threshold b.

⁴ See Section 4.11.3.1, Threshold c.

⁵ See Section 4.11.3.1, Threshold d.

Impact PS-5. Schools⁶

The GUSD and SBUSD utilize student generation factors to estimate the number of new students that are likely to result from new residential development projects. The subject project is an extended stay hotel with a transient population and a mixture of short-term and longer-term occupancy. Therefore, the local school district's residential project student generation factors are not specifically applicable to this project.

According to Marriott representatives at similar Marriott Residence Inn properties (Oceanside, Anaheim Hills Yorba Linda), longer term guests with children are typically families who are temporarily displaced from their nearby homes due to remodeling or construction. (Also see discussion regarding the Marriott Residence Inn "target guest" in the discussion of Park impacts above). As a result, even with the low number of longer-term occupancy (e.g., more than 30 days) by families with children, these children are typically already enrolled in area schools. Hotel guests are not expected to include new students to the Goleta Union School District or Santa Barbara School District's nearby schools. Therefore, impacts on schools are not expected to occur.

In the event that the transient occupancy and hotel operations should change and result in longer-term housing for out of area families (i.e., more than 30 consecutive days), these families could contribute new students to area schools. Such longer-term occupancy for out of area families is not a typical hotel use nor is it expected based on stays at existing Marriott Residence Inns. The potential for this unlikely situation to arise, even occasionally, is somewhat speculative and is not expected to occur regularly enough to generate the need for an additional classroom at nearby elementary and secondary schools, all of which are currently operating below enrollment capacity. Therefore, impacts to area schools associated with the potential for longer-term hotel occupancy of out of area families are considered adverse but less than significant.

4.11.4 Cumulative Impacts

4.11.4.1 Fire Protection

Cumulative development in the City would affect fire protection service, due to an increase in emergency calls to primary and secondary responding stations Citywide (City of Goleta, Cumulative Development Projects List, October 2012). In particular, the western Goleta area is the most underserved area in Goleta relative to NFPA and SBCFD service guidelines (City of Goleta 2006b). While fire protection services would still be provided Citywide, some emergency calls from the project and other cumulative development projects may experience delayed response. Depending on the volume of calls being handled by any given station, response may be within 5 minutes, may be delayed, and/or first response may come from a back-up fire station through static and/or dynamic deployment.

The deficiency in fire protection service in western Goleta would be addressed by the construction of future Fire Station 10 on property owned by the City at 7952 Hollister Avenue. Such construction is identified in the GP/CLUP (2006). A Final Mitigated Negative Declaration (Final MND) prepared for Fire Station 10 site acquisition/selection was adopted by the City Council in November 2010 and is available for review on the City's website, www.cityofgoleta.org. The Final MND found that Fire Station 10 would result in no significant

⁶ See Section 4.11.3.1, Threshold e.

and unavoidable (Class I) impacts and potentially significant but mitigable (Class II) impacts in the areas of aesthetics, air quality, biological resources, cultural resources, geology/soils, hazards and hazardous materials, hydrology/water quality, noise, transportation/traffic, and utilities/service systems. The Final MND includes mitigation measures for all Class II impacts that would reduce impacts below the level of significance.

Project development impact fees (DIFs) would include payment of a Fire Protection Fee for replacement of fire apparatus and equipment and a Fire Facility Fee to assist in financing fire protection capital facilities, such as Fire Station 10. Based on the most recent 2012 DIF schedule, the Fire Facility Mitigation Fee would be \$0.10 per square foot of new development (based on inclusion of interior fire sprinkler system) and would be \$8,094.50. The Goleta District Fee would be \$784.00 per 1,000 square feet of new development and would be \$63,460.88. As a result of payment of these fees, the project's contribution to cumulative impacts on fire protection services would not be cumulatively considerable and is therefore considered less than significant.

4.11.4.2 Police Protection

Cumulative development in the City would affect police protection service, due to an increase in emergency calls. Project DIF fees would include payment of a Police Facility Fee. Based on the most recent 2010 DIF schedule, the Police Facility Fee would be \$471.00 per 1,000 square feet of new development and would be \$38,125.00. As a result of payment of this fee, the project's contribution to cumulative impacts on police protection services would be less than cumulatively considerable and is considered less than significant.

4.11.4.3 Parks

Cumulative development in the City would affect park use due to an increase in population, including the transient guests and employees from the project. Project DIF fees would include payment of a Park and Recreational Facility Fee. Based on the most recent 2010 DIF schedule, the park and Recreational Facility Fee would be \$1,507 per 1,000 square feet and would be \$121,984.12. As a result of payment of this fee, the project's contribution to cumulative impacts on parks and library services would be less than cumulatively considerable and is considered less than significant.

4.11.4.4 Libraries

Cumulative development in the City would affect library use due to increased population, but the proposed project's employee and transient population would likely result in only minimal increased use. Project DIF fees would include payment of a Library Facility Fee. The Library Facility Fee would be \$207.00 per 1,000 square feet and would be \$16,755.00. As a result of payment of this fee, the project's contribution to cumulative impacts on parks and library services would be less than cumulatively considerable and is considered less than significant.

4.11.4.5 Schools

Cumulative development in the City would affect the need for schools in Goleta, but the proposed project, which does not include residential development, would be unlikely to contribute to this impact. The school districts establish and collect School Facilities Fees independent of the City of Goleta. The project would be required to pay all applicable school fees prior to building permit issuance. The school fee for non-residential projects is \$0.47 per

square foot of new development. Revenue from school fees are shared 50/50 with the SBUSD and GUSD (R. Pachter, GUSD).

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

4.11.5 Mitigation Measure

MM PS-1a. Comply with Santa Barbara County Fire Department Conditions Letter of 4/10/12

The applicant shall comply with Santa Barbara County Fire Department Conditions Letter of 4/10/12 (Pepin pers. comm.), including but not limited to, serviceable access, adequate fire hydrants, adequate road naming and building addressing, looped water main system, adequate interior fire sprinkler system, and approved locking systems for any gated accessways.

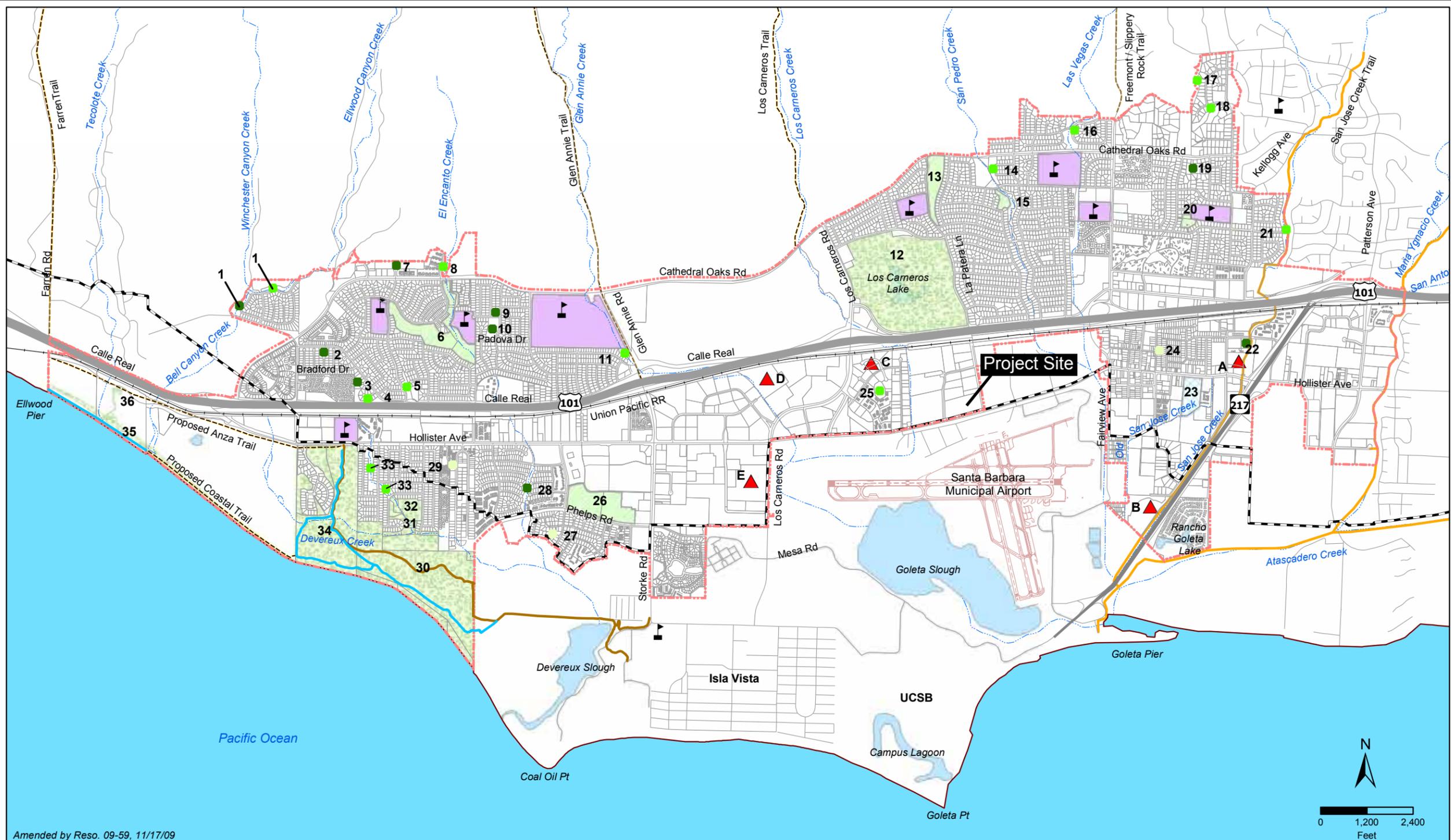
Plan Requirements and Timing: Santa Barbara County Fire Department sign-off required prior to land use permit and/or building permit issuance, as applicable.

Monitoring: City staff shall verify Santa Barbara County Fire Department sign-off on land use permit plan set and/or building plans, as applicable.

4.11.6 Residual Impacts

Upon implementation of the above mitigation measure and with the requirement for DIF fees, residual project-specific impacts on fire protection services are considered less than significant. All other residual impacts would remain less than significant.

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Amended by Reso. 09-59, 11/17/09

Legend		Existing and Planned Parks	Existing and Proposed Trails	Other Features
	Goleta Valley Community Center			
	1 Mini Park			
	1 Neighborhood Open Space			
	1 Neighborhood Park			
	Community Park			
	Regional Open Space			
	Planned Future Park Site			

Note: Site numbers correspond to Table 3-1, which provides data for each site.

GENERAL PLAN/COASTAL LAND USE PLAN
November 2009

Figure 4.11-1
Park and Recreation Plan Map
City of Goleta Marriott EIR

