

City of Santa Barbara Police Station Project - Comparative Evaluation of Five Alternatives

Summary of Preliminary Environmental Review**LOUISE LOWRY DAVIS CENTER/SPENCER ADAMS PARK SITE ALTERNATIVE**

Project: Discontinue current recreation and parking land uses. Redevelop with 72,000 SF police station, 131,255 SF parking structure (252 station/ employee spaces), 80 surface public spaces. Construction process up to 28 months, 25,000 cy grading.

Louise Lowry Davis Center Site: Location: 1232 De La Vina Street, Santa Barbara, CA 93101; APN 039-172-004, -005, -006; Intersection of De La Vina St. and W. Victoria St. Size: 3.21 Acres. Ownership: City of Santa Barbara. Existing Land Use: Public Recreation Center/City Park with lawn bowling, with paved parking and buildings onsite.

ENVIRONMENTAL IMPACT		IMPACT SIGNIFICANCE LEVEL
AIR QUALITY	Criteria Air Pollutants (ozone precursors, particulates - mobile, stationary sources)	Less than Significant Impact Measures to minimize effects identified with design.
	Greenhouse Gas (CO ₂ e – mobile, stationary sources)	Less than Significant Impact Project design/CEQA for measures to reduce effects.
BIOLOGICAL RESOURCES	Mature Trees Lost (37 trees)	Potentially Significant Impact Likely mitigable. Mitigation level determined with project design and CEQA review.
ENERGY RESOURCES	Energy Consumption (mobile, stationary sources)	Less than Significant Impact Project design and CEQA review to refine impact reduction measures to be incorporated.
GEOPHYSICAL CONDITIONS	Seismic, Geologic, Soil Conditions (liquefaction, high groundwater, soil types)	Less than Significant Impacts With standard engineering, regulatory measures.
HAZARDS	Soil Contamination, Hazardous Materials Risk of Upset, Fire Hazard	Less than Significant Impacts With standard regulatory provisions.
HERITAGE RESOURCES	Archaeological Resources (sensitivity zone for subsurface resources from historic eras)	Potentially Significant Impact Likely mitigable with standard measures to be determined with CEQA review.
	Historic Resources (two historic structures on site)	Potentially Significant Impact Likely mitigable with project design & CEQA review.
	Tribal Cultural Resources	Less than Significant Impact
HYDROLOGY, WATER QUALITY	Flood Hazard (flood zone X minimal risk)	Less than Significant Impact
	Drainage/Water Quality (Tier 3 SWMP; Construction BMPs)	Less than Significant Impacts With applicable standard measures determined with design.
LAND USE	Policy Consistency (plans/zoning – possible inconsistency w/policies for continued park use)	Potentially Significant Impact
	Growth-Inducing Effect	Less than Significant Impact
NOISE	Long-Term Operations Noise	Less than Significant Impact
	Temporary Construction Noise (residential, day care uses in proximity)	Potentially Significant Impact Likely mitigable. Project design and CEQA review to determine specific mitigation.
OPEN SPACE, VISUAL	Open Space Resources, Scenic Views Visual Compatibility, Lighting (Loss of public scenic views from park)	Potentially Significant Impacts Design Review approval.
PUBLIC FACILITIES & SERVICES	Fire, Police, Schools, Parks Services (Services demand; Loss of Park)	Potentially Significant Park Impact Less than Significant Fire/Police/School Impact
PUBLIC UTILITIES	Water, Wastewater, Solid Waste Demand	Less than Significant impacts Construction waste evaluation with CEQA review.
TRANSPORTATION	Long-term Operations - Traffic Congestion (peak-hour intersection traffic)	Less than Significant Impact
	Circulation, Access, Alternate Modes (pedestrian, bicycle, bus, rail)	Less than Significant Impacts
	Temporary Construction Traffic	Less than Significant Impact With standard measures applied.

*Note: This is a preliminary environmental evaluation to help inform the public and City Council's initial choice of a preferred site alternative to undergo project design and the official CEQA environmental review process prior to City decisions on site selection and project approval.

Summary of Preliminary Environmental Review*

COTA COMMUTER PARKING LOT SITE ALTERNATIVE

Project: Remove existing parking lot; discontinue current land uses. Redevelop with 72,000 SF police station, 131,255 SF parking structure (252 station/ employee spaces), up to 80 surface public spaces. Construction process up to 28 months, grading estimate up to 20,000 cubic yards of cut and export.

Cota Street Site: Location: 119 East Cota Street; Assessors Parcel Number 031-151-018; west of the intersection of Cota Street & Santa Barbara Street. Size: 1.61 Acres. Ownership: City of Santa Barbara. Existing Land Use: Paved City surface parking lot for commuters with permits weekdays, public parking evenings/weekends; Farmers Market Saturdays.

ENVIRONMENTAL IMPACT		IMPACT SIGNIFICANCE LEVEL
AIR QUALITY	Criteria Air Pollutants (ozone precursors, particulates - mobile, stationary sources)	Less than Significant Impact Measures to minimize effects identified with design.
	Greenhouse Gas (CO ₂ e – mobile, stationary sources)	Less than Significant Impact Project design and CEQA review to refine measures incorporated in project to reduce effects.
BIOLOGICAL RESOURCES	Mature Trees Lost (58 trees)	Potentially Significant Impact Likely mitigable. Mitigation level determined with project design and CEQA review.
ENERGY RESOURCES	Energy Consumption (mobile, stationary sources)	Less than Significant Impact Project design and CEQA review to refine impact reduction measures to be incorporated.
GEOPHYSICAL CONDITIONS	Seismic, Geologic, Soil Conditions (liquefaction, high groundwater, soil types)	Less than Significant Impacts With standard engineering, regulatory measures.
HAZARDS	Soil Contamination, Hazardous Materials Risk of Upset, Fire Hazard	Less than Significant Impacts With standard regulatory provisions.
HERITAGE RESOURCES	Archaeological Resources (sensitivity zone for subsurface resources from historic periods)	Potentially Significant Impact Likely mitigable with standard measures to be determined with CEQA review.
	Historic Resources	Less than Significant Impact
	Tribal Cultural Resources	Less than Significant Impact
HYDROLOGY, WATER QUALITY	Flood Hazard (flood zone X minimal risk)	Less than Significant Impact
	Drainage/Water Quality (Tier 3 Storm Water Management; Construction Best Management Practices)	Less than Significant Impacts With standard measures determined with design.
LAND USE	Policy Consistency (plans, zoning)	Less than Significant Impacts
	Growth-Inducing Effect	Less than Significant Impact
NOISE	Long-Term Operations Noise	Less than Significant Impact
	Temporary Construction Noise (residential, day care uses in proximity)	Potentially Significant Impact Likely mitigable. Project design and CEQA review to determine specific mitigation.
OPEN SPACE, VISUAL	Open Space/Visual Resources, Scenic Views, Visual Compatibility, Lighting	Less than Significant Impacts With Design Review approval.
PUBLIC FACILITIES & SERVICES	Fire, Police, Schools, Parks Services (any increase in services demand)	Less than Significant Impacts
PUBLIC UTILITIES	Water, Wastewater, Solid Waste Demand	Less than Significant Impacts Construction waste evaluation with CEQA review.
TRANSPORTATION	Long-Term Operations - Traffic Congestion (peak-hour intersection traffic)	Less Than Significant Impact
	Circulation, Emergency Access, Alternate Modes (pedestrian, bicycle, bus, rail)	Less than Significant Impacts
	Temporary Construction Traffic	Less than Significant Impact With standard measures applied.

*Note: This is a preliminary environmental evaluation to help inform the public and City Council's initial choice of a preferred site alternative to undergo project design and the official CEQA environmental review process prior to City decisions on site selection and project approval.

Summary of Preliminary Environmental Review

COTA STREET + EMPLOYMENT DEVELOPMENT DEPARTMENT PARKING LOT SITE ALTERNATIVE

Project: Remove existing parking lots; discontinue current land uses. Redevelop with 72,000 SF police station, 131,255 SF parking structure (252 station/ employee spaces), 80 surface public spaces. Construction process up to 28 months; 21,000 cy of cut and export.

Cota Street + EDD Site: Location: 119 E Cota Street and 130 E Ortega Street, Santa Barbara, CA 93101; APN 031-151-018 and 031-151-012; west of the intersection of Cota Street & Santa Barbara Street. Size: 1.735 Acres. Ownership: City of Santa Barbara and State of California. Existing Land Use: Paved City surface parking lot for commuters with permits weekdays, public parking evenings/weekends, Farmer's Market Saturdays; and State EDD parking.

ENVIRONMENTAL IMPACT		IMPACT SIGNIFICANCE LEVEL
AIR QUALITY	Criteria Air Pollutants (ozone precursors, particulates mobile, stationary sources)	Less than Significant Impact Measures to minimize effects identified with design.
	Greenhouse Gas (Co ₂ e – mobile, stationary sources)	Less than Significant Impact Project design and CEQA review to refine measures incorporated in project to reduce effects.
BIOLOGICAL RESOURCES	Mature Trees Lost (64 trees)	Potentially Significant Impact Likely mitigable. Mitigation level determined with project design and CEQA review.
ENERGY RESOURCES	Energy Consumption (mobile, stationary sources)	Less than Significant Impact Project design and CEQA review to refine impact reduction measures to be incorporated.
GEOPHYSICAL CONDITIONS	Seismic, Geologic, Soil Conditions (liquefaction, high groundwater, soil types)	Less than Significant Impacts with standard engineering, regulatory measures.
HAZARDS	Soil Contamination, Hazardous Materials Risk of Upset, Fire Hazard	Less than Significant Impacts With standard regulatory provisions.
HERITAGE RESOURCES	Archaeological Resources (sensitivity zones for subsurface resources from historic eras)	Potentially Significant Impact Likely mitigable with standard measures to be determined with CEQA review.
	Historic Resources	Less than Significant Impact
	Tribal Cultural Resources	Less than Significant Impact
HYDROLOGY, WATER QUALITY	Flood Hazard (flood zone X minimal risk)	Less than Significant Impact
	Drainage/Water Quality (Tier 3 Storm Water Management; Construction Best Management Practices)	Less than Significant Impacts With standard measures determined with design.
LAND USE	Policy Consistency (plans, zoning)	Less than Significant Impacts
	No Growth-Inducing Effect	Less than Significant Impact
NOISE	Long-Term Operations Noise	Less than Significant Impact
	Temporary Construction Noise (residential, day care uses in proximity)	Potentially Significant Impact Likely mitigable. Project design and CEQA review to determine specific mitigation.
OPEN SPACE, VISUAL	Open Space/Visual Resources, Scenic Views, Visual Compatibility, Lighting	Less than Significant Impacts With Design Review approval.
PUBLIC FACILITIES & SERVICES	Fire, Police, Schools, Parks Services (any increase in services demand)	Less than Significant Impacts
PUBLIC UTILITIES	Water, Wastewater, Solid Waste Demand	Less than Significant impacts Construction waste evaluation with CEQA review.
TRANSPORTATION	Long-term Operations - Traffic Congestion (peak-hour intersection traffic)	Less than Significant Impact
	Circulation, Emergency Access, Alternate Modes (pedestrian, bicycle, bus, rail)	Less than Significant Impacts
	Temporary Construction Traffic	Less than Significant Impact With standard measures applied.

*Note: This is a preliminary environmental evaluation to help inform the public and City Council's initial choice of a preferred site alternative to undergo project design and the official CEQA environmental review process prior to City decisions on site selection and project approval.

Summary of Preliminary Environmental Review

EARL WARREN SHOWGROUNDS SITE ALTERNATIVE

Project: Remove existing development; discontinue uses. Redevelop with 72,000 SF police station, 131,255 SF parking structure (252 station/ employee spaces), 80 surface public spaces. Construction process up to 28 months; 12,000 cy grading.

Earl Warren Showgrounds Site (portion): Location: 3400 Calle Real; APN 051-230-017; west of intersection of Las Positas Rd/Calle Real. Size: 4.16 acres. Ownership: State of CA. Existing Land Use: Auditorium, Stadium, Equestrian, Convention Ctr.

ENVIRONMENTAL IMPACT		IMPACT SIGNIFICANCE LEVEL
AIR QUALITY	Criteria Air Pollutants (ozone precursors, particulates - mobile, stationary sources)	Less than Significant Impact Measures to minimize effects identified with design.
	Highway Exhaust (proximity to Highway 101)	Less than Significant Impact Measures to minimize effects identified with design.
	Greenhouse Gas (CO ₂ e – mobile, stationary sources)	Less than Significant Impact Project design and CEQA review to refine measures incorporated in project to reduce effects.
BIOLOGICAL RESOURCES	Mature Trees Lost (26 trees)	Potentially Significant Impact Likely mitigable. Mitigation level determined with project design and CEQA review.
ENERGY RESOURCES	Energy Consumption (mobile, stationary sources)	Less than Significant Impact Project design and CEQA review to refine impact reduction measures to be incorporated.
GEOPHYSICAL CONDITIONS	Seismic, Geologic, Soil Conditions (liquefaction, high groundwater, soil types)	Less than Significant Impacts With standard engineering, regulatory measures.
HAZARDS	Soil Contamination, Hazardous Materials Risk of Upset, Fire Hazard	Less than Significant Impacts With standard regulatory provisions.
HERITAGE RESOURCES	Archaeological Resources (sensitivity zone for subsurface resources from historic eras)	Potentially Significant Impact Likely mitigable with standard measures to be determined with CEQA review.
	Historic Resources	Less than Significant Impact
	Tribal Cultural Resources	Less than Significant Impact
HYDROLOGY, WATER QUALITY	Flood Hazard (flood zone X minimal risk)	Less than Significant Impact
	Drainage/Water Quality (Tier 3 SWMP; Construction BMPs)	Less than Significant Impacts With standard measures determined with design.
LAND USE	Policy Consistency (County plans, zoning)	Potentially Significant Impact
	No Growth-Inducing Effect	Less than Significant Impact
NOISE	Long-Term Operations Noise	Less than Significant Impact
	Temporary Construction Noise (sensitive receptors not in close proximity)	Less than Significant Impact Standard measures would minimize effect.
OPEN SPACE, VISUAL	Open Space/Visual Resources, Scenic Views, Visual Compatibility, Lighting	Less than Significant Impacts With Design Review approval.
PUBLIC FACILITIES & SERVICES	Fire, Police, Schools, Parks Services (Loss of recreation area) (Fire, Police, Schools services demand)	Potentially Significant Park Impact Identify impact as part of CEQA environmental review
		Less than Significant Impact Fire/Police/Schools
PUBLIC UTILITIES	Water, Wastewater, Solid Waste Demand	Less than Significant impacts
TRANSPORTATION	Long-term Operations - Traffic Congestion (peak-hour intersection traffic)	Potentially Significant Impact Impact to be determined with CEQA review.
	Circulation, Emergency Access, Alternate Modes (pedestrian, bicycle, bus, rail)	Less than Significant Impacts
	Temporary Construction Traffic	Less than Significant Impact With standard measures applied.

*Note: This is a preliminary environmental evaluation to help inform the public and City Council's initial choice of a preferred site alternative to undergo project design and the official CEQA environmental review process prior to City decisions on site selection and project approval.

Summary of Preliminary Environmental Review

FORMER SEARS SITE ALTERNATIVE

Project: Discontinue current land uses. Develop in empty parking lot a 72,000 SF police station, 131,255 SF parking structure (252 station/ employee spaces), 80 surface public spaces. Construction process up to 28 months, 12,000 cy or earthwork, no export.

Sears Street Site: Location: 3845 State Street, Santa Barbara, CA 93105; APN 051-010-008; east of the intersection of Calle Real and S. La Cumbre Road. Size: 9.45 Acres. Ownership: Riviera Dairy Products. Existing Land Use: Sears/Vacant - Parking Lot, part of La Cumbre Plaza.

ENVIRONMENTAL IMPACT		IMPACT SIGNIFICANCE LEVEL
AIR QUALITY	Criteria Air Pollutants (ozone precursors, particulates; proximity to Highway 101)	Less than Significant Impact Measures to minimize effects identified with design.
	Greenhouse Gas (CO ₂ e – mobile, stationary sources)	Less than Significant Impact Design/CEQA review to refine measures to minimize.
BIOLOGICAL RESOURCES	Mature Trees Lost (90 trees)	Potentially Significant Impact Feasible mitigation/residual impact level determined with project design and CEQA review.
ENERGY RESOURCES	Energy Consumption (mobile, stationary sources)	Less than Significant Impact Project design and CEQA review to refine measures incorporated in project to minimize effects.
GEOPHYSICAL CONDITIONS	Seismic (earthquake fault zone)	Potentially Significant Fault Rupture Impact Requires further analysis with design/CEQA.
	Geologic, Soil Conditions (liquefaction, soils, shallow groundwater)	Less than Significant Impact Addressed with standard engineering & regulations.
HAZARDS	Soil Contamination, Hazardous Materials Risk of Upset, Fire Hazard	Less than Significant Impacts Addressed with standard regulatory provisions.
HERITAGE RESOURCES	Archaeological Resources (sensitivity zone for subsurface resources from prehistoric era)	Potentially Significant Impact Likely mitigable with further analysis/CEQA review.
	Historic Resources	Less than Significant Impact
	Tribal Cultural Resources	Less than Significant Impact
HYDROLOGY, WATER QUALITY	Flood Hazard (flood zone X minimal risk)	Less than Significant Impact
	Drainage/Water Quality (Tier 3 Storm Water Management; Construction Best Management Practices)	Less than Significant Impacts With standard measures determined with design.
LAND USE	Policy Consistency (plans, zoning)	Less than Significant Impacts
	Growth-Inducing Effect	Less than Significant Impact
NOISE	Long-Term Operations Noise	Less than Significant Impact
	Temporary Construction Noise (residential, day care uses in proximity)	Less than Significant Impact Standard measures would apply to minimize effect.
OPEN SPACE, VISUAL	Open Space/Visual Resources, Scenic Views, Visual Compatibility, Lighting	Less than Significant Impacts Addressed with Design Review approval.
PUBLIC FACILITIES & SERVICES	Fire, Police, Schools, Parks (Services demand)	Less than Significant Impacts
PUBLIC UTILITIES	Water, Wastewater, Solid Waste Demand	Less than Significant impacts Further analysis of construction waste with CEQA.
TRANSPORTATION	Long-term Operations - Traffic Congestion (peak-hour intersection traffic)	Potentially Significant Impact Impact to be determined with CEQA review.
	Circulation, Emergency Access, Alternate Modes (pedestrian, bicycle, bus, rail)	Less than Significant Impacts Project design review to identify applicable measures.
	Temporary Construction Traffic	Less than Significant Impact Addressed with standard measures to minimize effects

*Note: This is a preliminary environmental evaluation to help inform the public and City Council's initial choice of a preferred site alternative to undergo project design and the official CEQA environmental review process prior to City decisions on site selection and project approval.