







## City of Santa Barbara Police Station Project - Comparative Evaluation of Five Alternatives – August 2019

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

## City of Santa Barbara Police Station Project - Comparative Evaluation of Five Alternatives - August 2019

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

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