

# Fire Station Location Analysis

February 12, 2014

Prepared for:



Carpinteria-Summerland  
Fire Protection District  
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## **I. Executive Summary**

Diamante Partners were hired to complete a Fire Station Distribution Study for the Carpinteria-Summerland Fire Protection District. This study was very specific to fire station distribution (location) and should not be mistaken for a full Standards of Cover Document. The consultants completed site visits, district tours, station inspections, met with Real Estate Brokers, and had meetings with the CSFPD Union, Staff and the Citizens Advisory Committee to gather input. We consulted and compared our finding to those appropriate standards which includes the National Fire Protection Association, Commission on Fire Accreditation International and the United States Fire Administration. We conclude that the relocation of Fire Station 2, to a new location of 2450 Lille Avenue in Summerland is a prudent decision. We also believe that funds should be acquired to complete some safety and space improvements to Station 1 located in Carpinteria.

The Carpinteria-Summerland Fire Protection District is an independent special fire protection district that gets its statutory authority from The Fire Protection District Law of 1987. It was formed as a sub-unit of the School District; its geographic boundaries were that of the school district. It became an official Fire Protection District in 1934. The City of Carpinteria did not exist until 1968.

The Fire Protection District Law (Health & Safety Code §13800, et seq.) is the source of statutory authority for more than 380 fire protection districts. The Legislature adopted this revised statute in 1987 after a study that culminated in Senate Bill 515. Then the Chairman of the Senate Local Government Committee, State Senator Marian Bergeson, authored SB 515 which was the first complete revision of the fire district laws since 1961. In her honor, the statute is also known as the Bergeson Fire District Law (§13800). The "official" formation of the Carpinteria-Summerland Fire Protection District was June 15, 1934. The District covers over 40 square miles from the Pacific Ocean to extreme elevations in the Los Padres National Forest, and from Rincon Creek at the Santa Barbara County/Ventura County line to Ortega Hill. Carpinteria-Summerland Fire Protection District, estimated District population 14,488 per 2010 census.

## **II. Community Demographics**

Carpinteria is a small oceanside city located in southeastern Santa Barbara County, California, east of Santa Barbara and northwest of Ventura. The population was 13,040 at the 2010 census, down from 14,194 at the 2000 census. Since 1987, the California Avocado Festival has been held in Carpinteria on the first weekend of October. The Santa Barbara Polo Club, one of the main equestrian polo fields in the country, is located in Carpinteria. The city is also home to Hollandia Produce, an organic produce company with 70 employees. lynda.com, an online software training company ranked as one of

the fastest-growing private companies in the U.S. (according to *Inc.* magazine's 2010 500|5000 company listing) has its headquarters in Carpinteria. The Carpinteria Amtrak Station is an Amtrak rail station stop located on Linden Avenue by the beach. It is served by Amtrak's Pacific Surfliner from San Luis Obispo to San Diego.

According to the United States Census Bureau, the city has a total area of 9.2 square miles, of which 2.6 square miles is land and 6.7 square miles (72.11%) is water. The city is located almost entirely in a "coastal zone". Immediately to the north of Carpinteria lie foothills and then a mountain range. Between the foothills and the populated area of the city is an agricultural zone. The 2010 United States Census reported that Carpinteria had a population of 13,040. The population density was 1,406.5 people per square mile. The racial makeup of Carpinteria was 9,348 (71.7%) White, 109 (0.8%) African American, 144 (1.1%) Native American, 296 (2.3%) Asian, 15 (0.1%) Pacific Islander, 2,599 (19.9%) from other races, and 529 (4.1%) from two or more races. Hispanic or Latino of any race were 6,351 persons (48.7%).

The Census reported that 13,021 people (99.9% of the population) lived in households, 19 (0.1%) lived in non-institutionalized group quarters, and 0 (0%) were institutionalized. There were 4,759 households, out of which 1,510 (31.7%) had children under the age of 18 living in them, 2,305 (48.4%) were married couples living together, 597 (12.5%) had a female householder with no husband present, 239 (5.0%) had a male householder with no wife present. There were 293 (6.2%) unmarried opposite-sex partnerships, and 28 (0.6%) gay-married couples or "partnerships". 1,203 households (25.3%) were made up of individuals and 525 (11.0%) had someone living alone who was 65 years of age or older. The average household size was 2.74. There were 3,141 families (66.0% of all households); the average family size was 3.23.

The population was spread out with 2,791 people (21.4%) under the age of 18, 1,267 people (9.7%) aged 18 to 24, 3,466 people (26.6%) aged 25 to 44, 3,717 people (28.5%) aged 45 to 64, and 1,799 people (13.8%) who were 65 years of age or older. The median age was 39.5 years. For every 100 females there were 97.2 males. For every 100 females age 18 and over, there were 95.3 males.

There were 5,429 housing units at an average density of 585.6 per square mile, of which 2,347 (49.3%) were owner-occupied, and 2,412 (50.7%) were occupied by renters. The homeowner vacancy rate was 1.8%; the rental vacancy rate was 6.5%. 6,130 people (47.0% of the population) lived in owner-occupied housing units and 6,891 people (52.8%) lived in rental housing units.

Summerland is a census-designated place (CDP) in Santa Barbara County, California, United States. The population was 1,448 at the 2010 census, down from 1,545 at the 2000 census. The town includes a school and a Presbyterian Church. There are many small businesses.

In the 1890s, oil development began in the coastal area of Summerland, at the Summerland Oil Field. Numerous wooden oil derricks were built on the beach, and on piers stretching into the ocean. The world's first offshore oil well, drilled into the sea floor, was at this location. Production at this beach area peaked before 1910, although most of the rigs remained into the 1920s. Peak production from the onshore portion of the Summerland Field did not actually occur until 1930; the last oil was pumped from the nearshore region in 1940. In 1957, Standard Oil Co. of California (now Chevron) found the large Summerland Offshore Oil Field, several miles offshore, which was shut down in the 1990s.

In January 1969, a blowout at the Dos Cuadras Field, about five miles offshore, caused the Santa Barbara Oil Spill, a formative event for the modern environmental movement. Summerland is located at 34°25'17"N 119°35'45"W (34.421395, -119.595969).[6] It is on the coast directly east of the city of Santa Barbara and west-northwest of the city of Carpinteria, and is almost entirely surrounded by the unincorporated community of Montecito. Summerland has a significantly higher population density than the surrounding area. U.S. Route 101 goes through Summerland.

According to the United States Census Bureau, the CDP has a total area of 2.0 square miles, of which, 2.0 square miles of it is land and 0.33% is water. The 2010 United States Census reported that Summerland had a population of 1,448. The population density was 727.9 people per square mile. The racial makeup of Summerland was 1,295 (89.4%) White, 3 (0.2%) African American, 7 (0.5%) Native American, 41 (2.8%) Asian, 6 (0.4%) Pacific Islander, 51 (3.5%) from other races, and 45 (3.1%) from two or more races. Hispanic or Latino of any race were 192 persons (13.3%).

The Census reported that 1,448 people (100% of the population) lived in households, 0 (0%) lived in non-institutionalized group quarters, and 0 (0%) were institutionalized. There were 687 households, out of which 128 (18.6%) had children under the age of 18 living in them, 270 (39.3%) were opposite-sex married couples living together, 55 (8.0%) had a female householder with no husband present, 23 (3.3%) had a male householder with no wife present. There were 54 (7.9%) unmarried opposite-sex partnerships, and 9 (1.3%) same-sex married couples or partnerships. 230 households (33.5%) were made up of individuals and 62 (9.0%) had someone living alone who was 65 years of age or older. The average household size was 2.11. There were 348 families (50.7% of all households); the average family size was 2.68.

The population was spread out with 211 people (14.6%) under the age of 18, 119 people (8.2%) aged 18 to 24, 315 people (21.8%) aged 25 to 44, 546 people (37.7%) aged 45 to 64, and 257 people (17.7%) who were 65 years of age or older. The median age was 49.2 years. For every 100 females there were 92.0 males. For every 100 females age 18 and over, there were 88.6 males.

There were 823 housing units at an average density of 413.7 per square mile of which 362 (52.7%) were owner-occupied, and 325 (47.3%) were occupied by renters. The homeowner vacancy rate was 3.2%; the rental vacancy rate was 9.7%. 790 people (54.6% of the population) lived in owner-occupied housing units and 658 people (45.4%) lived in rental housing units.

#### *Density Per Jurisdiction*

Carpinteria is 1,406 per square miles while Summerland is 728 per square miles. The Benchmark established by NFPA 1710/1720 Standards would classify Carpinteria as a suburban area and Summerland a rural area if the fire district was not combined. For the purposes of this study, Diamante used the suburban benchmark which included:

Suburban- an incorporated or unincorporated area with a population of 10,000 to 29,999 and/or a population density of 1,000 to 2,000 per square mile:

	1 <sup>st</sup> unit	2 <sup>nd</sup> unit	Balance of 1 <sup>st</sup> alarm	Performance
Benchmark	5 minutes	8 minutes	10 minutes	90%

The benchmark is designed to provide a department with guidance on standard variations to travel time for response used in the Center on Fire Accreditation International. Variations to these timeframes are typically addressed in a Standards of Cover Document. The matrix draws on existing promulgates standards, particularly NFPA 1710 and 1720. The time ranges only relate to travel time; they do not include notification/alarm processing or turnout time. It is estimated that the Carpinteria-Summerland Fire Protection District protects 6,252 housing units per 2010 census.

### **III. Carpinteria-Summerland Climatic Conditions**

Carpinteria- Summerland climate is mild during summer when temperatures tend to be in the 60's and cool during winter when temperatures tend to be in the 50's.

The warmest month of the year is August with an average maximum temperature of 76.70 degrees Fahrenheit, while the coldest month of the year is January with an average minimum temperature of 44.70 degrees Fahrenheit. Temperature variations between night and day tend to be fairly limited during summer with a difference that can reach 17 degrees Fahrenheit, and fairly limited during winter with an average difference of 19 degrees Fahrenheit.

The annual average precipitation at Carpinteria-Summerland is 31.15 Inches. Winter months tend to be wetter than summer months. The wettest month of the year is

February with an average rainfall of 8.42 Inches.

*Normal Climate-Normal Temperatures*

(SANTA BARBARA Weather station, 9.38 miles from Carpinteria)

Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
Max °F	64.5	65.4	66.1	69.2	69.6	72.1	75.1	76.7	75.2	73.3	68.9	65.3	70.1
Mean °F	54.6	56.1	57.2	59.7	61.3	64.0	66.9	68.1	66.9	64.1	59.0	55.0	61.1
Min °F	44.7	46.7	48.3	50.1	53.0	55.8	58.6	59.5	58.5	54.9	49.0	44.7	52.0

*Normal Precipitation*

(JUNCAL DAM Weather station, 5.69 miles from Carpinteria)

Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
Inch	6.52	8.42	6.24	1.50	0.68	0.08	0.04	0.03	0.41	0.95	2.19	4.09	31.15

*Regional Topography*

The Fire District is located in the Carpinteria Valley of southeastern Santa Barbara County. The Carpinteria Valley is bounded to the east, north and northwest by the foothills of the Santa Ynez Mountains and to the south and west by the Pacific Ocean. The peaks and ridges of the adjacent foothills bounding the Carpinteria Valley range from approximately 600 to 2,000 feet above mean sea level (MSL). Elevations of the valley floor range from sea level to approximately 130 feet above MSL. In general, topography of the Carpinteria Valley area slopes towards the south to southwest.

Average topographic gradients range from 0.01 to 0.02 feet per foot within the valley except in the beach areas of the eastern portion of the valley, where uplifted marine terraces form steep cliffs ranging from 25 to 120 feet high rising from the beach.

Several small drainages cross the Carpinteria Valley draining the adjacent highlands to the north. These drainages (listed from west to east) include the Toro Canyon Creek, Arroyo Paredon, Santa Monica Creek, Franklin Creek, and Carpinteria Creek.

*ISO rating*

The Insurance Services Office Inc. (ISO) is the property/casualty insurance industry's leading supplier of statistical, actuarial, underwriting, and claims data. Their analytic and decision support services help customers compete effectively in insurance premium and rate offers. ISO serves insurers, reinsurers, agents, brokers, insurance regulators, risk managers, and other participants in the property/casualty insurance marketplace.

The ISO interacts with local Fire Departments by periodically reviewing their Public Protection Classification (PPC). This PPC is used by some, but not all, insurance providers as a factor in commercial fire insurance rates and premiums.

### *Property Protection Classifications*

The PPC is expressed on a scale of 1 to 10 with one (1) being the highest classification. The PPC is also expressed in two numbers if the Fire Department services any structures that are more than 5 road miles from a staffed Fire Station. ISO will develop a PPC based on their trademarked Fire Suppression Rating Schedule (FSRS). Their FSRS looks at four broad categories. Those categories are:

Needed Fire Flow – Buildings within the jurisdiction requiring basic water flows necessary for fire suppression.

Receiving and Handling Fire Alarms – Telephones, Radios and Dispatching Systems.

Fire Department – Equipment, Staffing, Training, and Distribution of Fire Companies.

Water Supply – Hydrants, hydrant maintenance and amount of available water compared to the water needed for fire suppression.

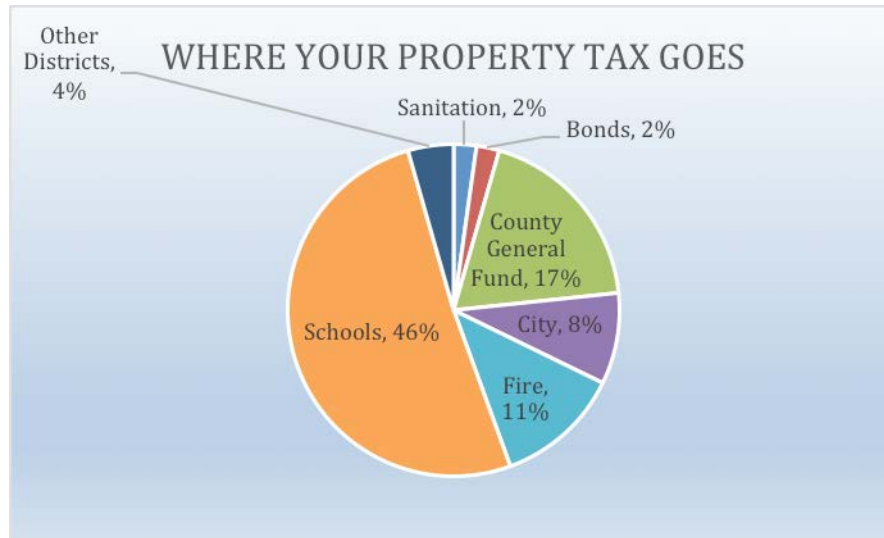
The Carpinteria–Summerland Fire Protection District was last classified in 2012. At that time, the District’s PPC was a 5/9. A 5 is in the top 28% percentile of Fire Departments nationwide. The 9 indicates the PPC to structures outside the 5-road miles from an established Fire Department with a credible dispatch center. Currently the Fire Chief and staff are working with the ISO to determine if they can regain their classification of a 4/9 they earned in 1990.

If the District was able to purchase, staff and house an aerial ladder apparatus, they may have a good chance of improving their classification. The District is responsible to provide fire protection to more than 6-commercial structures above 35 ft. in height. Without a truck within 5-road miles, CSFPD cannot earn the required credits to reach an ISO Classification 3 or below. Currently the District has an automatic aid agreement with the City of Santa Barbara (closest truck company) to respond the aerial apparatus on all of the first alarm commercial structure fires.

## **IV. Funding Sources and Restrictions**

The Carpinteria-Summerland Fire Protection District revenue and expenditures are divided into three separate funds held by the Santa Barbara County Treasurer. They are the General Fund, Capital Replacement Fund and the Capital Improvement Fund



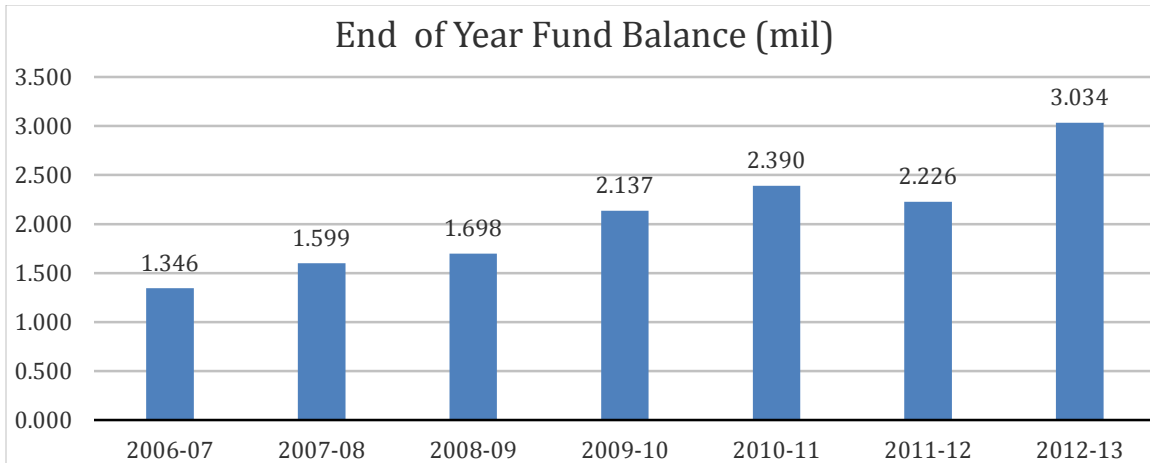


#### *Fire District Revenue*

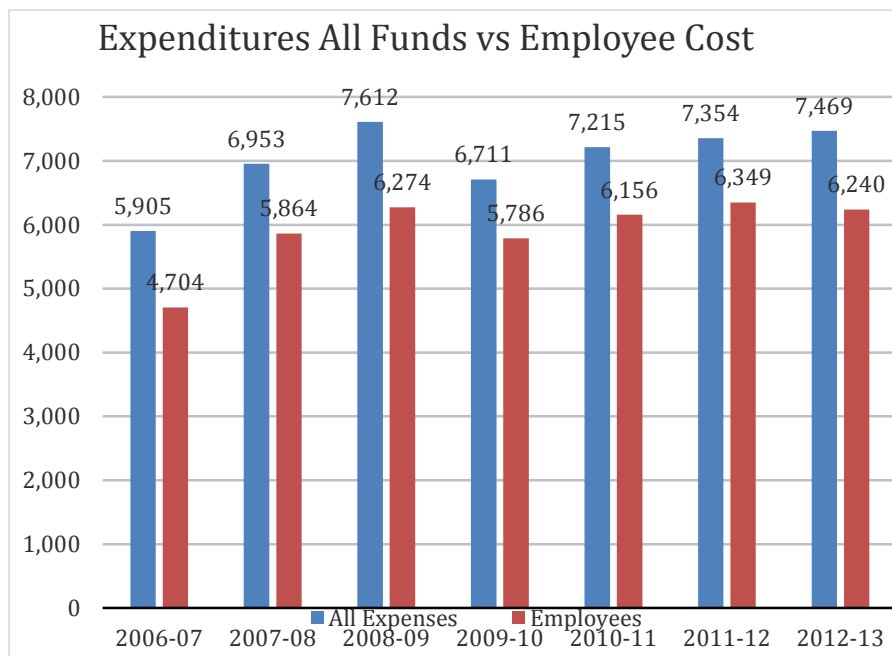
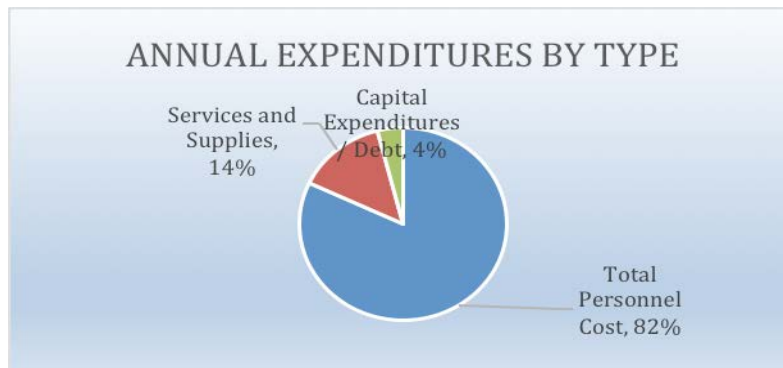
As a non – enterprise Independent Fire Protection District the vast majority of funding comes from tax upon the value fixed property. The Fire District does not receive any “pass through” tax funding from either the City of Carpinteria or the County of Santa Barbara. In addition 5% of the funding comes from fees for fire prevention / planning services. The fire suppression, paramedic and rescue services are all tax funded. The Fire District does not charge for any services rendered to the citizens of the Fire District.

Revenues for operating the Fire District only increase if property values are added or increased. Due to Proposition 13, tax upon existing property does not increase unless the property is sold. From 2003 until 2008 the Fire District gained revenue at a very impressive rate. During that time the revenue for the Fire District increased by 54% from \$4.305 mil in 2004 to \$6.329 in 2008.

During the period of the next 5 years the revenue only increased by 10% from \$6.328 mil in 2008 to \$6.981 mil in 2013.



The District has a very modest debt currently. Annual debt service accounts for only 1/10<sup>th</sup> of 1% of the annual expenditures.



## **V. Carpinteria-Summerland Fire Protection District Fire Stations**

**Station 1** is located at 911 Walnut Avenue in Carpinteria, and was built in 1968. Prior to that time, it was always located within the same block as today, in a structure fondly referred to as "the red barn."



Fire Station 1 houses the following apparatus:

2009 Type 1 Engine (Structure)  
2003 Type 3 Engine (Brush)  
1996 Type 1 Engine (Reserve)  
2006 utility pick up with 2008 Wave Runner (Surf rescue)  
2006 4X4 pick up  
2007 step side pick up  
2008 Command Vehicle

Staffing:

4 Person Engine Company consisting of:

- 1 Captain
- 1 Engineer
- 1 Firefighter Paramedic
- 1 Firefighter Paramedic or Firefighter
- 1 Battalion Chief

Station 1 also has the following support features:

- 1000 gallons of diesel fuel
- 500 gallons of gasoline
- 40KW propane powered generator
- Hose drying tower

**Station 2** is (and always has been) located at 2375 Lillie Avenue in Summerland, undergoing remodeling in the late 1960s



Fire Station 2 houses the following apparatus:

2013 Type 1 engine (Structure)

2001 Type 1 engine (OES mutual aid engine)

Staffing:

4 Person Engine Company consisting of:

- 1 Captain
- 1 Engineer
- 1 Firefighter Paramedic
- 1 Firefighter (this position is sometimes dropped due to staffing patterns)

Administration is located at 1140 Eugenia Place, Suite A, Carpinteria



#### Staffing:

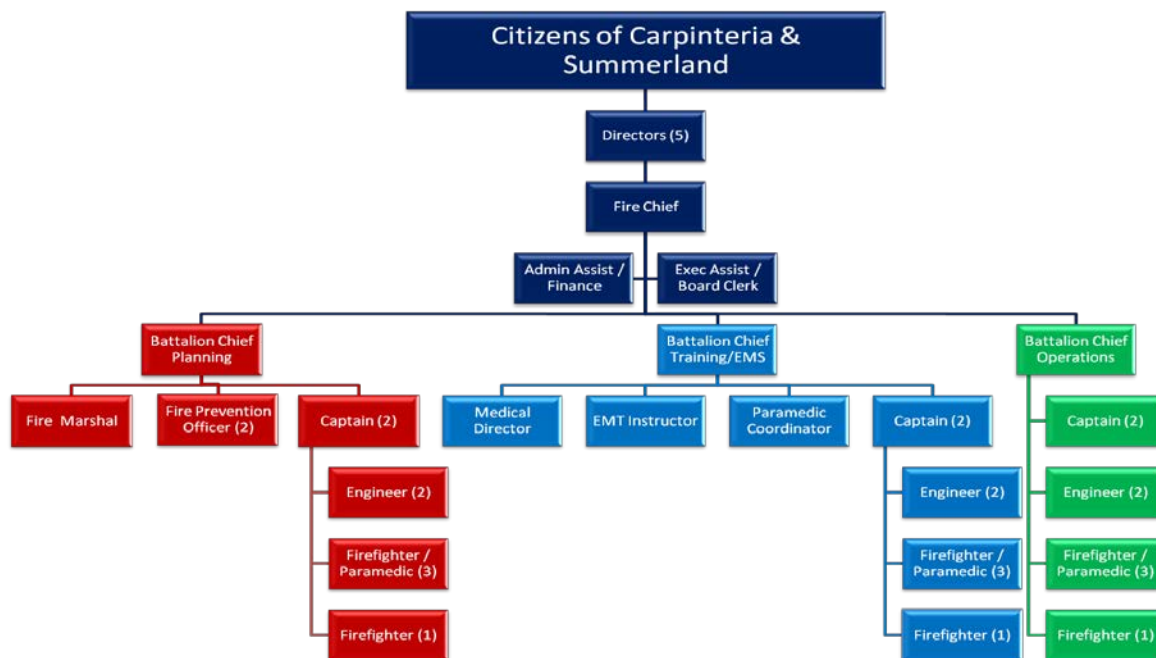
- 1 Fire Chief
- 1 Executive assistant/Clerk of the Board
- 1 Administrative assistant/Finance
- 1 Fire Marshal
- 1 Fire Prevention Officer
- 1 Part time Fire Prevention Officer/Vegetation Management

#### *Administration of the Fire District*

The Fire District is governed by 5 elected officials. The Administration Division is directed by Fire Chief Michael D. Mingee. Administration is responsible for planning, directing and evaluating the functions of the Fire District. Financial administration and budget preparation are included in the responsibilities of the Administration Division. Formal Labor/Management relations are the responsibility of the Administrative Division which includes collective bargaining and issues that arise during employee contracts.

The Fire Chief acts as staff to the Board of Directors. The Fire Chief acts as Fire Chief and Department Head in the City of Carpinteria. The Administration Division Executive Assistant is responsible for the functions of the Clerk of the Board and general Human Resource management. The Administrative Assistant of Finance is responsible for accounts receivable and payable including fire prevention and fire mitigation fees.

#### *Carpinteria-Summerland Organizational Chart*



### *Alarm Assignments*

The Carpinteria-Summerland Fire Protection District has outlined specific emergency response for specific events. Dispatch is done by the South Coast Public Safety Dispatch Center. Upon receipt of alarms apparatus and all personnel shall be enroute within 80 seconds from the receipt of alarm for fire and traffic collisions (donning PPE) and 60 seconds from receipt of alarm for medical emergencies.

ME designates Medic Engine, 61 is the engine out of Station 1, 62 is the engine out of Station 2. The Type 3 engine out of Station one is designated Medic Engine 361. First alarm mutual aid is provided by Ventura County Engine 25 and from Montecito Fire Protection District Engine 91.

<b>Event</b>	<b>Number of Engines CSFPD</b>	<b>Number of Engines Mutual Aid</b>	<b>Chief Officer</b>
Structure	2	2	1
Grass / Brush	1 structure/ 1 brush	2	1
Medical	1	-	-
Rescue	1	-	1
Water Rescue	2	2	1
Vehicle accident surface streets	1	-	1
Vehicle accident on 101	1	1	1
Vehicle fire	1	-	1
Misc.	1	-	1

Significant high-risk hazards within the Carpinteria-Summerland Fire Protection District include:

- Highway 101 secondary transportation corridor for transportation between Northern and Southern California;
- Union Pacific Rail lines which dissects the Fire District;
- Significant earthquake and tsunami induction zones;
- Veneco Oil Company the on shore processing of natural gas;

- Numerous commercial nurseries with pesticide/herbicides and insecticides;
- 800 structures within the Wildland Urban Interface high fire hazard areas.

*Build-out Potential- City of Carpinteria\**

*Residential Units (based on 200 census data)*

	2000	2000	2001-2003	2001-2003	Build-out	Build-out
<b>Housing Units Estimate</b>	<b>Units</b>	<b>% of total</b>	<b>Units</b>	<b>% of total</b>	<b>Units</b>	<b>% of total</b>
Single Detached	2151	39.4	2152	39.3	2241	35.5
Single Attached	422	7.7	422	7.7	783	12.4
Multiple 2-4	520	9.5	523	9.6	821	13.0
Multiple 5+	1431	26.2	1431	26.2	1526	24.1
Mobile Homes	940	17.2	940	17.2	950	15.0
<b>Total</b>	<b>5464</b>	<b>100</b>	<b>5468</b>	<b>100</b>	<b>6321</b>	<b>100</b>

*Commercial/Industrial Square Footage*

	2000	2000	2001-2003	2001-2003	Build-out	Build-out
	<b>Square Feet</b>	<b>% of total</b>	<b>Square feet</b>	<b>% of total</b>	<b>Square Feet</b>	<b>% of total</b>
Commercial	889,187	40	967,771	37.6	1,164,356	42
Industrial	1,332,561	60	1,607,920	62.4	1,607,920	58
<b>Total</b>	<b>2,221,748</b>	<b>100</b>	<b>2,575,691</b>	<b>100</b>	<b>2,772,276</b>	<b>100</b>

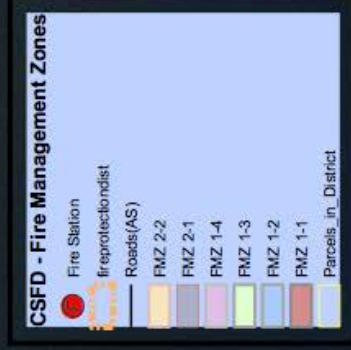
\* City of Carpinteria General Plan and Local Coastal Plan Land Use Element



The map displays the Fire Management Zones for the CSFD. The zones are color-coded and labeled as follows:

- Fire Station 1** (Red dot)
- Fire Station 2** (Red dot)
- Fire Station 3** (Red dot)
- Fire Management Zones (FMZ):**
  - FMZ 1-1 (Light blue)
  - FMZ 1-2 (Dark blue)
  - FMZ 1-3 (Light green)
  - FMZ 1-4 (Pink)
  - FMZ 2-1 (Light purple)
  - FMZ 2-2 (Light orange)
  - FMZ 3-1 (Dark purple)
  - FMZ 3-2 (Dark green)
  - FMZ 3-3 (Dark blue)
  - FMZ 3-4 (Dark red)
  - FMZ 4-1 (Light blue)
  - FMZ 4-2 (Dark blue)
  - FMZ 4-3 (Light green)
  - FMZ 4-4 (Pink)
- Roads (AS)** (Black line)
- Parcels in District** (Thin black lines)

A scale bar indicates distances from 0 to 4 miles. A north arrow is located in the top right corner.





*Carpinteria Fire Management Zone Average Response Times for First Arriving Units  
1,010 day analysis*

Fire Management Zone	Average Response Time	Number of Calls
1-1	4:54	1,155
1-2	5:56	815
1-3	12:41	293
1-4	8:33	96
2-1	10:49	101
2-2	6:40	592

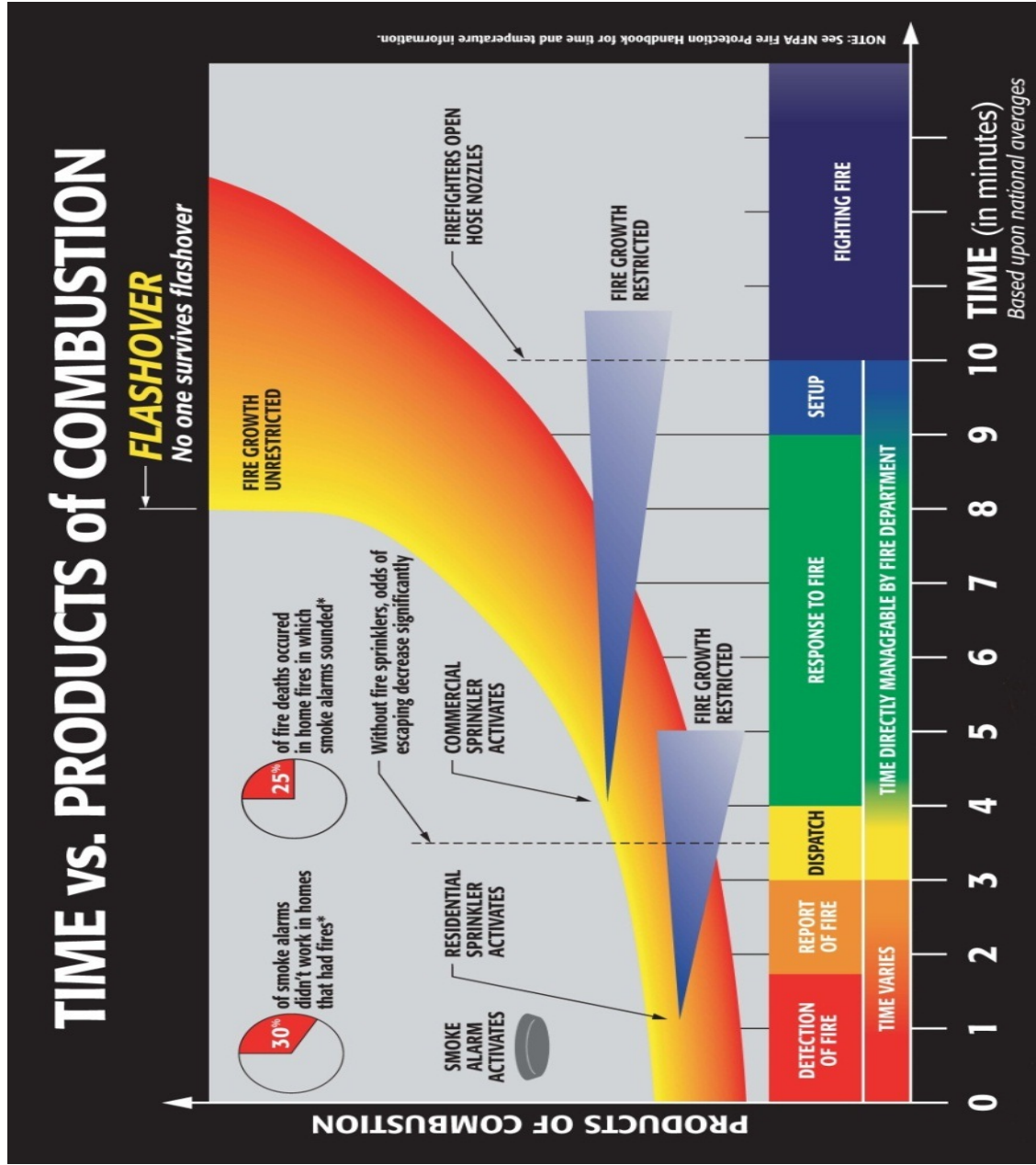
*\*January 13, 2011 to November 17, 2013- 1,010 days of analysis*

**VI. Fire Growth in Relation to Fire Station Locations**

A significant consideration when placing fire stations is a phenomenon in structure fires known as “flashover”. When a fire grows in size, it gives off temperatures that heat other objects near the fire. At some point in the time-temperature curve, all of the objects in the fire room reach their ignition temperature and ignite. The entire room bursts into flames, and the temperature rises to a point where no person can survive, including firefighters. This is flashover.

The NFPA Fire Protection Handbook states: “During flashover, however, the temperature rises very sharply to such a level that survival of persons still in the room at that stage becomes unlikely. Thus the time interval between the start of the fire and the occurrence of flashover is a major factor in the time that is available for safe evacuation of the fire area.” The development of fire conditions to reach the point of flashover is a function of temperature rise over time.

Therefore, a sufficient number of fire stations strategically located to provide quick response times could reduce the incidence of flashover, thus saving lives and property. As shown in the graph, flashover can occur within 9 to 11 minutes of the start of a fire. Locating fire stations to provide a total response time of six to seven minutes is advantageous, as firefighters need time after arrival to setup, lay fire hose, and gain access to the seat of the fire before they can actually begin to search for trapped occupants or extinguish the fire. This is where having enough fire stations strategically located and apparatus staffed with a sufficient number of firefighters proves to be advantageous.



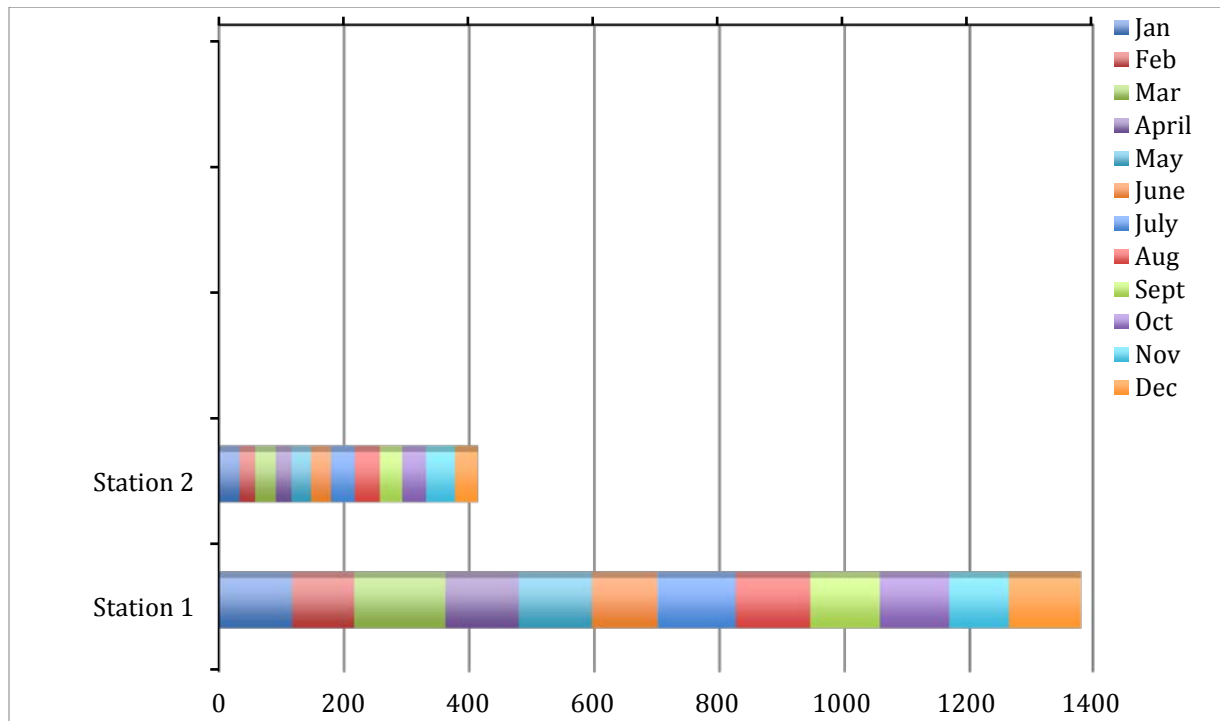
*Calls by Type- 1999-2012*

<b>Year</b>	<b>EMS calls</b>	<b>Fire calls</b>	<b>Hazardous conditions</b>	<b>Miscellaneous calls</b>	<b>Total calls</b>
1999	574	74	165	518	1,331
2000	843	162	102	188	1,295
2001	822	66	236	217	1,341
2002	816	71	199	267	1,353
2003	887	76	198	290	1,451
2004	830	64	69	378	1,341
2005	927	60	71	369	1,427
2006	926	54	77	376	1,433
2007	911	78	76	367	1,432
2008	1,105	76	68	272	1,521
2009	1,202	67	92	203	1,564
2010	1,077	48	53	375	1,553
2011	1,103	36	41	411	1,591
2012	1,194	26	59	516	1,795

**CSFD Incident Statistics, 2012**

	Jan	Feb	Mar	April	May	June	July	Aug	Sep	Oct	Nov	Dec	ANNUAL TOTALS
Structure Fire	0	1	2	2	1	0	0	0	0	1	1	0	8
Vegetation Fire	2	2	0	0	1	1	1	1	1	1	0	0	10
Vehicle Fire	0	1	2	2	0	0	0	1	1	0	1	0	8
Other Fire	4	2	2	3	2	0	3	1	1	2	2	2	24
Medical Aid	88	78	107	87	85	93	86	90	91	93	67	103	1068
Rescue	2	1	3	0	3	0	5	5	0	0	0	0	19
MVA	14	7	12	10	8	3	8	7	9	11	14	4	107
Hazardous Condition	3	3	14	7	4	2	5	4	4	4	6	3	59
Public Service Assist	9	12	13	12	6	10	16	11	16	6	13	14	138
False Alarm/CER	13	7	5	10	35	26	38	30	21	28	36	28	277
Good Intent Call	15	10	19	9	3	2	1	9	3	3	2	1	77
Monthly Totals	150	124	179	142	148	137	163	159	147	149	142	155	1795
<b>STATION BREAKDOWN</b>													
Station 1 # of Calls	117	99	146	117	117	105	125	119	111	111	96	118	1381
Station 2 # of Calls	33	25	33	25	31	32	38	40	36	38	46	37	414
Station 1 Percentage	78%	80%	82%	82%	79%	77%	77%	75%	76%	74%	68%	76%	77%
Station 2 Percentage	22%	20%	18%	18%	21%	23%	23%	25%	24%	26%	32%	24%	23%
<b>AUTO AID BREAKDOWN</b>													
Auto Aid Given	14	5	8	5	3	1	4	10	4	8	7	7	76
Auto Aid Given %	9%	4%	4%	4%	2%	1%	2%	6%	3%	5%	5%	5%	4%
Auto Aid Received	4	5	8	8	7	2	3	4	2	4	5	3	55
Auto Aid Received %	3%	4%	4%	6%	5%	1%	2%	3%	1%	3%	3%	4%	3%

### Call Volume by Station- 2012



### Performance Measurements

- Distribution
- Concentration
- Reliability
- Comparability

### Summerland Existing Fire Station Deficiencies

The current Summerland Fire Station has been the subject of two Santa Barbara County Civil Grand Jury reports regarding the seismic status of the County's critical infrastructure. The original Fire Station building that still houses the fire apparatus was constructed in 1925. The supporting stem wall of the structure is crumbling and the apparatus garage is shifting from its foundation. The living quarters of the existing station were built in 1964. At that time, the Fire Department was staffed with a combination of career and volunteer firefighters. Both the apparatus garage and living quarters were not designed to facilitate modern municipal fire department operations. In fact, the current fire engines are much larger than in the past and do not fit in the station. Servicing, testing and cleaning the apparatus requires that the truck be removed from the building and parked outside, extending into the Coastal Bike Route, a Class III bike lane, and partially onto Lillie Avenue, Summerland's main commercial corridor. Pedestrians are required to exit the sidewalks and walk around the existing station as they travel by foot on the south side of the street. The southern side of the station is adjacent to the Caltrans right-of-way for Highway 101 and the Evans Avenue off-ramp

exiting from Highway 101, which is less than 10-feet from the rear of the existing fire station. All of these factors make the current fire station site extremely unreliable and unsafe for its occupants and hence for the community as a whole.

#### *Carpinteria Existing Fire Station Deficiencies*

The station does not currently meet seismic standards nor does it reflect the Occupational Safety and Health Administration (OSHA) standards including disinfection facilities for EMS calls. This station does not have a training tower for District firefighters so the units must be taken out of service or overtime paid to use The City of Santa Barbara's training facility. The existing station is cramped for apparatus space, which limits the ability to store specialized equipment indoor. The Fire District currently provides Emergency Operations Center (EOC) for the City, which could be handled better in a larger fire station with emergency power, and sleeping and kitchen facilities for long term operations.

#### *Fire Station Building Considerations*

Fire stations represent a major capital investment in the community and are unique buildings. The building code classifies a fire station as a storage facility, but people live in them, which makes them unique structures. Fire stations are in use 24/7, contain the mixed-use functions of storage of motorized apparatus, storage of hazardous chemicals, and use as a business office, contain cooking operations, and overnight accommodations for on-duty crews. Fire stations are part of the community's critical infrastructure and station security should be part of the community's homeland security plan. Fire stations should be capable of continuous operation during disasters. As a rule of thumb, fire stations have a useful designed life of approximately fifty years.

Modern fire apparatus is larger and heavier than apparatus designed twenty years ago. Innovations including high side compartments, mechanical/hydraulic ladder racks, topside storage compartments, elevated waterways, aerial ladders, platforms, and on-board foam systems have resulted in larger, wider, and taller apparatus. The use of polyethylene water tanks has increased the amount of water that a fire truck can carry, which in turn increases the weight, which means bay floors must be capable of supporting heavier fire trucks. The maximum height of a fire truck is 13' 6", but not all fire trucks are that height. Depending upon the amount of storage space desired and the amount of water carried, most fire pumpers are at least twenty-four feet long, with lengths of thirty-two feet being common. Aerial ladder trucks and platforms are longer. Aerial ladder trucks have lengths starting around thirty-nine feet, and platforms have lengths starting around forty-seven feet.

A fire station is an essential facility for the community and should be self-sufficient for major emergencies (power outages, weather events, etc.) and immediately available for occupancy following an earthquake of a magnitude possible for the community. When constructing or renovating fire stations, the primary concern should be for the safety of

the personnel who must call this place home for 24-hours at a time.

Applicable codes for fire station facilities include **NFPA 1 Uniform Fire Code**, **NFPA 1500 Standard on Fire Department Occupational Safety and Health Program**, and **NFPA 1581 Standard on Fire Department Infection Control Program**.

*National Fire Protection Associations Standards*

**NFPA 1:13.3.2.3** - *New buildings housing emergency fire, rescue, or ambulance services shall be protected throughout by approved automatic sprinkler systems.* Sprinkler systems are the most valuable tool in life safety, and property preservation. If we want to preach home fire sprinklers for individual residences, why would we not want to sprinkle our own facilities? Do not forget about cooking equipment. Per NFPA 1:50 cooking equipment used in processes producing smoke or grease-laden vapors shall be equipped with a hood and suppression system.

**NFPA 1500:9.1.3** - *All existing and new fire stations shall be provided with smoke detectors in work, sleeping, and general storage areas.*

**NFPA 1500:9.1.3.1** - *When activated, these detectors shall sound an alarm throughout the fire station.*

**NFPA 1500:9.1.4** - *All existing and new fire department facilities shall have carbon monoxide detectors installed in locations in sleeping and living areas, such that any source of carbon monoxide would be detected before endangering the members.* Fire alarms in stations are required.

**NFPA 1500:9.1.6** - *The fire department shall prevent exposure to fire fighters and contamination of living and sleeping areas to exhaust emissions.*

**NFPA 1500:9.1.2** - *Fire departments shall provide facilities for disinfecting, cleaning, and storage in accordance with NFPA 1581, Standard on Fire Department Infection Control Program.*

**NFPA 1581:5.7\*** - *Fire departments that provide emergency medical services shall provide or have access to disinfecting facilities for the cleaning and disinfecting of emergency medical equipment.*

**NFPA 1581:A5.7.1** - *Where the fire department provides only emergency medical services at the first responder level, there should be at least one disinfecting facility available. Where the fire department provides basic life-support or advanced life-support emergency medical services, there should be a disinfecting facility in each fire station from which such services are provided.* This is a must have to prevent the transmission of harmful and deadly diseases and pathogens.



**NFPA 1500:9.2.1** - *All fire department facilities shall be inspected at least annually to provide for compliance with Section 9.1.*

**NFPA 1500:9.2.2** - *Inspections shall be documented and recorded.*

**NFPA 1500:9.2.3** - *All fire department facilities shall be inspected at least monthly to identify and provide correction of any safety or health hazards. Annex G of NFPA 1500 provides a detailed inspection checklist that should serve as a model for fire department facility inspections.*

*Regulatory considerations for the relocation of the Summerland Fire Station\**

- Santa Barbara County Coastal Land Use Plan Considerations

**Coastal Plan Policy 2-4:** *Within designated urban areas, new development other than that for agricultural purposes shall be serviced by the appropriate public sewer and water district or an existing mutual water company, if such service is available.*

**Coastal Plan Policy 2-6:** *Prior to the issuance of a development permit, the County shall make the finding, based on information provided by environmental documents, staff analysis and the applicant, that adequate public or private services and resources (i.e., water, sewer, roads, etc.) are available to serve the proposed development.*

**Coastal Plan Policy 3-13:** *Plans for development shall minimize cut and fill operations. Plans requiring excessive cutting and filling may be denied if it is determined that the development could be carried out with less alteration of the natural terrain.*

**Coastal Plan Policy 3-14:** *All developments shall be designed to fit the site topography, soils, geology, hydrology, and any other existing conditions and be oriented so that grading and other site preparation is kept to an absolute minimum. Natural features, landforms, and native vegetation, such as trees, shall be preserved to the maximum extent feasible. Areas of the site which are not suited to development because of known soil, geologic, flood, erosion or other hazards shall remain in open space.*

**Coastal Plan Policy 4-7:** *Utilities shall be placed underground in new developments in accordance with the rules and regulations of the California Public Utilities Commission, except where cost of undergrounding would be so high as to deny service.*

**Coastal Plan Policy 4-2:** *All commercial, industrial, and planned developments, shall be required to submit a landscaping plan to the County for approval*

**Coastal Plan Policy 4-4:** *In areas designated as urban on the land use plan and in designated rural neighborhoods, new structures shall be compatible with the scale and*



*character of the existing community. Clustered development, varied circulation patterns, and diverse housing types shall be encouraged.*

*Summerland Community Plan (SCP)*

**SCP Policy WAT-S-2:** *Prior to approval of any discretionary project which would result in a net increase in water use, a finding shall be made that the existing water supply available is sufficient to serve existing commitments.*

**SCP Policy GEO-S-4:** *Excessive grading for the sole purpose of creating or enhancing views shall not be permitted*

**SCP Policy BIO-S-5:** *The use of drought-tolerant and native landscaping shall be encouraged, especially in parks and designated open space.*

**SCP Policy VIS-S-1:** *Prior to the issuance of a Coastal Development Permit or Land Use permit, all plans for new or altered buildings or structures shall be reviewed by the County BAR.*

**SCP Policy VIS-S-3:** *Public views from Summerland to the ocean and from the Highway to the foothills shall be protected and enhanced. Where practical, private views shall also be protected.*

**SCP Policy VIS-S-4:** *New development in Summerland shall be compatible with and shall enhance the community's architectural character.*

**SCP Policy PRT-S-5:** *New development shall not adversely impact existing recreational facilities and uses.*

**SCP Policy CIRC-S-4:** *A determination of project consistency with the standards and policies of this Community Plan Circulation Section shall constitute a determination of consistency with Local Coastal Plan Policy #2-6 and LUDP #4 with regard to roadway and intersection capacity.*

**SCP Policy CIRC-S-5:** *The County shall strive to permit reasonable development of parcels within the community of Summerland based upon the policies and land use designations adopted in this Community Plan, while maintaining safe roadway and intersections that operate at acceptable levels.*

**SCP Policy CIRC-S-7:** *New development shall be sited and designed to provide maximum access to non-motor vehicle forms of transportation.*

**SCP Policy AQ-S-1:** *The County shall impose appropriate restrictions and control measures upon construction activities associated with each future development project,*

*in order to avoid significant deterioration of air quality.*

**SCP Policy FLD-S-1:** *In order to minimize existing community-wide flooding and drainage problems, all new development shall provide adequate drainage.*

**SCP Policy FLD-S-2:** *All new development in the Special Problems Area shall be reviewed by the Special Problems Committee and prior to issuance of Building Permit; the Committee shall make a finding that the project will not contribute to existing drainage problems and is consistent with and implements the Master Drainage Plan.*

**SCP Policy N-S-1:** *Interior noise-sensitive uses (i.e., residential and lodging facilities, educational facilities, public meeting places and others specified in the Noise Element) shall be protected to minimize significant noise impacts.*

*Article II, the Coastal Zoning Ordinance*

**6.3.1 Section 35-77A – Purpose and Intent** [of the C-1 Limited Commercial zone district] states:

*The purpose of the C-1 zone district is to provide areas for commercial activities, including both retail businesses and service commercial activities that serve the travelling public as well as the local community. This zone district allows diverse uses, yet restricts the allowable uses to those that are also compatible with neighboring residential land uses in order to protect such uses from any negative impacts such as noise, odor, lighting, traffic, or degradation of visual aesthetic values.*

**6.3.2 Section 35-191.4 – Building Height.**

*Notwithstanding the height requirements contained in individual zone districts, the height for structures within the urban area shall be 22 feet and the height for structures within the rural area shall be 16 feet. The height limitations as identified in the BAR Guidelines for Summerland must be adhered to for all development within the SUM Overlay District. For the purposes of this Section, "urban" and "rural" are as designated on the "Summerland Community Land Use Map." These height limitations shall apply except as provided for in Section 35-127, Height.*

**6.3.3 Section 35-77A.12 – Storage.**

*Areas for trash or outdoor storage shall be enclosed and screened in such a manner as to conceal all trash or stored material from public view.*

**6.3.4 Other Requested Modification(s) – Section 35-77A.7 Setbacks.**

*Front: 30 feet from centerline and 15 feet from right-of-way. Open canopies, porches, and similar unenclosed structures may extend to within five feet of the public right-of-way.*

*Side: 10 percent of the width of the lot but no less than five feet and no greater than 10 feet.*

*Rear: 10 percent of the depth of the lots, but in no case shall the rear setback be required to exceed 10 feet, except that for any lot having a rear boundary abutting a lot zoned for residential uses, the required rear yard setback shall be no less than 25 feet.*

\*SANTA BARBARA COUNTY PLANNING COMMISSION Staff Report for Summerland Community Public Safety Center 10-19-12

## **VII. Commercial Real Estate Available in Summerland**

Diamante met with two real estate agencies that deal in both commercial and residential properties within the fire district. A commercial real estate specialist from Berkshire Hathaway, Mitchell Stark discussed the possibility of a “Pocket Listing” A pocket listing is a property that is not formally for sale but for the right price the owner may sell the property. The proposed property was located on Lille Avenue in Summerland.

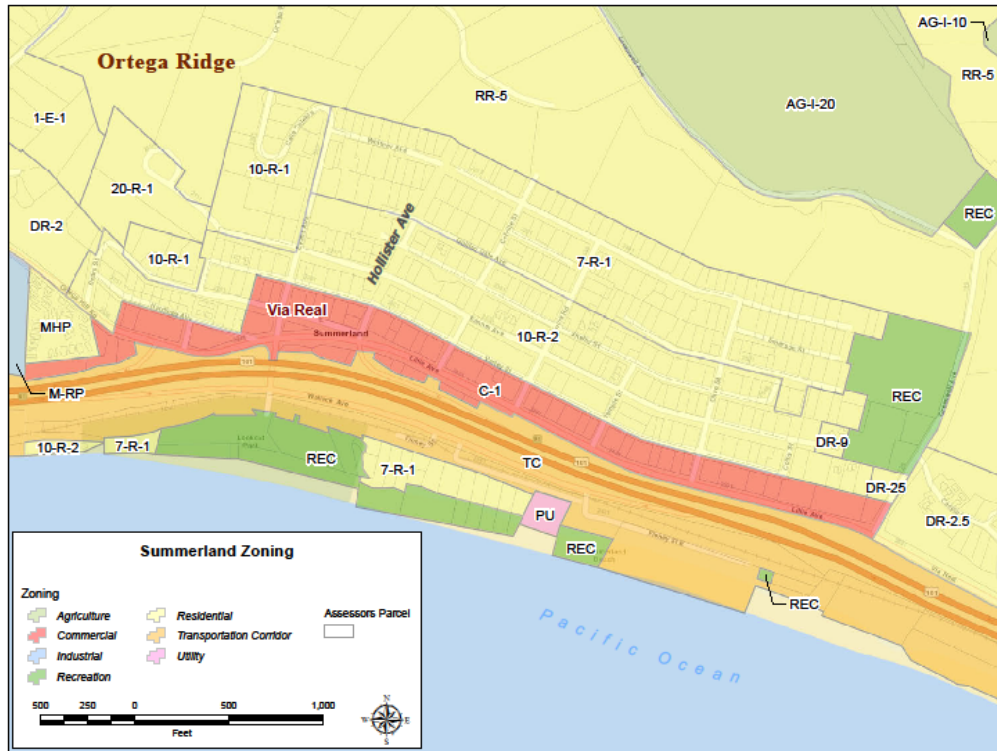
The land size was approximately 16,117 square feet with a 1,300 building on the property. The zoning for the site was C1-restricted commercial which allows retail, restaurants, service related and hospitality uses. There were several issues that would need to be overcome to seriously consider the property for a fire station site for the fire district, they include:

- The business has a long-term lease that ends in 2023; the fire district would have to buy that lease holder out of the terms and conditions of the lease.
- The property is not for sale, so the district would have to make a very respectable financial offer, it is estimated that the sales price could exceed 2 million dollars.
- The property would still need to go through the entire planning process, which would include an environmental impact report, Coastal Commission approval which would mean more time and money.
- This alternative is weak in many perspectives and does not leave the fire district with any solid alternatives.

The second realtor, Suzanne Perkins represents Sotheby’s International and stated that there were no commercial properties for sale within the Summerland commercial zone, she provided a great historical perspective on properties and that most commercial

properties would command a minimum of 2 million dollars and require extensive zoning to build a fire station.

*Summerland Zoning (Commercial Zone noted in Red along Lillie Ave.)*



#### *Regional Real Estate and Economic Forecast*

This forecast was provided by the 6<sup>th</sup> annual Radius Real Estate & Economic Forecast held on October 31, 2013. Commercial real estate has experienced some of the same positive effects as investors and owner/users have become more confident in the market and, again, financing has remained a bargain. Locally, inventory has not increased appreciably due to the political and environmental constraints on development in the South Coast, so as the market heats up; buyers are looking at a shrinking supply of product to purchase.

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### *Carpinteria Office Space*

Carpinteria's office vacancy dropped back down from the second quarter's high 20.9% to just about 16.0% by the end of the 3rd Quarter, while lease rates increased slightly from \$1.51/SF Gross to \$1.52/SF Gross.

There were just two Carpinteria office leases completed during the 3rd Quarter, one for 12,769 SF to Procor who relocated from Montecito to 6309 Carpinteria Ave., and another for 4,900 SF to Organic Certifiers. The real question for Carpinteria's office market remains whether CKE will renew their 88,000 SF lease on the bluffs at 6307 Carpinteria Ave. In an office/R&D market totaling just 500,000 SF, losing a tenant this size could have a dramatic effect on Carpinteria's vacancy and lease rates. Additionally, the high quality office building located at 5464 Carpinteria Ave. which not long ago was fully leased is now about 50% vacant following Microsoft's departure from the Carpinteria market.

### *Carpinteria Industrial Space*

The Carpinteria market remained extremely tight as vacancy continued downward from 3.8% at the end of the 2nd Quarter to 3.74% at the end of the 3rd Quarter. Lease rates increased only slightly from \$1.19/SF to \$1.21/SF Gross. With very little industrial inventory available in Carpinteria, we saw just one completed deal during the 3rd Quarter. Although recent lease activity has been almost non-existent, it's worth noting that vacancy has plummeted from above 14% to less than 4% in just three years, due in part to the expansions of companies such as Nusil and Lynda.com.

### *Regional Commercial Sales Which Exclude Apartments.*

There is a significant shift in storyline in the world of commercial sales in the South Coast. This appears to be the year of the investor. In recent years, owner/occupants have represented the majority of transactions. But through the 3rd Quarter of 2013, 38 of the 58 sales to date (65%) were investor sales. The surge is not surprising. Bank lending is aggressive and quality assets in limited-inventory markets like Santa Barbara are in high demand. Notable transactions include the sale of three hotels including the Bacara, The Holiday Inn in Goleta and the Hyatt on Santa Barbara's West Beach.

Also worth noting is a considerable uptick in development/repositioning deals, which have been almost non-existent over the past few years. Already in 2013 we have seen about half a dozen development deals including entitled housing projects, a new spec retail building at 528 Anacapa St. (French Press), and a new gas station. While that may not sound particularly significant, investors and lenders clearly are back in a space that was dead a couple of years ago.

Currently there is tremendous scarcity of product for quality, stabilized properties, helping explain why more than a third of the transactions in 2013 were off market deals. This shortage of inventory has depressed commercial capitalization rates in the region,

dropping from an average CAP rate of 6.18% in 2012 to 5.63% in 2013. A recent survey by the publication *National Real Estate Investor* found that commercial CAP rates nationally average 6.91% which is the lowest level since 1997. Santa Barbara investors not only must compete amongst a very deep pool of buyers but ultimately accept lower overall yields and returns to get in this market.

Santa Barbara is a built out town in Coastal California drawing in buyers from all corners of the globe including pension funds, LA developers, foreigners and institutions. This is a common theme nationally as core, Main Street type assets are seeing sub 5% CAP rates and in some cases sub 4% CAP transactions throughout the country. There are certain properties that have been on the market for extended periods of time such as 5464 Carpinteria Ave., a 52,000 SF office building which sits 50% vacant. This is a prime example of a quality asset that is not stabilized due to high office vacancy plus a very quiet leasing market.

Still, while no longer dominating in the overall number of transactions, the owner/user market remains active with the SBA loan program continuing to offer compelling 10% down and interest rates as low as the high 4's. While many businesses remain interested in purchasing their own buildings, a significant amount of demand has been satisfied in the last several years. It should also be noted that the number of sales transactions through the 3rd Quarter is up, at 58 total deals compared to 50 during the first three quarters of 2012. Similarly, total volume this year is up, at about \$246 million compared to \$208 million during the same time period in 2012.

The continued demand for AAA, stabilized assets will continue as there remains significant cash on the sidelines looking for some level of return in hard assets. With the treasuries and economic conditions still in question, real estate remains a hard asset that does hedge against the risk of inflation for investors. The Santa Barbara market in general has evolved into much more of a market to preserve wealth versus wealth creation.

*(Information taken from the 2013 6<sup>th</sup> annual Radius Real Estate and Economic Forecast.)*

#### *Other Options for Obtaining Property*

Condemning property for public projects in California is a hard reality for both government officials and the owners of property that is in the path of a new road, freeway expansion or mass transit project. There is often little that can be done to avoid having to acquire private property for these types of public projects. For major infrastructure projects, it can take years between project inception and property acquisition, leaving some property owners with the sense that they would have been better off had the property been acquired/condemned at an earlier time, especially if their property once had a higher value.

In general, property acquisition flows through a typical process without many problems: The public entity determines what property it needs, appraises it and acquires it. However, the process doesn't come without peril and is subject to mistakes that can end up costing the public agency dearly. And in a topsy-turvy real estate market, where values may be lower in the future than the past, property owners are looking at new and untraditional ways to collect what are known as pre-condemnation damages.

Under California law, mistakes that occur in the property acquisition process can lead to a unique type of property-related damages known as pre-condemnation or Klooping Damages. In the seminal case on pre-condemnation damages, *Klooping v. City of Whittier*, the California Supreme Court in 1972 set forth the basic parameters under which a property owner would be entitled to recover damages for a public agency's unreasonable conduct or delay in condemning property.

Traditionally, property owners who seek pre-condemnation damages claims rely on lost rental profits as a means of measuring pre-condemnation damage. In a recent case involving a freeway improvement project in northern Monterey County, the property owners tried a different approach for measuring damages in a declining real estate market; they measured damages by calculating the difference in value of the property between the start and the end of the pre-condemnation period. One shortcoming with this approach was that the property owners were unable to distinguish between the decline caused by the general market and the decline caused by the public agency's conduct. A state appellate court rejected the measurement of pre-condemnation damages, holding that the property owner's method of calculating damages was limited to situations in which the property owner could prove a physical invasion or direct legal restraint on the property.

While avoiding paying pre-condemnation damages is a goal of the legal process, it is advisable to avoid pre-condemnation liability on all fronts. On many levels, avoiding pre-condemnation liability is somewhat straight forward – act reasonably in your dealings with the public and property owners in particular. There are four key points that public entities should consider during project delivery to minimize pre-condemnation damages claims:

1. Be Gracious, Respectful and Professional. Condemning property is the most significant civil power that a government entity holds. Be mindful of this during the acquisition and relocation processes. Having a home or business condemned is difficult enough for property owners so treating property owners with respect and being gracious towards them is an easy way to show that the public entity understands and can sympathize with them. Likewise, being professional is a way to demonstrate the seriousness of the situation and showing respect. Following these practices will go a long way to engender goodwill throughout the process.



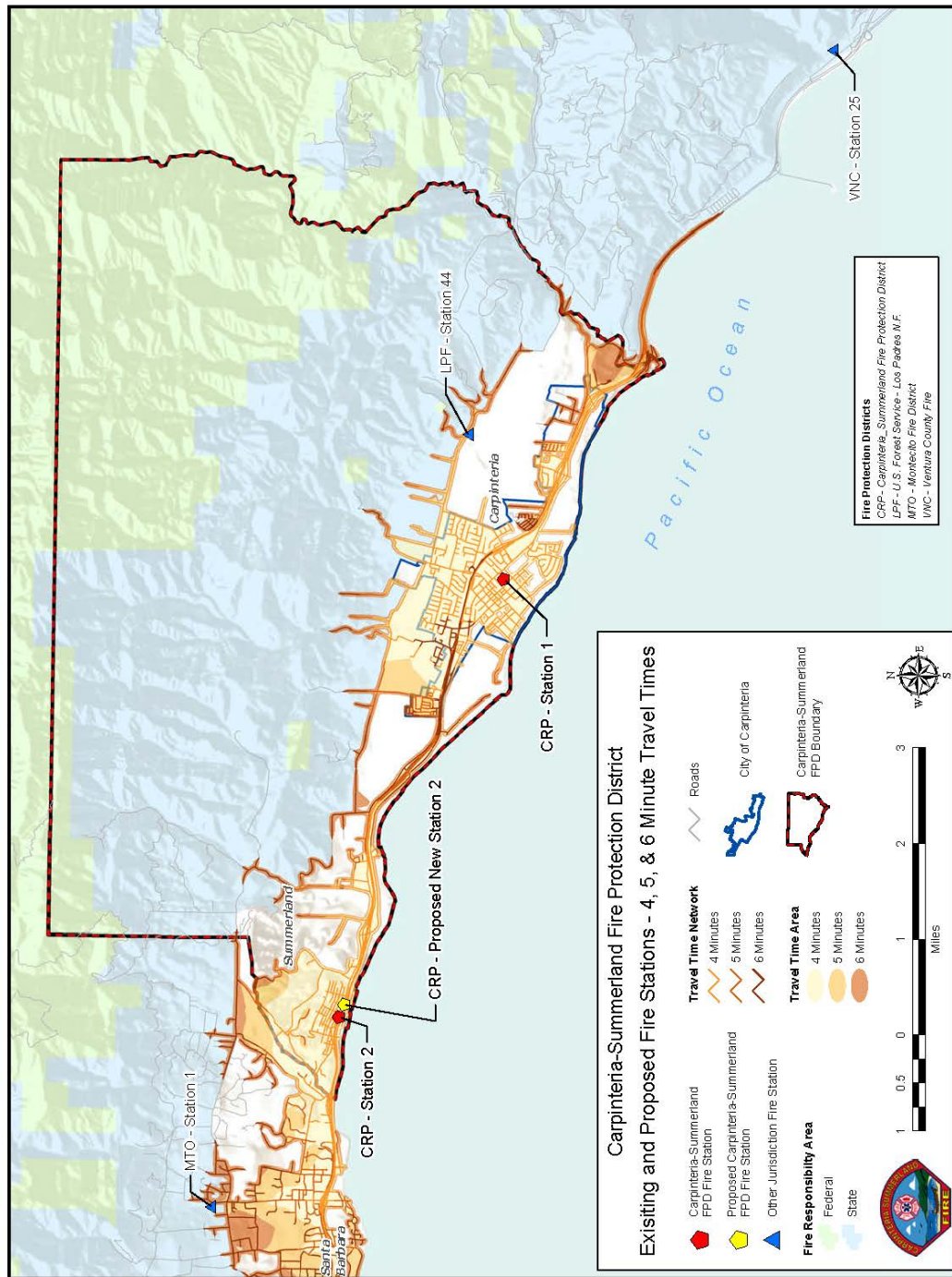
2. **Be Honest with Project Plans but Do Not Overstate.** Government activity, including most aspects of project planning, is best practiced in the open. When discussing projects with property owners in the path of a public project, public entities need to be honest that a project is being planned but they need to be careful and circumspect in making statements about the exact parameters of a project before it is approved and right-of-way requirements are finalized. Avoid public statements that unequivocally state the need for a particular property and recognize that options may be available in the future to avoid certain impacts.
3. **Document Decisions.** It is important to document decisions that may affect certain property owners. This is particularly true when a property owner requests a redesign to part of a project to avoid a specific feature of his/her property. As all project engineers know, not every redesign will meet with the approval of the project proponent or be sufficient to meet the property owner's needs. In deciding to redesign a portion of the project, the public entity needs to ensure that the decision is documented in order to protect against pre-condemnation claims. One method is to prepare a memo to file explaining that the public entity is undertaking the redesign at the behest of the property owner and that such a course of action may delay the actual date of acquisition.
4. **Do Not Burden Property Owners.** Property owners have a right to seek development of their property. Public entities that are not acting in a regulatory capacity should not interfere with property rights, especially for the nefarious purpose of depressing the property value. Direct interference or preventing a property owner from using the property in a manner that is otherwise permissible could be the basis for a lawsuit. While a government agency may envision using certain property in the future, it cannot take actions outside of the law to suppress the value of the property for future acquisition. For instance, one public entity cannot prevent another public entity from subdividing property to ensure that its value does not increase when the time for acquisition has arrived. For road projects, there are mechanisms for right-of-way protection that are legal so be sure to use those.

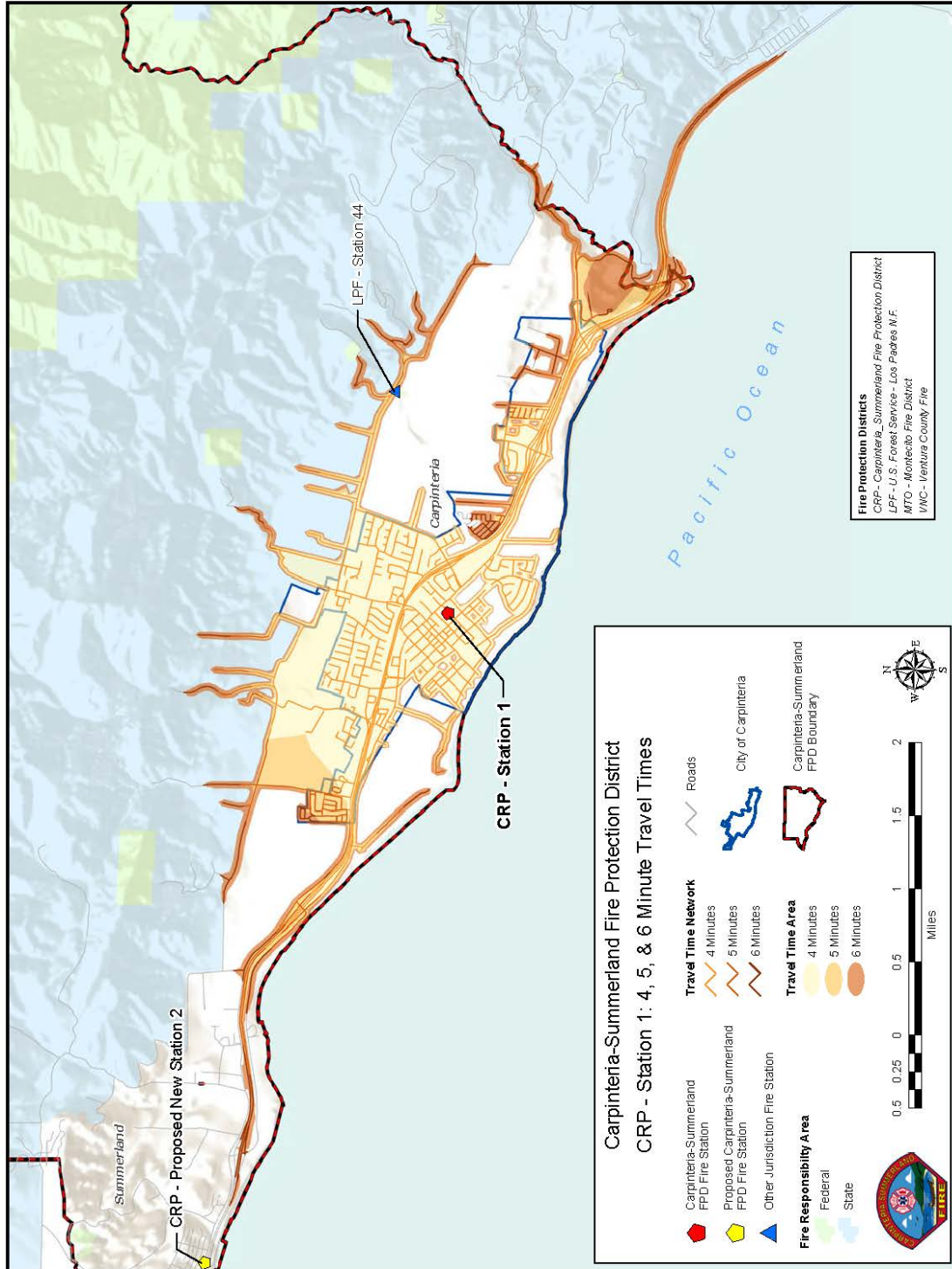
If a property owner has a valid claim for pre-condemnation liability, a viable defense may be found in causation. (i.e., did the public agency's conduct cause the decline in value or is it attributable to another factor?). For instance, when a property owner claims that the property has suffered as a result of the public entity's pre-condemnation conduct or delay, the public entity may be able to defend itself by arguing causation. In the Monterey County case, the property owners claimed that the delay associated with the public entity's conduct entitled them to pre-condemnation damages. They were, however, unable to link the public entity's conduct to the decline in property value.



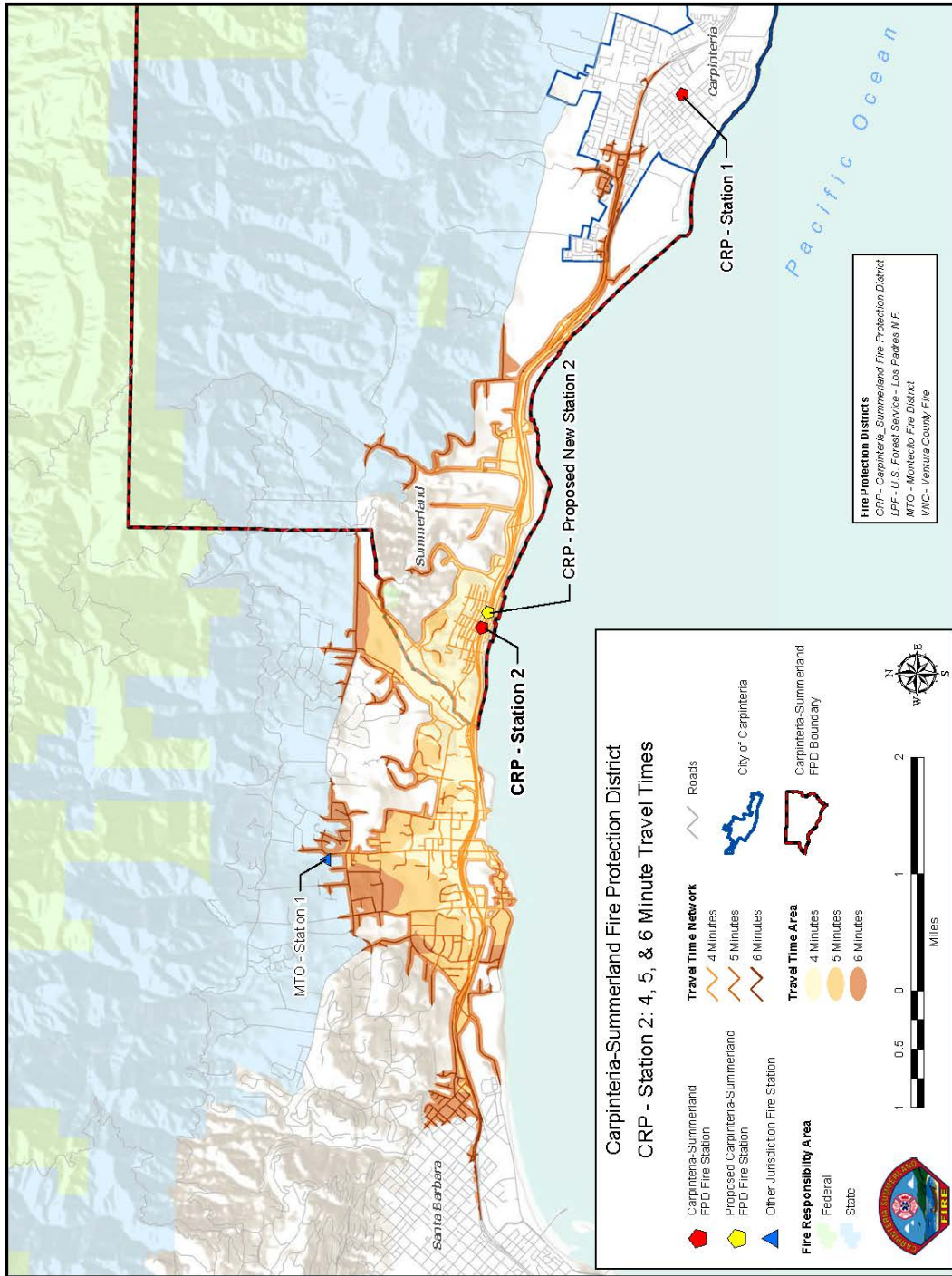
The appellate court ruled that there was no evidence that the public entity caused the decline in value and that a public entity is not responsible for a general decline in market value tied to pre-condemnation liability. Forcing a property owner to prove causation is a necessary defense tactic. Differentiating between market conditions and the public entity's conduct may be even harder to prove where the market is declining during the pre-condemnation period. The type of pre-condemnation conduct or delay that leads to pre-condemnation damages is relatively rare. Being in a position to prevent the issue and armed with knowledge about the developing law in this area is a simple way to avoid unnecessary project costs. *(Information taken from [PublicCEO.com](http://PublicCEO.com). Published on Sept. 11, 2013. By Best, Best & Krieger)*

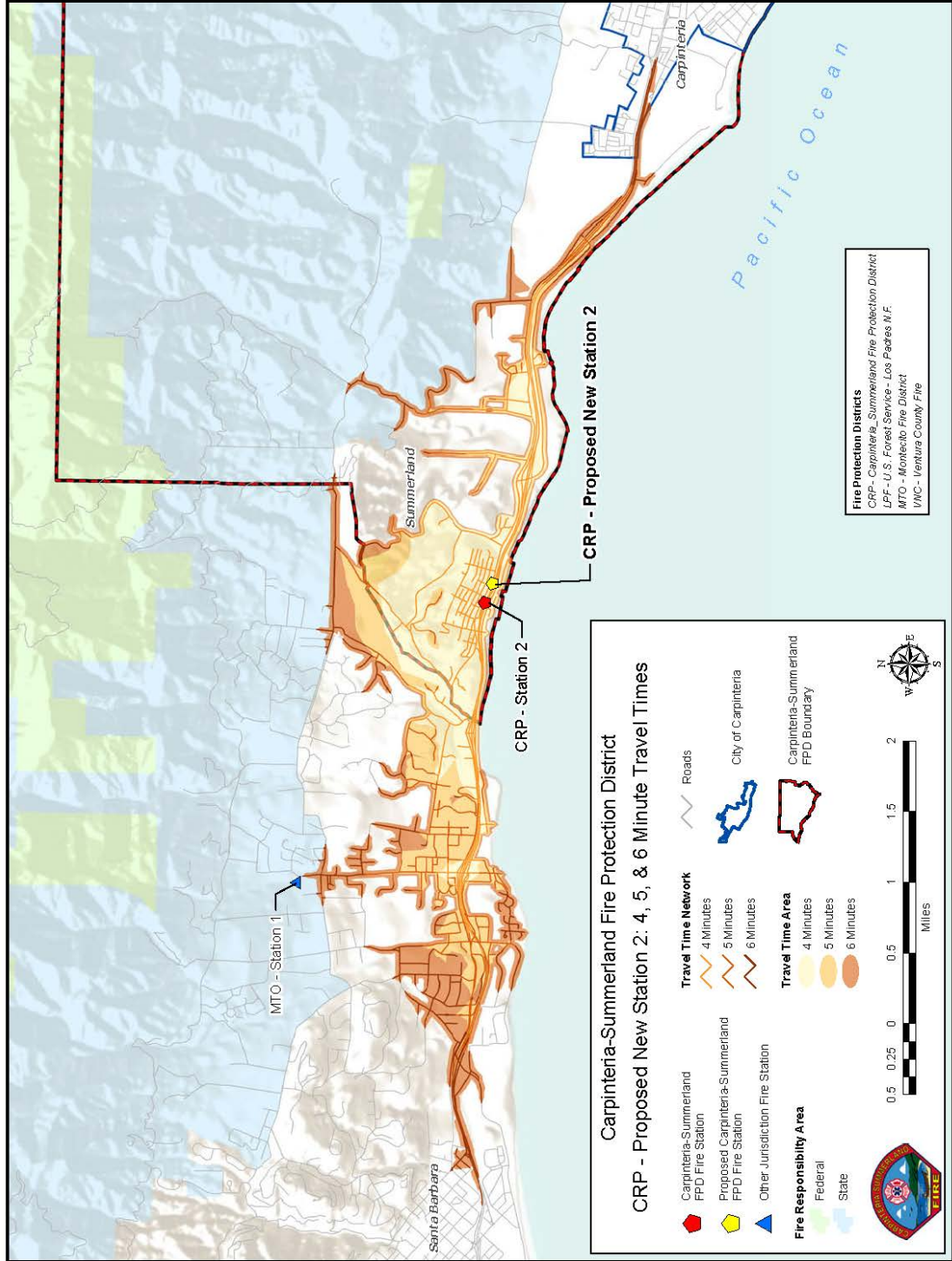
## VIII. GIS Mapping for Station Locations











## **IX. Union Issues and Concerns**

Diamante met with the Union officials to discuss the fire station location study/deployment study, and learned the following points:

- They acknowledge and support replacement of Station 2 (Summerland) and realize that the building does not meet any current safety standards.
- They realize that the department will continue to grow and a third location may be needed to provide aerial ladder truck service, fire department provided emergency medical services ambulance transportation, or a squad type delivery system for additional staffing.
- They had spent considerable time developing a map of the fire district that depicted emergency response calls. Diamante partners compared the call volume mapping to the GIS analysis of station coverage. At this point, the call volume vs. station locations seem to be within reasonable and acceptable standards.
- A change in the delivery of emergency medical services transportation or the addition of an aerial ladder or type-3 engine could change the current deployment of resources and require a fire station/facility somewhere in the Santa Claus Lane area.
- They would like to have a comprehensive Standards of Cover Document completed and would like to have had that prior to the work done on relocating the Summerland Fire Station.
- A Standards of Cover Study could answer some of these concerns in greater depth, and this study was not commissioned to provide a complete analysis of what services are appropriate for the fire district.

## **X. Staff Members Issues and Concerns**

Diamante met with members of the administrative staff to discuss station location issues and heard the following concerns:

- Existing stations are not seismically sound and present a safety issue for on duty resources.
- Rehabilitation of the Summerland station would be costly and prohibitive due to lack of space at its current location.

- Future growth could require a third location to provide fire and life safety for the district.
- The Carpinteria Fire Station (Station 1) is also in need of remodeling to accommodate additional apparatus and bring the station into compliance with modern fire station design.
- The lack of a training space at the Summerland fire station often requires those on duty crews to uncover their district to train in Carpinteria.
- Current fire stations lack adequate storage space.
- The District has an obligation to plan for the future and its citizen's needs.

## **XI. Conclusion**

The Carpinteria-Summerland Fire Protection District protects the very valuable properties within the City of Carpinteria and the Town of Summerland. The Fire District has a long history provide quality fire and emergency medical services from two fire station locations. Station 1 is located in Carpinteria and Station 2 is located in Summerland. Station 2 was built nearly 90 years ago and is in adequate for a variety of reasons.

A new location just down the street on 2450 Lillie Avenue is a well suited location that will provide the fire district a minimum of 50 years of service that will keep the station located in an area that is properly zoned for a fire station, has met the strict conditions of the California Coastal Commission and provides a modern, safe environment for the on duty firefighting forces. Diamante makes the following fire station location analysis findings:

- A fire station **should remain in Summerland** to provide for consistent and expected fire and life-safety services to the community
- The Summerland fire station (Station 2) is inadequate in its current location and should be replaced.
- A fire station should be built to last a minimum of 50 years and that station **should meet all current standards** for firefighter safety, adequate space for fire apparatus, modern living quarters for firefighters and sustainable green-building models. Station 2 in Summerland is nearly 90 years-old.

- It would be **impractical to remodel** the existing fire station in Summerland (Station 2) because the cost-benefit ratio is inconsistent with public benefit.
- There are no commercial properties for sale in Summerland that are appropriately zoned for a new fire station (If available, costs are significant).
- The site at **2450 Lillie Avenue** in Summerland is the most desirable location for a new fire station in Summerland because it **has the needed permits, neighborhood acceptance and forward-thinking design plans.**