



City of Santa Barbara California

PLANNING COMMISSION STAFF REPORT

REPORT DATE: February 23, 2009
AGENDA DATE: March 5, 2009
PROJECT ADDRESS: 601 Norman Firestone Road (MST008-00488)
Santa Barbara Airport Water System Reliability Project
TO: Planning Commission
FROM: Planning Division, (805) 564-5470
Danny Kato, Senior Planner
Andrew Bermond, Associate Planner

I. PROJECT DESCRIPTION

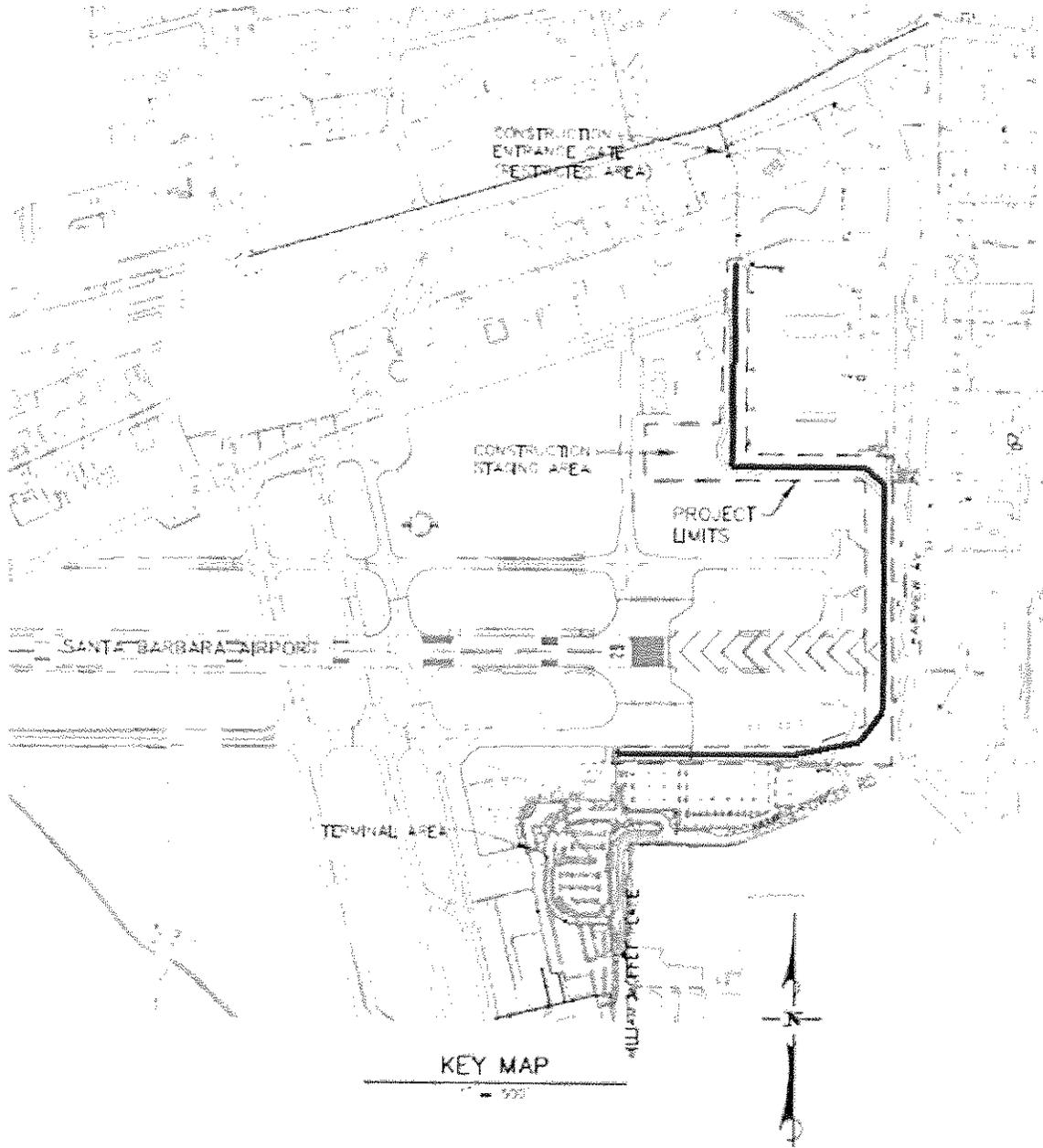
The project consists of 4,120 linear feet of 12-inch diameter water pipeline installed beneath the east side service road of the Santa Barbara Airport in the Coastal Zone. The purpose of this project is to establish redundant water supply to users south of the airfield, including the Airline Terminal.

II. REQUIRED APPLICATIONS

The discretionary applications required for this project is a Coastal Development Permit (CDP2009-00002) to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060);

III. RECOMMENDATION

The proposed project conforms to the City's Zoning and Building Ordinances and policies of the Aviation Facilities Plan, Local Coastal Program, and the General Plan. Therefore, Staff recommends that the Planning Commission approve the project, making the findings outlined in Section VII of this report, and subject to the conditions of approval in Exhibit A.



APPLICATION DEEMED COMPLETE: January 14, 2009

IV. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Leif Reynolds, City of Santa Barbara	Property Owner:	Karen Ramsdell, City of Santa Barbara
Parcel Number:	073-450-003	Lot Area:	725 acres (project site approximately 15,000 square feet)
General Plan:	Major Public and Institution	Zoning:	A-F, SP-6, S-D-3; A-A-O, S-D-3
Existing Use:	Airfield	Topography:	1%
Adjacent Land Uses:			
North – Tarmac and hangars		East – Tarmac, hangars, and San Pedro Creek	
South – Parking and airline terminal		West – Runways and taxiways	

V. ZONING ORDINANCE CONSISTENCY

A. AVIATION FACILITIES ZONE (A-F)

The northern half of the proposed pipeline project is within the Aviation Facilities Zone (A-F) (SBMC 29.15). The intent of this zone is to allow aviation-related uses and exclude non-aviation uses. Non-aviation related uses are permissible if they adhere to Federal Aviation Administration (FAA) regulations and are determined not to be in conflict with adjacent airport use. The purpose of the proposed pipeline project is to provide secure potable water to the Airline Terminal and other south-airfield uses in the event of a disruption of service along the mainline under Fairview Avenue. The pipeline would be underground and would not encroach on any runway, taxiway, or overrun area. Therefore the proposed project is consistent with the intent of the A-F.

B. AIRPORT APPROACH AND OPERATIONS ZONE (A-A-O)

The southern half of the proposed project is in the Airport Approach and Operations Zone (A-A-O). The only uses permitted in the A-A-O are runways, taxiways, lighting, and open space. The proposed pipeline would be installed beneath an existing service road which would be restored to existing grade. The proposed project would not introduce any new obstructions or hazards to aviation. Therefore the proposed project is consistent with the A-A-O.

VI. ISSUES

A. ENVIRONMENTAL REVIEW

No significant or potentially significant impacts were identified. Because the Airport is public property and the proposed project would be constructed beneath an existing roadway, the proposed project was deemed exempt from the California Environmental Quality Act of 1970 (CEQA) pursuant to the Statutory Exemption for underground pipelines less than one mile in length (CEQA Guidelines 15282(k)).

B. COMPLIANCE WITH THE LOCAL COASTAL PROGRAM (S-D-3)

Policy F-3 of the Airport and Goleta Slough Coastal Plan states that new development shall protect and preserve culturally sensitive resources. The proposed project would install an underground pipeline in a zone designated as "low sensitivity" in the Master Environmental Assessment. A Phase I Archaeological Resources Report prepared by Applied Earthworks, Inc. prepared for the proposed project was reviewed by the HLC on November 12, 2008 (meeting minutes are attached as Exhibit D). The report concluded that no important archaeological resources are present at the depths of construction proposed and that no further study or mitigation was necessary. HLC voted to accept the report as submitted. Surface and trench surveys yielded no significant resource identification. Furthermore the proposed project is sited in a previously paved area largely covered with imported fill. Therefore the proposed project is potentially consistent with Policy F-3 by avoiding impacts to cultural resources subject to the Conditions of Approval (Exhibit A).

Policy C-12 of the Plan states that new development shall be sited to protect water quality and minimize impacts to coastal waters by limiting disturbance of natural drainage features, vegetation, and storm water quality while also minimizing impervious surfaces. The proposed project is planned to be constructed beneath an existing service road. No new impervious surface is proposed and no disturbance to natural drainage or native vegetation is anticipated to occur. Therefore the proposed project is consistent with Policy C-12.

C. COMPLIANCE WITH THE AIRPORT INDUSTRIAL SPECIFIC PLAN (SP-6)

Policy CR2 of the Airport Industrial Specific Plan requires that an archaeological resources study be prepared prior to any new construction in the Plan Area. The northernmost portion of the proposed project area is within the Airport Industrial Specific Plan Area. The aforementioned Phase I Archaeological Resources Report concluded that no further studies were necessary because the proposed project would not impact a known cultural resource. Therefore the proposed project is consistent with Policy CR2.

VII. FINDINGS

The Planning Commission finds the following:

A. COASTAL DEVELOPMENT PERMIT (SBMC §28.45.009)

1. The project is consistent with the policies of the California Coastal Act, because it would be a public works facility that has been designed and limited to accommodate needs generated by permitted development (Coastal Act Section 30254).
2. The project is consistent with all applicable policies of the City's Local Coastal Plan, all applicable implementing guidelines, and all applicable provisions of the Code, because it would be constructed in previously disturbed areas and would not affect cultural or biological resources (Policies F-3 and C-12).

3. The project is consistent with the Chapter 3 (commencing with Section 30200) Policies of the Coastal Act regarding public access and public recreation, because it would not introduce a new impediment to public access as the project site is completely contained in the Airport secure area.

Exhibits:

- A. Conditions of Approval
- B. Site Plan
- C. Applicant's letter, dated November 26, 2008
- D. HLC Minutes from November 12, 2008
- E. Relevant Policies



PLANNING COMMISSION CONDITIONS OF APPROVAL

601 NORMAN FIRESTONE ROAD
MST2008-00488, CDP2009-00002
MARCH 5, 2009

In consideration of the project approval granted by the Planning Commission and for the benefit of the Airport Department, the Airports and occupants of adjacent real property and the public generally, the following terms and conditions are imposed on the use, possession, and enjoyment of the project:

- A. **Written Conditions.** Prior to the issuance of any Public Works permit for the project, the Airport Department shall execute a written instrument, which shall be reviewed as to form and content by the City Attorney, Community Development Director and Public Works Director and which shall include the following:
1. **Uninterrupted Water Flow.** The Airport shall provide for the uninterrupted flow of water through the proposed project site including, but not limited to, swales, natural watercourses, conduits and any access road, as appropriate.
 2. **Storm Water Pollution Control and Drainage Systems Maintenance.** The Airport shall maintain the drainage system and storm water pollution control devices intended to intercept siltation and other potential pollutants (including, but not limited to, hydrocarbons, fecal bacteria, herbicides, fertilizers, etc.) in a functioning state (and in accordance with the Operations and Maintenance Procedure Plan approved by the Building Official). Should any of the project's surface or subsurface drainage structures or storm water pollution control methods fail to capture, infiltrate, and/or treat, or result in increased erosion, the Airport shall be responsible for any necessary repairs to the system and restoration of the eroded area. Should repairs or restoration become necessary, prior to the commencement of such repair or restoration work, the applicant shall submit a repair and restoration plan to the Community Development Director to determine if an amendment or a new Coastal Development Permit is required to authorize such work. The Airport is responsible for the adequacy of any project-related drainage facilities and for the continued maintenance thereof in a manner that will preclude any hazard to life, health, or damage to the project area or any adjoining property.
 3. **Approved Development.** The development of the project approved by the Planning Commission on March 5, 2009 is limited to approximately 4,120 linear feet of 12-inch diameter water pipe and the improvements shown on the submitted plans signed by the chair of the Planning Commission on said date and on file at the City of Santa Barbara.
 4. **Pesticide or Fertilizer Usage Near Creeks.** The use of pesticides or fertilizer shall be prohibited within the project area, which drains directly into the Goleta Slough.
- B. **Community Development Requirements Prior to Public Works Permit Issuance.** The following shall be finalized prior to, and/or submitted with, the application for any Public Works permit:

1. **Contractor and Subcontractor Notification.** The Airport shall notify in writing all contractors and subcontractors of the site rules, restrictions, and Conditions of Approval. Submit a copy of the notice to the Planning Division.
2. **Letter of Commitment for Pre-Construction Conference.** The Airport shall submit to the Planning Division a letter of commitment that states that, prior to disturbing any part of the project site for any reason and after the Building permit has been issued, the General Contractor shall schedule a conference to review site conditions, construction schedule, construction conditions, and environmental monitoring requirements. The conference shall include representatives from the Public Works Department Engineering and Transportation Divisions, the Planning Division, the Airport Department, the Project Engineer, the Contractor and each subcontractor.
3. **Conditions on Plans/Signatures.** The final Planning Commission Resolution shall be provided on a full size drawing sheet as part of the drawing sets. Each condition shall have a sheet and/or note reference to verify condition compliance. If the condition relates to a document submittal, indicate the status of the submittal (e.g., Final Map submitted to Public Works Department for review). A statement shall also be placed on the above sheet as follows: The undersigned have read and understand the above conditions, and agree to abide by any and all conditions which is their usual and customary responsibility to perform, and which are within their authority to perform.

Signed:

Property Airport		Date
Contractor	Date	License No.
Architect	Date	License No.
Engineer	Date	License No.

- C. **Construction Implementation Requirements.** All of these construction requirements shall be carried out in the field by the Airport and/or Contractor for the duration of the project construction.
1. **Construction-Related Truck Trips.** Construction-related truck trips shall not be scheduled during peak hours (7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m.). The purpose of this condition is to help reduce truck traffic on adjacent streets and roadways.
 2. **Construction Related Traffic Routes.** The route of construction-related traffic shall be established to minimize trips through surrounding residential neighborhoods, subject to approval by the Public Works Director.

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3. **Haul Routes.** The haul route(s) for all construction-related trucks, three tons or more, entering or exiting the site, shall be approved by the Public Works Director.
4. **Traffic Control Plan.** All elements of the approved Traffic Control Plan shall be carried out by the Contractor.
5. **Construction Hours.** Construction (including preparation for construction work) is prohibited Monday through Friday before 7:00 a.m. and after 5:00 p.m., and all day on Saturdays, Sundays and holidays observed by the City of Santa Barbara, as shown below: (look at longer or shorter hours and Saturday construction, depending on project location)

New Year's Day	January 1st*
Martin Luther King's Birthday	3rd Monday in January
Presidents' Day	3rd Monday in February
Memorial Day	Last Monday in May
Independence Day	July 4th*
Labor Day	1st Monday in September
Thanksgiving Day	4th Thursday in November
Following Thanksgiving Day	Friday following Thanksgiving Day
Christmas Day	December 25th*

*When a holiday falls on a Saturday or Sunday, the preceding Friday or following Monday, respectively, shall be observed as a legal holiday.

When, based on required construction type or other appropriate reasons, it is necessary to do work outside the allowed construction hours, contractor shall contact the Chief of Building and Safety to request a waiver from the above construction hours, using the procedure outlined in Santa Barbara Municipal Code §9.16.015 Construction Work at Night. Contractor shall notify all residents within 300 feet of the parcel of intent to carry out night construction a minimum of 48 hours prior to said construction. Said notification shall include what the work includes, the reason for the work, the duration of the proposed work and a contact number.

6. **Construction Parking/Storage/Staging.** Construction parking and storage shall be provided as follows:
 - a. During construction, free parking spaces for construction workers and construction shall be provided on-site or off-site in a location subject to the approval of the Public Works Director. Construction workers are prohibited from parking within the public right-of-way, except as outlined in subparagraph b. below.
 - b. Parking in the public right of way is permitted as posted by Municipal Code, as reasonably allowed for in the 2006 Greenbook (or latest reference), and with a Public Works permit in restricted parking zones. No more than three (3) individual parking permits without extensions may be issued for the life of the project.

- c. Storage or staging of construction materials and equipment within the public right-of-way shall not be permitted, unless approved by the Transportation Manager.
7. **Water Sprinkling During Grading.** During site grading and transportation of fill materials, regular water sprinkling shall occur on-site, using reclaimed water whenever the Public Works Director determines that it is reasonably available. During clearing, grading, earth moving or excavation, sufficient quantities of water, through use of either water trucks or sprinkler systems, shall be applied on-site to prevent dust from leaving the site. Each day, after construction activities cease, the entire area of disturbed soil shall be sufficiently moistened to create a crust.

Throughout construction, water trucks or sprinkler systems shall also be used to keep all areas of vehicle movement on-site damp enough to prevent dust raised from leaving the site. At a minimum, this will include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency will be required whenever the wind speed exceeds 15 mph.
8. **Expeditious Paving.** All roadways, driveways, sidewalks, etc., shall be paved as soon as possible. Additionally, building pads shall be laid as soon as possible after grading unless seeding or soil binders are used, as directed by the Building Inspector.
9. **Construction Best Management Practices (BMPs).** Construction activities shall address water quality through the use of BMPs, as approved by the Building and Safety Division.
10. **Construction Contact Sign.** Prior to construction work, signage shall be posted at the points of entry to the site that list the contractor(s) name, contractor(s) telephone number(s), work hours, site rules, and construction-related conditions, to assist Building Inspectors and Police Officers in the enforcement of the conditions of approval. The font size shall be a minimum of 0.5 inches in height.
11. **Construction Equipment Maintenance.** All construction equipment, including trucks, shall be professionally maintained and fitted with standard manufacturers' muffler and silencing devices.
12. **Unanticipated Archaeological Resources Contractor Notification.** Prior to the start of any vegetation or paving removal, demolition, trenching or grading, contractors and construction personnel shall be alerted to the possibility of uncovering unanticipated subsurface archaeological features or artifacts associated with past human occupation of the parcel. If such archaeological resources are encountered or suspected, work shall be halted immediately, the City Environmental Analyst shall be notified and the applicant shall retain an archaeologist from the most current City Qualified Archaeologists List. The latter shall be employed to assess the nature, extent and significance of any discoveries and to develop appropriate management recommendations for archaeological resource treatment, which may include, but are not limited to, redirection of

grading and/or excavation activities, consultation and/or monitoring with a Barbareño Chumash representative from the most current City qualified Barbareño Chumash Site Monitors List, etc.

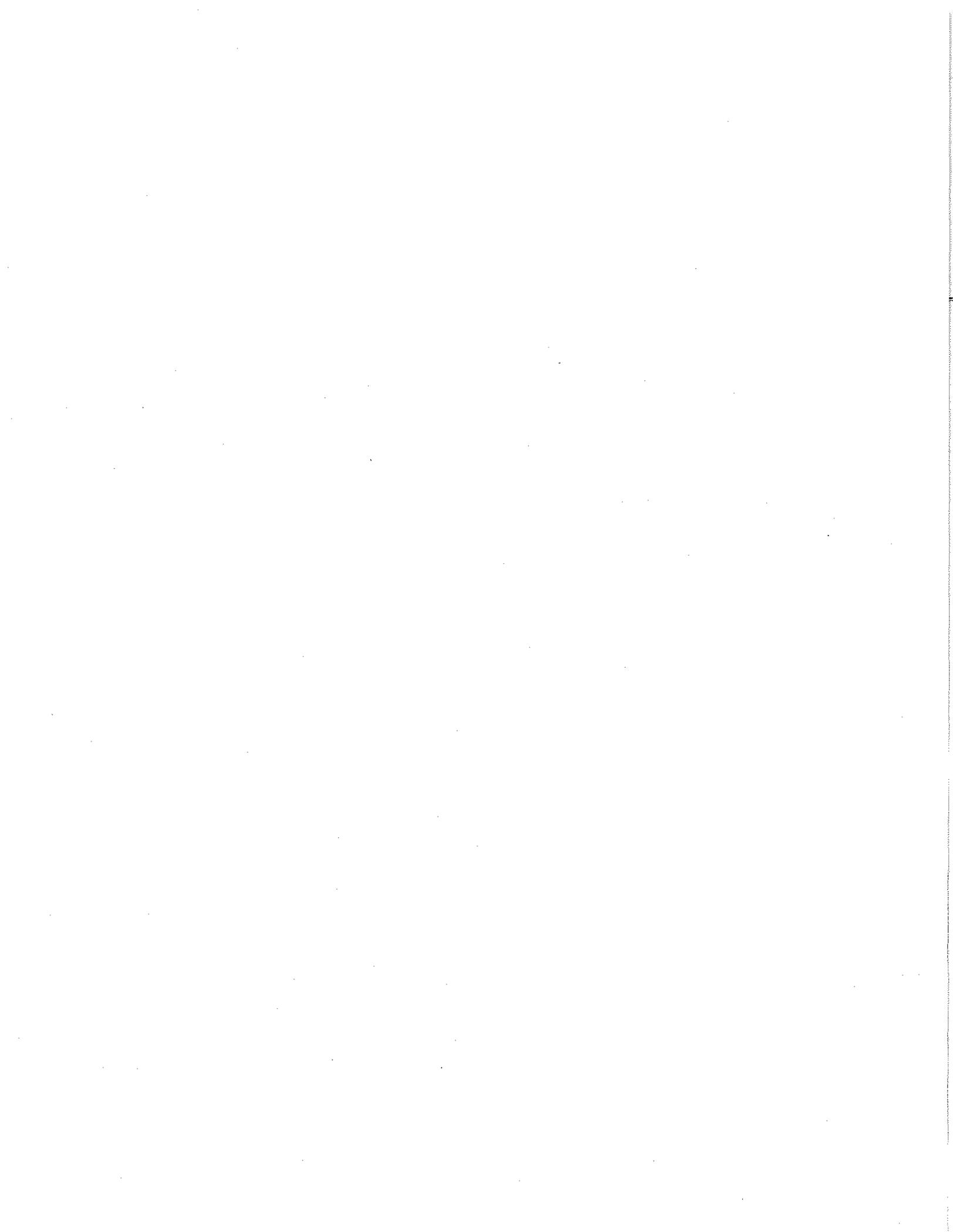
If the discovery consists of possible human remains, the Santa Barbara County Coroner shall be contacted immediately. If the Coroner determines that the remains are Native American, the Coroner shall contact the California Native American Heritage Commission. A Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.

If the discovery consists of possible prehistoric or Native American artifacts or materials, a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.

NOTICE OF COASTAL DEVELOPMENT PERMIT TIME LIMITS:

The Planning Commission's action approving the Coastal Development Permit shall expire two (2) years from the date of approval, per Santa Barbara Municipal Code §28.44.230, unless:

1. Otherwise explicitly modified by conditions of approval of the development permit, or unless construction or use of the development has commenced.
2. A Building permit for the work authorized by the coastal development permit is issued prior to the expiration date of the approval.
3. A one (1) year time extension may be granted by the Planning Commission if the construction authorized by the permit is being diligently pursued to completion and issuance of a Certificate of Occupancy. Not more than three (3) extensions may be granted.







City of Santa Barbara
Santa Barbara Airport

www.fllysba.com

November 26, 2008

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CITY OF SANTA BARBARA
PLANNING DIVISION

Administration
805.967.7111

Marketing
805.692.6004

Engineering
805.692.6018

Maintenance
805.692.6060

Operations/Noise
805.692.6005

Patrol
805.681.4803

Planning
805.692.6023

Property Mgmt.
805.692.6022

Visitors' Center
805.954.7622

Fax
805.964.1380

601 Firestone Rd.
Santa Barbara, CA
93117

Community Development Department
Planning Staff
630 Garden Street
Santa Barbara, California 93101

**Re: Santa Barbara Airport Water System Reliability Project
Development Application review Team (DART) Submittal - MST 2008-00488**

To Whom It May Concern:

The Santa Barbara City Airport is proposing to construct a new water pipeline to create a looped water distribution system to meet the reliability needs for the proposed Terminal Expansion at SBA and the other customers that are served by this system. The project will include the construction of approximately 4,120 linear feet of 12-inch diameter water pipe.

The water system serving the Santa Barbara Airport (SBA) has been expanded and upgraded over the years as development occurred at the airport and surrounding area. The facilities on the south side of the main airport runway, including the terminal buildings, are served by an 8-inch diameter service pipeline from a 12-inch diameter main that runs along James Fowler Road. The reliability of this single pipeline is limited due to the absence of a "looped" pipeline network. In the event of a pipeline failure or required shutdown, the SBA facilities would be without water. In the event of a fire, the existing system is marginal in sustaining the flow or pressure required for the existing facility.

The attached water system plans indicate the proposed pipeline alignment. The proposed 12-inch diameter pipe will connect to an existing 14-inch diameter water main on airport property at the end of a driveway that leads to hanger number 244.

Estimated earthwork includes 1,420 cubic yards of cut and 1,435 cubic yards of fill for the purpose of trenching. The fill quantity includes the sand, slurry, and native backfill. Approximately 800 cubic yards of sand for the pipe zone backfill and 160 cubic yards of 1-sack slurry for the trench zone under pavement will be imported. It is estimated that no more than 940 cubic yards of export may be required.

No trees will need to be removed and the alignment is over 50 feet away from to top of bank of San Pedro Creek on the other side of the access road. The alignment is not



Exhibit: C

within 1000 feet of the end of the runway, the Runway Safety Zone. The adjacent surrounding land use designation is AAO.

The project site will be restored to its original condition with no changes in how the site drainage is transmitted.

The project will require the approval of the Planning Commission.

An environmental review for this project is in progress. We are not aware of any significant issues or problems that relate to the use of the site as proposed.

With this letter and application for DART review, we are enclosing the following information:

- Copy of the Master Application.
- Hazardous Waste and Substances Requirement Form.
- Ten copies of Water System Reliability Project plans.
- Photos of the project site and surrounding area.
- City of Santa Barbara Planning Commission Submittal Cover Sheet.
- Ten copies of a detailed Project Description.

A copy of the Phase I Archaeological Resources Report was previously submitted and approved by HLC on November 12, 2008.

If you have any questions regarding this matter, please do not hesitate to contact me at (805) 692-6020.

Sincerely,



Leif Reynolds
Project Engineer

ARCHAEOLOGY REPORT

1. 110 W SOLA ST C-2 Zone

(1:50) Assessor's Parcel Number: 039-062-010
 Application Number: MST2007-00413
 Architect: Lenvik & Minor Architects

(This is a revised project description: Proposal to demolish an existing, one-story 15,730 square foot commercial office building and construct a new, three-story, 37'-6" tall mixed-use development. The project will comprise four residential condominium units ranging in size from 2,173 square feet to 3,060 square feet and three commercial condominium units totaling 2,424 square feet. Sixteen covered parking spaces will be provided on the ground level of this 15,930 square foot parcel. There will be approximately 470 cubic yards of grading excavation. This project will require Staff Hearing officer approval of a Tentative Subdivision Map, the condominium development, and a zoning modification for encroachment into the interior yard setback at the west elevation. This project will also require an HLC waiver of the six-foot fence/decorative wall requirement at the property line between the subject parcel and the adjacent, residentially-zoned parcel. Original Historic Structures/Sites Report reviewed under MST2006-00427.)

(Review of Phase I Archaeological Resources Report prepared by David Stone of Dudek.)

Staff comments: Susan Gantz, Planning Technician, stated that Dr. Glassow reviewed the report and concluded that the archaeological investigation supports the report's conclusions and recommendations that he considers the prospect of archaeological resources on this property to be very low, given the disturbance caused by construction of the existing building and earlier buildings that once stood on the property, but archaeological monitoring is recommended because a standard surface field investigation (usually included as part of a Phase I report) could not be carried out due to the extensive building coverage on site.

Motion: To accept the report as submitted.
Action: Hausz/Adams, 8/0/0. (Curtis absent.) Motion carried.

ARCHAEOLOGY REPORT

2. 601 FIRESTONE RD A-F/SD-3 Zone

(1:51) Assessor's Parcel Number: 073-450-003
 Application Number: MST2008-00488
 Applicant: Laurie Owens, Project Planner

(Proposal for a water system upgrade involving the installation of approximately 2,990 linear feet of 12 inch waterline, fittings, and valves to an airline terminal building.)

(Review of Phase I Archaeological Resources Report prepared by Applied Earthworks, Inc.)

Staff comments: Susan Gantz, Planning Technician, stated that Dr. Glassow reviewed the report and concluded that the archaeological investigation supports the report's conclusions and recommendations that, because the excavations demonstrated that no important archaeological resources are present at depths of construction proposed, no further archaeological studies are recommended, no mitigation measures are necessary, and no archaeological or Native American monitoring during trenching is warranted.

Motion: To accept the report as submitted.
Action: Hausz/Sharpe, 8/0/0. (Curtis absent.) Motion carried.

ARCHAEOLOGY REPORT

3. 920 SUMMIT RD

A-2 Zone

(1:53) Assessor's Parcel Number: 015-211-009
 Application Number: MST2005-00831
 Applicant: Ty Warner Hotels & Resorts
 Agent: Suzanne Elledge Planning and Permitting Services
 Architect: David Van Hoy
 Business Name: Montecito Country Club

(Proposed major renovations to the Montecito Country Club. The clubhouse structure is eligible for Structure of Merit status. The project consists of major grading, recontouring, and renovation of an existing 18-hole golf course. Also proposed is the demolition and reconstruction of several existing maintenance buildings totaling 17,571 square feet, resulting in a 982 square foot increase in commercial floor area, for a total of 65,486 square feet. The project will include facade improvements to the existing clubhouse, four new tennis courts, modified parking lots, and new patios and landscaping. Significant tree removals, relocations, and new tree plantings are proposed. Planning Commission approval is being requested for a Conditional Use Permit Amendment, Coastal Development Permit, and Development Plan Approval. The project involves the following Assessor Parcel Numbers: 015-300-001, 015-300-002, 015-300-003, 009-091-014, 009-091-019, 009-091-020, 009-151-006, 009-151-007, 015-211-009, 015-211-010, and 015-280-014.)

(Review of Addendum to Phase I Archaeological Resources Report prepared by Larry A. Carbone, Western Points Archaeology.)

Staff comments: Susan Gantz, Planning Technician, stated that Dr. Glassow reviewed the report and concluded that the archaeological investigation supports the report's conclusions and recommendations that, due to the negative results of the field survey and the minimal risk of impact to cultural resources, no further archaeological work is recommended or necessary at this time, and the standard condition regarding the discovery of unanticipated archaeological resources would apply.

Motion: To accept the report as submitted.
Action: Boucher/Drury, 8/0/0. (Curtis absent.) Motion carried.

RELEVANT POLICIES

Environmental Review

California Environmental Quality Act of 1970

Public Resources Code Section 21080.21: Application of Division to Public Right-of-Way Pipeline Projects less than One Mile in Length

This division does not apply to any project of less than one mile in length within a public street or highway or any other public right-of-way for the installation of a new pipeline or the maintenance, repair, restoration, reconditioning, relocation, replacement, removal, or demolition of an existing pipeline. For purposes of this section, "pipeline" includes subsurface facilities but does not include any surface facility related to the operation of the underground facility.

Cultural Resources

Airport Industrial Specific Plan

Policy CR2: The potential for archaeological resources shall be examined prior to applying for development review for new construction in accordance with the MEA Cultural Resources Section and the Phase 1 Archaeological Resources Study prepared for the Airport.

Local Coastal Program

Policy F-3: New development shall protect and preserve archaeological or other culturally sensitive resources from destruction, and shall minimize and, where feasible, avoid impacts to such resources. "Archaeological or other culturally sensitive resources" include human remains, and archaeological, paleontological, or historic resources.

- Coastal Development Permits for new development within or adjacent to archaeologically or other culturally sensitive resources shall be conditioned upon the implementation of appropriate mitigation measures to minimize and, where feasible, avoid impacts to such resources.
- New development on or adjacent to sites with archaeologically or other culturally sensitive resources shall include on-site monitoring by a qualified archaeologist/s and appropriate Native American consultant/s of all grading, excavation, and site preparation that involve earth-moving operations.

Biological Resources

Local Coastal Program

Policy C-12: New development shall be sited and designed to protect water quality and minimize impacts to coastal waters by incorporating measures designed to ensure the following:

- Protect areas that provide important water quality benefits, that are necessary to maintain riparian and aquatic biota and/or that are particularly susceptible to erosion and sediment loss.
- Limit increases of impervious surfaces.
- Limit disturbance of natural drainage features and vegetation.
- Minimize, to the maximum extent feasible, the introduction of pollutants that may result in significant impacts from site runoff from impervious areas. New development shall incorporate Best Management Practices (BMPs) or a combination of BMPs best suited to reduce pollutant loading to the maximum extent feasible.

Development

Zoning Ordinance:

AIRPORT APPROACH AND OPERATIONS (A-A-O)

29.12.005 Legislative Intent.

It is the intent of this Section to provide for suitable land uses in the areas beneath the approach surfaces, and the areas of aircraft operations adjacent to runways and taxiways, including Run-way Protection Zones, and Runway and Taxiway Safety Areas. These are areas where it is desirable to enhance safety by restricting incompatible objects and activities, where construction of buildings or structures is precluded by the necessity to preserve most of the air space for low flying aircraft, and where noise levels are not compatible with most land uses. (Ord. 5025, 1997; Ord. 3745, 1975; Ord. 3690, 1974.)

29.12.030 Uses Permitted.

The following uses are expressly permitted in the A-A-O Zone:

- A. Runways and runway safety areas.
- B. Taxiways and taxiway safety areas.
- C. Lights and other aircraft control and guidance systems, but not including hangars, tie-down areas, buildings or other actively used facilities.
- D. Open space, including vegetation, is also allowed provided that it does not conflict with Federal Aviation Regulations Part 77 and Part 139 and with FAA Advisory Circulars in the 150 series, or their successors.

The above-stated uses are permitted, providing they comply with allowed uses pursuant to the FAA Advisory Circulars in the 150 series, or their successors, for Runway Protection Zones and Runway and Taxiway Safety Areas. (Ord. 5025, 1997; Ord. 3745, 1975; Ord. 3690, 1974.)

AVIATION FACILITIES (A-F)

29.15.005 Legislative Intent.

It is the intent of this zone classification to establish an area in the immediate vicinity of the flight facilities at the Airport for aircraft and airport related uses and activities and to exclude from this area activities that do not use the flight facilities as an integral and necessary part of their function. (Ord. 3690, 1974.)

29.15.030 Uses Permitted.

The following uses are expressly permitted in the A-F Zone:

- A. Aircraft chartering and leasing.
- B. Aircraft parking, tie-down and aircraft hangars and shelters.
- C. Aircraft rescue and firefighting station.
- D. Aircraft sales, manufacture, service and related administrative offices.
- E. Air freight terminal.
- F. Auto rentals.
- G. Aviation equipment and accessories sales and/or repair.
- H. Aviation storage.
- I. Executive/General aviation terminal facilities with related offices and food service uses.
- J. Federal Aviation Administration flight service facilities.
- K. Fixed base operations.
- L. Flying schools.
- M. Fly-in offices.
- N. Fueling facilities.
- O. Museums and other cultural displays relating to aviation.
- P. Passenger terminals with accessory uses such as restaurants and gift shops.
- Q. Private parking lot, subject to the issuance of a Conditional Use Permit under Chapter 29.92 of this Title.

- R. Public parking facilities.
- S. Other aviation-related uses determined to be appropriate by the Planning Commission.
- T. Non-aviation related uses consistent with the applicable regulations of the Federal Aviation Administration and determined to not be in conflict with the use of the adjacent Airport buildings as may be determined by the Community Development Director and the Airport Director. (Ord. 5025, 1997; Ord. 3965, 1978; Ord. 3690, 1974.)

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