



City of Santa Barbara California

*** PREVIOUSLY DISTRIBUTED STAFF REPORT ***

The Staff Report for Item VI., APPLICATION OF STEVE CAMPBELL ON BEHALF OF THE GOLETA WEST SANITARY DISTRICT, 1 ADAMS ROAD, 073-045-003, A-F/S-D-3, AIRPORT FACILITIES, AND COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: MAJOR PUBLIC AND INSTITUTIONAL (MST 2009-00146, CDP2009-00006) was previously distributed for the Planning Commission hearing of May 21, 2009 and remains unchanged.

Copies of the Staff report and attachments are available at www.SantaBarbaraCA.gov/PC.



City of Santa Barbara California

PLANNING COMMISSION STAFF REPORT

REPORT DATE: May 12, 2009
AGENDA DATE: May 21, 2009
PROJECT ADDRESS: 1 Adams Road (MST2009-00146, CDP2009-00006)
TO: Planning Commission
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner *DJK*
 Andrew Bermond, Associate Planner *AB*

I. SUBJECT

The proposed project consists of the installation of a polyvinyl chloride (PVC) conduit system connecting existing monitoring wells with a vacuum blower, two air compressors, and pumps to extract and treat gasoline contaminated soil and ground water. The purpose of this project is to facilitate the remediation of soil and groundwater contamination associated with an underground storage tank removed in 2006. The proposed project site is on Santa Barbara Airport Property in the Appealable Jurisdiction of the California Coastal Zone.

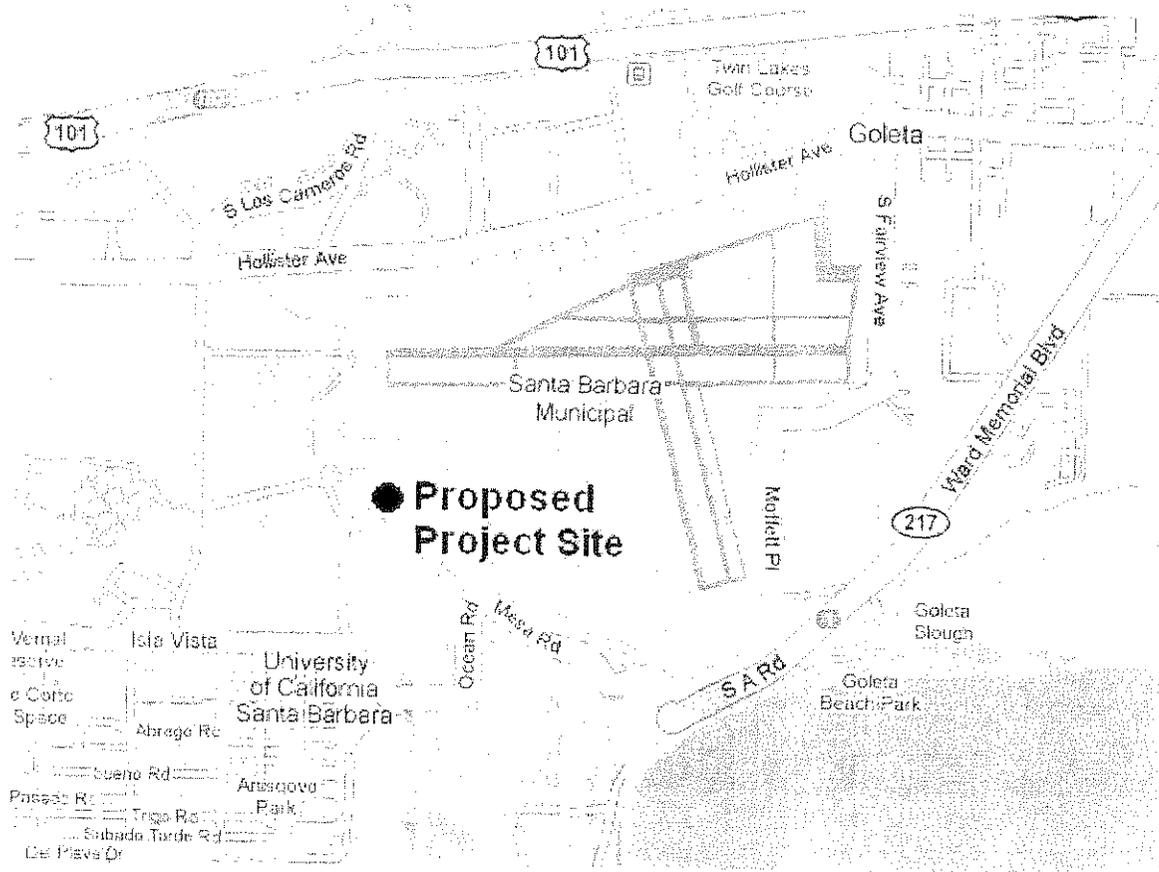
II. REQUIRED APPLICATION

The discretionary application required for this proposed project is:

1. A Coastal Development Permit (CDP2009-00006) to allow the proposed installation of underground conduit and associated utilities within 50 feet of an Environmentally Sensitive Habitat in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.45.009).

III. RECOMMENDATION

The proposed project would facilitate the remediation of soil and groundwater contamination near a coastal wetland. The proposed project is consistent with the plans and policies of the General Plan and the Local Coastal Program. Therefore, Staff recommends that the Planning Commission approve the proposed project, making the findings outlined in Section VIII of this report.



IV. PROJECT DESCRIPTION

The project consists of the installation of a vacuum blower, two air compressors, four carbon beds (2 1-ton, 2 half ton), and approximately 500 feet of PVC pipe to connect approximately 30 existing monitoring wells at a depth of one to two feet. A large portion of the proposed project would be within 50 feet of the Goleta Slough Reserve.

V. SITE INFORMATION AND PROJECT STATISTICS

Applicant:	Steve Campbell, Campbell Geo	Property Owner:	Karen Ramsdell, City of Santa Barbara
Parcel Number:	073-450-003	Lot Area:	826 acres (project site approximately 1 acre)
General Plan:	Major Public and Institution	Zoning:	A-F, S-D-3
Existing Use:	Sanitary District Facilities	Topography:	~2% westerly slope
Adjacent Land Uses:			
North – Goleta Slough		East – Goleta Slough	
South – UCSB and Goleta Slough		West – UCSB Parking Lot	

VI. PLANS AND POLICY CONSISTENCY

A. AVIATION FACILITIES ZONE (A-F)

Both proposed outfall sites are 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 remediation equipment would facilitate remediation of contaminated soil and ground water near an environmentally sensitive habitat. The proposed project would be entirely within the Goleta West Sanitary District's existing lease property which is outside of the Airport Operations Area. The proposed project would not encroach on any runway, taxiway, or overrun area. Therefore the proposed project is consistent with the intent of the A-F.

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

The Airport is located in Component 9 of the Local Coastal Program (LCP). The project area is designated as a Major Public and Institutional use on the LCP land use map. The policies that pertain specifically to this area are contained in the Airport Local Coastal Plan. The City General Plan also includes policies relevant to the project. A listing of the relevant City policies is provided in Exhibit D and is discussed below.

a) Hazards

The City LCP identifies elements of floodplain management that should be implemented to minimize exposure to hazards. Section 30253 of the Coastal Act states that new development shall minimize risks in all areas of high flood and geological hazards.

The proposed project would be located in 100-year floodplain. However it would not change base flood elevation nor create a new area of impermeable surface. For the above reasons, the project would be consistent with the applicable policies related to hazards.

b) Cultural Resources

Section 30244 of the Coastal Act and Policy 1.0 of the Conservation Element of the General Plan provide for protection of archaeological, historic, or architectural resources. Airport LCP Policy F-3 states that new development shall protect and preserve archaeological or other culturally sensitive resources.

An Archaeological Letter Report dated March 11, 2009 was prepared by Dudek and Associates for this project. The letter report concluded that the project site sits on approximately 6 feet of fill above historic grade and an archaeological find in the project area is highly unlikely. With

incorporation of the Conditions of Approval (Exhibit A) the project would be consistent with policies related to archaeology.

c) Environmentally Sensitive Habitat

Policy C-12 of the Airport and Goleta Slough LCP requires projects be sited and designed to protect water quality and minimize impacts to coastal waters to ensure the introduction of pollutants from site runoff be minimized by incorporating Best Management Practices to the maximum extent feasible.

The proposed project would not introduce hazardous materials to the project site or increase run-off. With incorporation of the Conditions of Approval the project would be consistent with Policy C-12.

d) Visual Quality

Policy E-1 of the Airport and Goleta Slough LCP encourages development consistent with the character and quality of Santa Barbara. The focus of Policy E-1 in the City LCP is to protect existing ocean and scenic coastal views, as is Section 30251 of the California Coastal Act. Section 30251 of the Coastal Act further states that development should minimize alteration of natural forms and be visually compatible with the surrounding area.

The above-grade portion of the proposed project would not affect any ocean or scenic coastal views. The site is obscured by structures and trees from public view. Construction of the storage tank would not substantially views of alter natural landforms. For the reasons stated above, the project would be consistent with the Visual Quality Policy E-1.

e) Public Services

The project is consistent with Policy G-1 of the Airport's LCP as adequate public services such as water, wastewater, traffic circulation, and parking would be available to meet the needs generated by the proposed construction of the project. As filtered groundwater would be discharged back into the ground, the proposed development would not require any water, wastewater, or parking and would, therefore, be consistent with Policy G-1.

f) Floodplain

Lastly, the project is within the 100-year flood zone pursuant to the City's Floodplain Management Ordinance Chapter 22.24. Since construction would occur on a currently paved site and no new grading is proposed, no change in base flood elevation would occur.

VII. ENVIRONMENTAL REVIEW

A Master Environmental Assessment (MEA) check-list review was completed by City staff, and no potential issues were identified for this project. The project was determined to be exempt from CEQA review under Categorical Exemption Class 4, Minor Alterations to Land because the project would consist primarily of trenching where the surface would be restored (CEQA Guidelines §15304(f)).

VIII. FINDINGS

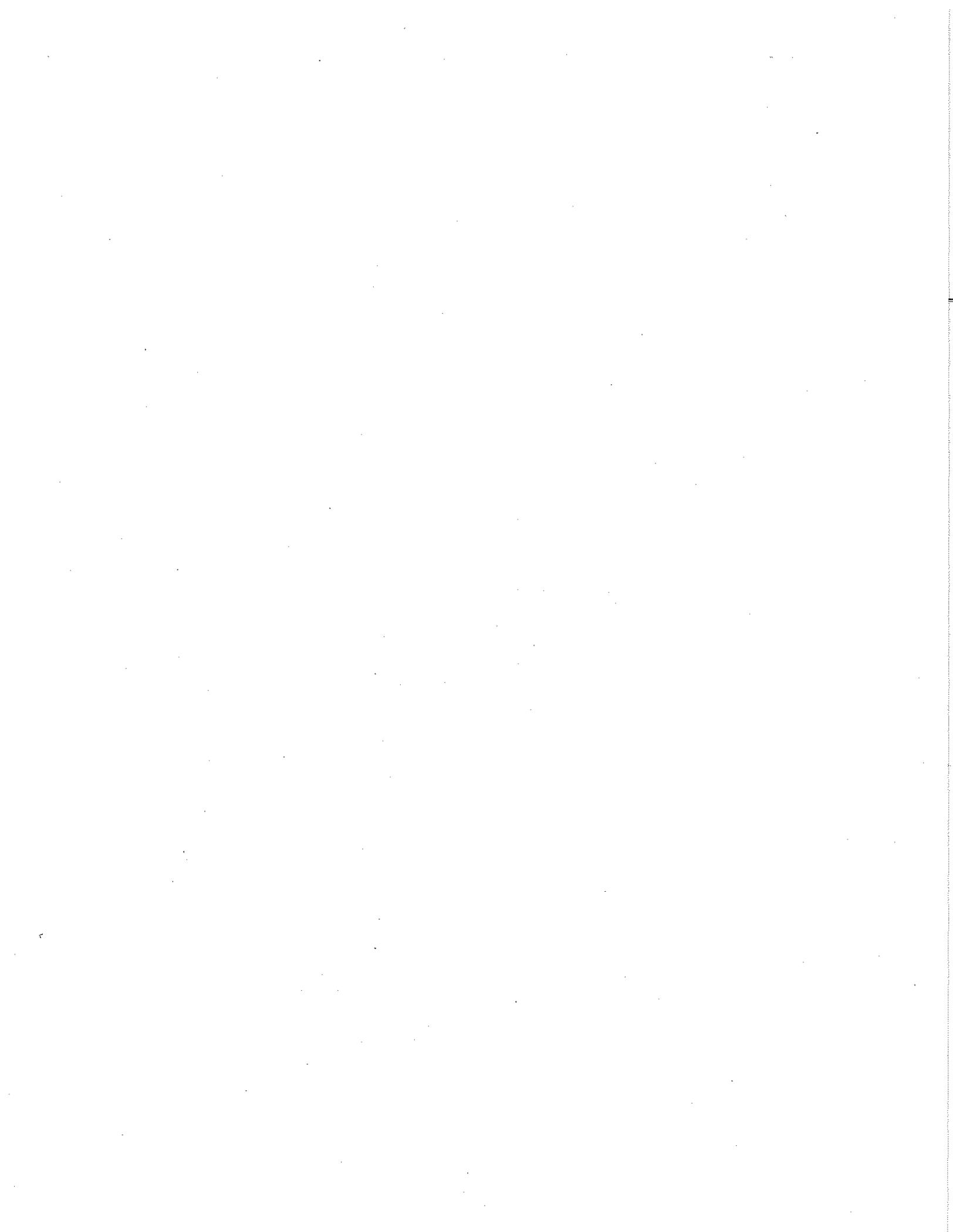
The Planning Commission finds the following:

A. COASTAL DEVELOPMENT PERMIT (SBMC §28.45.009)

1. The project is consistent with the policies of the California Coastal Act, because it has been designed to minimize environmental impacts to the extent feasible as described in Section VI of the staff report (Coastal Act Section 30236).
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 adversely affect cultural or biological resources (Policies F-3 and C-12) as described in Section VI of this staff report.
3. The project is consistent with the visual character of the surrounding area and the Santa Barbara Airport as the project area will not obstruct important public views (SBMC Chapter 29.87, and Policy E-1).
4. The project does not exceed available capacity of water, wastewater, traffic circulation, parking or any other public service available in the project area (Policy G-1).

Exhibits:

- A. Conditions of Approval
- B. Site Plans
- C. Applicant letter dated, March 13, 2009
- D. Relevant Policies



PLANNING COMMISSION CONDITIONS OF APPROVAL

1 ADAMS ROAD
MST2009-00146
MAY 21, 2009

In consideration of the project approval granted by the Planning Commission and for the benefit of the Applicant and occupant(s) of the project site, the Applicants and occupants of adjacent project site and the public generally, the following terms and conditions are imposed on the use, possession, and enjoyment of the Project site:

- A. **Community Development Requirements with Public Works Permit Application.** The following shall be submitted with the application for any Building or Public Works permit and finalized prior to Building or Public Works Permit issuance:
1. **Storm Water Pollution Control and Drainage Systems Maintenance.** Applicant 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 prepared in accordance with the Storm Water Management Plan BMP Guidance Manual). Should any of the project's surface or subsurface drainage structures or storm water pollution control methods fail to capture, infiltrate, and/or treat water, or result in increased erosion, the Applicant 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 Applicant 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 site or any adjoining property.
 2. **Neighborhood Notification Prior to Construction.** At least twenty (20) days prior to commencement of construction, the contractor shall provide written notice to all property Applicants, businesses, and residents within 300 feet of the project area. The notice shall contain a description of the project, the construction schedule, including days and hours of construction, the name and phone number of the Contractor(s), site rules and Conditions of Approval pertaining to construction activities and any additional information that will assist the Building Inspectors, Police Officers and the public in addressing problems that may arise during construction. The language of the notice and the mailing list shall be reviewed and approved by the Planning Division prior to being distributed. An affidavit signed by the person(s) who compiled the mailing list shall be submitted to the Planning Division.

3. **Contractor and Subcontractor Notification.** The Applicant 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.

4. **Grading Plan Requirement for Archaeological Resources.** The following information shall be printed on the grading plans:

If archaeological resources are encountered or suspected, work shall be halted or redirected immediately and the Planning Division shall be notified. The archaeologist shall assess the nature, extent, and significance of any discoveries and 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 Planning Division 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 Planning Division grants authorization.

5. **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., Archaeologist contract submitted to Community Development 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 Applicant		Date
Contractor	Date	License No.
Architect	Date	License No.
Engineer	Date	License No.

B. **Construction Implementation Requirements.** All of these construction requirements shall be carried out in the field by the Applicant 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 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
Cesar Chavez Day	March 31*
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 that is answered by a person, not a machine.

3. **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.
4. **Construction Best Management Practices (BMPs).** Construction activities shall address water quality through the use of BMPs, as approved by the Building and Safety Division.
5. **Construction Equipment Maintenance.** All construction equipment, including trucks, shall be professionally maintained and fitted with standard manufacturers' muffler and silencing devices.
6. **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.

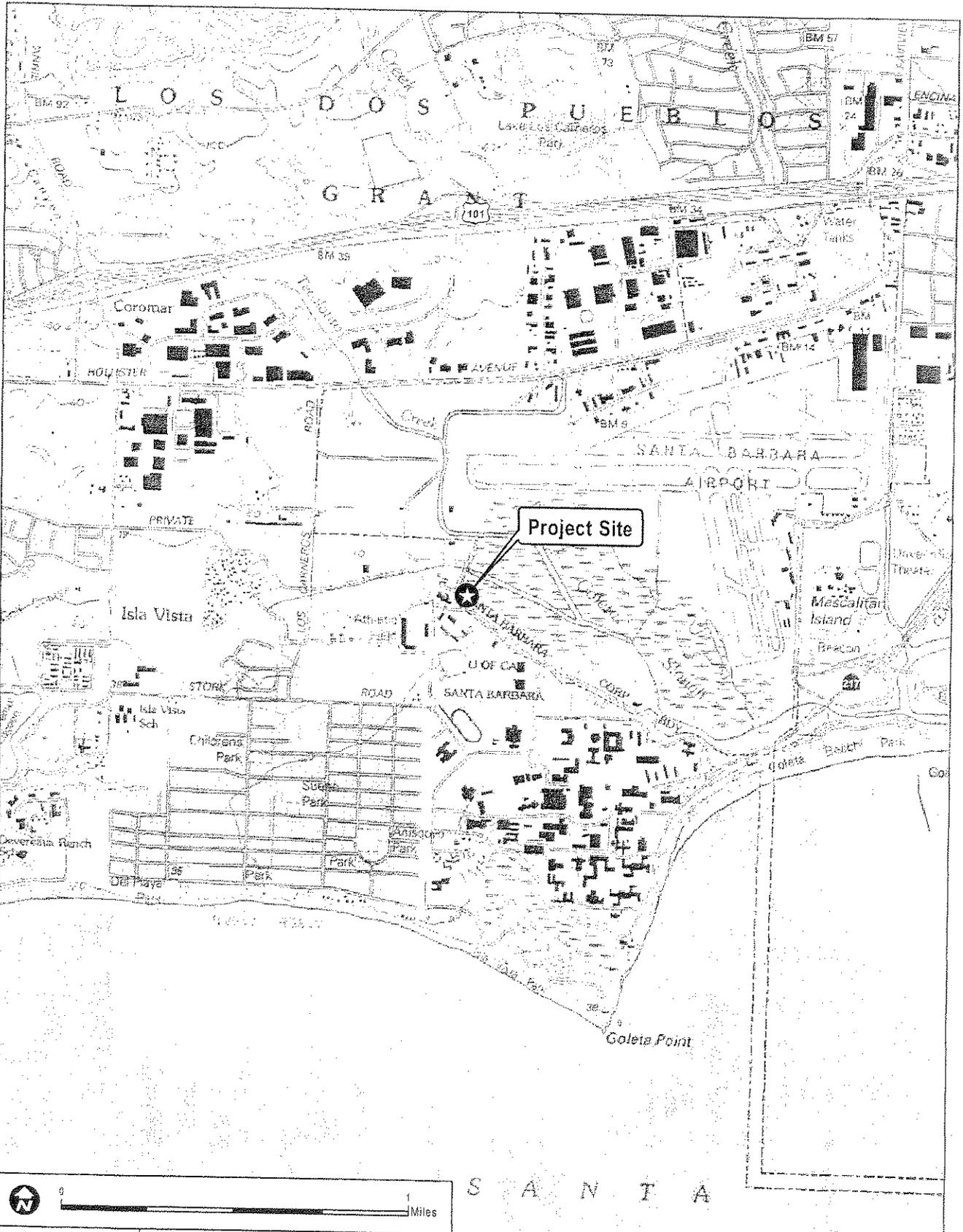
- C. **Litigation Indemnification Agreement.** In the event the Planning Commission approval of the Project is appealed to the City Council, Applicant/Applicant hereby agrees to defend the City, its officers, employees, agents, consultants and independent contractors ("City's Agents") from any third party legal challenge to the City Council's denial of the appeal and approval of the Project, including, but not limited to, challenges filed pursuant to the California Environmental Quality Act (collectively "Claims"). Applicant/Applicant further agrees to indemnify and hold harmless the City and the City's Agents from any award of attorney fees or court costs made in connection with any Claim.

Applicant/Applicant shall execute a written agreement, in a form approved by the City Attorney, evidencing the foregoing commitments of defense and indemnification within thirty (30) days of the City Council denial of the appeal and approval of the Project. These commitments of defense and indemnification are material conditions of the approval of the Project. If Applicant/Applicant fails to execute the required defense and indemnification agreement within the time allotted, the Project approval shall become null and void absent subsequent acceptance of the agreement by the City, which acceptance shall be within the City's sole and absolute discretion. Nothing contained in this condition shall prevent the City or the City's Agents from independently defending any Claim. If the City or the City's Agents decide to independently defend a Claim, the City and the City's Agents shall bear their own attorney fees, expenses, and costs of that independent defense.

NOTICE OF COASTAL DEVELOPMENT PERMIT TIME LIMITS:

Pursuant to Section 28.44.230 of the Santa Barbara Municipal Code, work on the approved development shall commence within two years of the final action on the application, unless a different time is specified in the Coastal Development Permit. Up to three (3) one-year extensions may be granted by the Community Development Director in accordance with the procedures specified in Subsection 28.44.230.B of the Santa Barbara Municipal Code.





DUDEK

SOURCE: USGS Topo 7.5 Minute Series - Goleta Quadrangle

FIGURE 1
Vicinity Map

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FEBRUARY 2009

Goleta West Sanitary District Remediation System

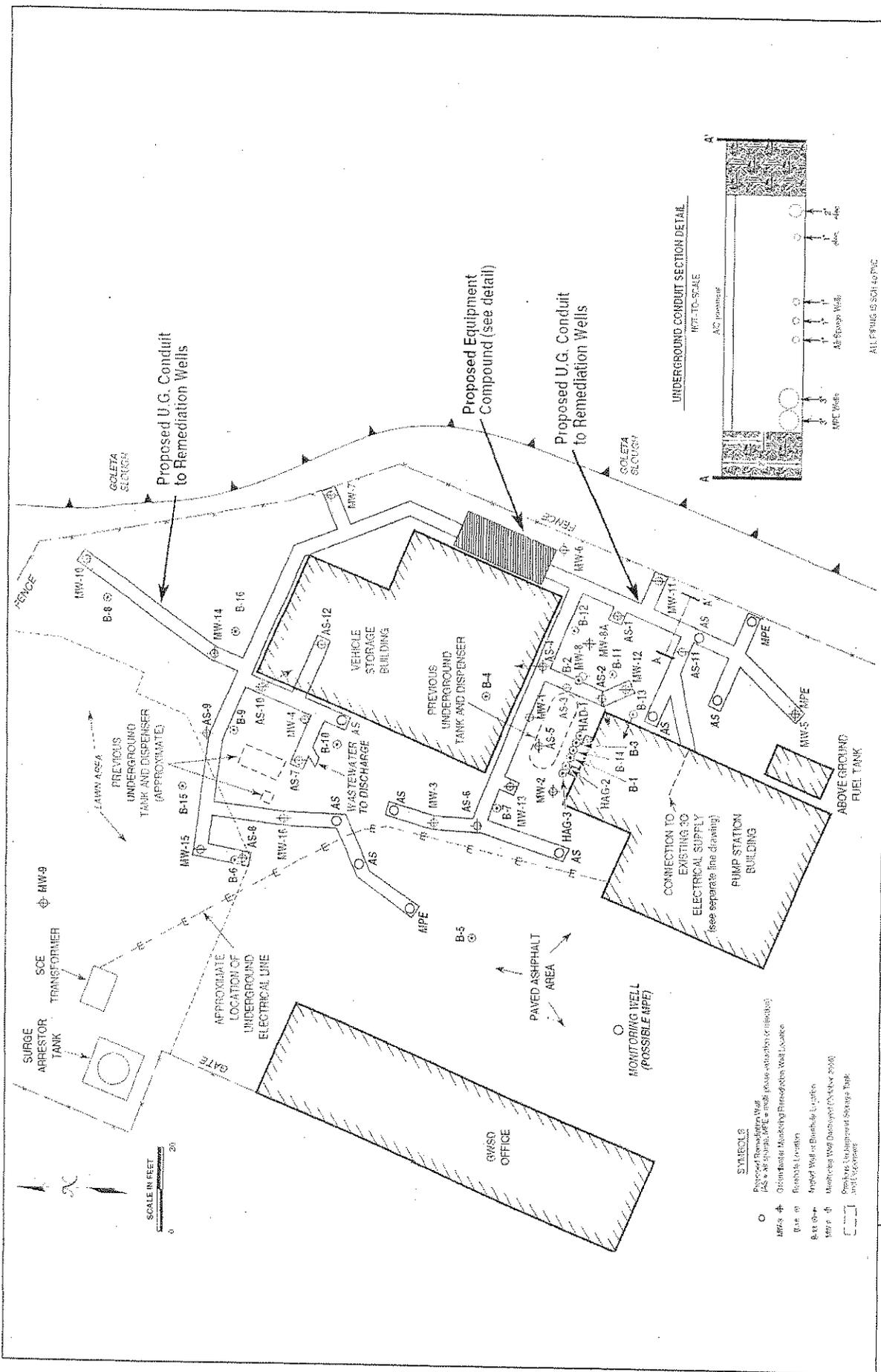


FIGURE 2
Remediation System Plan

SOURCE: Goleta West Sanitary District, 2009

Goleta West Sanitary District Remediation System

DUDEK

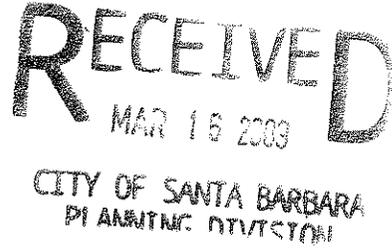
631001
FEBRUARY 2009

CAMPBELL · GEO, INC.

ENGINEERING GEOLOGY · HYDROLOGY · GEOENVIRONMENTAL SERVICES

March 13, 2009

The City of Santa Barbara Airport Department
601 Firestone Road
Goleta, CA 93117



Attn: Mr. Andrew Bermond

Re: Project Description – Installation of Temporary Remediation System
Goleta West Sanitary District
1 Adams Road, Goleta, CA 93117 (APN 073-450-003)

Dear Andrew:

On behalf of the Goleta West Sanitary District, we are proposing to install equipment to extract and treat gasoline-contaminated soil vapor and groundwater associated with former underground storage tanks (USTs). One UST was removed many years ago, prior to the current city and county permit processes. A second UST was removed under approved city and county permits in late 2006. The proposed remediation equipment is intended to clean up soil and groundwater that could not be accessed during UST removal below or to the sides of the excavation areas due to the existing GWSD structures at the excavation edges. The proposed equipment location on the east side of the GWSD facility is shown on the attached site plan and site photographs.

A September 10, 2008 Remedial Action Plan (RAP) has been approved by the lead agency, Santa Barbara County Fire Department, Fire Prevention Division (FPD) in a letter dated October 16, 2008 (attached). A draft permit application form was submitted to the airport department in December 2008, requesting initial review and application form signature by the airport director, as the property owner. Since that time, as you required for completeness, an archaeological assessment of the project trenching has been conducted and is attached. The FPD approval letter directs GWSD to begin construction within 60 days of the end of a public comment period. That public comment period is connected to a public notice for the RAP published in the Santa Barbara News-Press on December 11, 2008

Mr. Andrew Bermond
City of Santa Barbara Airport Department
Goleta West Sanitary District
March 13, 2009
Page 2

(attached). The public comment period ended January 12, 2009, and therefore FPD's requirement is for system construction to start by mid-March 2009.

A County of Santa Barbara APCD Authority to Construct permit application has been approved.

The remediation equipment consists of a primary vacuum blower to extract soil vapor and groundwater. The extraction will be augmented by injected air produced from two air compressors. Extracted air will be treated by processing through two 2,000-pound beds of activated carbon. Similarly, treatment of extracted water will be conducted with two 1,000-pound carbon beds. No fencing is proposed, since the site is already within the fenced, secure GWSD facility. Hopefully, that will eliminate the need for City ABR processing.

A single line electrical schematic prepared by a licensed electrician is attached to the site plan showing the proposed equipment location, the conduit connections to the extraction/injection wells, and the connection to the existing GWSD electrical supply.

Please initiate permit processing or contact me if you have any questions.

Sincerely,
Campbell Geo, Inc.



Steve Campbell
Principal Geologist

Attachments: GWSD letter of authorization
Master Application
CDP Application
Project Plans/Site Photos
Archaeological letter

cc: Goleta West Sanitary District
Attn: Mark Nation, General Manager

GWSD L14.doc

RELEVANT POLICIES

Zoning

Title 29

Airport Facilities Zone.

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.)

Environmental Review

California Environmental Quality Act Guidelines

Section 15304:

Class 4 consists of minor public or private alterations in the condition of land, water, and/or vegetation which do not involve the removal of healthy, mature, scenic trees except for forestry or agricultural purposes. Examples include, but are not limited to:...

- (f) Minor trenching and backfilling where the surface is restored;

Environmentally Sensitive Habitat

Local Coastal Program - Airport and Goleta Slough

Policy C-9:

Any development approved within or adjacent to the wetland areas identified on the habitat map shall have been found to be consistent with PRC's 30233, 30230, 30231 and 30607.1...

California Coastal Act

Section 30230:

Marine resources shall be maintained enhanced, and where feasible, restored. Special protection shall be given to areas and species of special biological or economic significance. Uses of the marine environment shall be carried out in a manner that will sustain the biological productivity of coastal waters and that will maintain healthy populations of all species of marine organisms adequate for long-term commercial, recreational, scientific, and educational purposes.

Section 30231:

The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects...

Section 30233:

The diking, filling, or dredging of open coastal waters, wetlands, estuaries, and lakes shall be permitted in accordance with other applicable provisions of this division, where there is no feasible less environmentally damaging alternative, and where feasible mitigation measures have been provided to minimize adverse environmental effects, and shall be limited to the following:

(4) Incidental public service purposes, including but not limited to burying cables and pipes or inspection of piers and maintenance of existing intake and outfall lines.

Section 30607.1:

Where any dike and fill development is permitted in wetlands in conformity with Section 30233 or other applicable policies set forth in this division, mitigation measures shall include, at a minimum, either acquisition of equivalent areas of equal or greater biological productivity or opening up equivalent areas to tidal action...

Hazards

California Coastal Act

Section 30253:

New development shall: (1) Minimize risks to life and property in areas of high geologic, flood and fire hazard; (2) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the

construction of protective devices that would substantially alter natural landforms along bluffs and cliffs...

Cultural Resources

California Coastal Act

Section 30244:

Where development would adversely impact archaeological or paleontologic resources as identified by the State Historic Preservation Officer, reasonable mitigation measures shall be required.

General Plan - Conservation Element

Policy 1.0:

Activities and development which could damage or destroy archaeological, historic or architectural resources are to be avoided.

Local Coastal Program - Airport and Goleta Slough

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.

Visual Quality

California Coastal Act

Section 30251:

The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local governments shall be subordinate to the character of the setting.

City Local Coastal Plan

Policy 9.3:

All new development in the coastal zone shall provide underground utilities and the undergrounding of existing overhead utilities shall be considered high priority.

Local Coastal Program - Airport and Goleta Slough

Policy E-1:

Airport facility development shall reflect a high standard of development consistent with the character and quality of Santa Barbara.

Policy G-1:

Prior to approval of any development at the Airport by the Airport Commission, Architectural Board of Review, or other discretionary bodies of the City, a finding shall be made that adequate public service, including water, wastewater, traffic circulation, and parking are available to meet the needs generated by the proposed development.

Flooding

Title 22

22.24.110 Establishment of Development Permit.

A development permit shall be obtained before construction or development begins within any area of special flood hazard. Application for a development permit shall be made on forms furnished by the Chief of Building and Zoning and may include, but not be limited to: plans in duplicate drawn to scale showing the nature, location, dimensions, and elevations of the area in question; existing or proposed structures, fill, storage of materials, and drainage facilities; and the location of the foregoing. The following information is required on an application:

- A. Elevation in relation to mean sea level, of the lowest floor (including basement) of all structures; in Zone AO or VO, elevation of highest adjacent grade and proposed elevation of lowest floor of all structures.
- B. Elevation in relation to mean sea level to which any structure has been will be floodproofed;
- C. All certifications required by Sections 22.24.130F and 22.24.160; and
- D. Description of the extent to which any watercourse will be altered or relocated as a result of proposed development. (Ord. 4522, 1988; Ord. 3972, 1978.)

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