



# City of Santa Barbara California

## PLANNING COMMISSION STAFF REPORT

**REPORT DATE:** August 25, 2016  
**AGENDA DATE:** September 1, 2016  
**PROJECT:** Santa Barbara Airport Master Plan Draft EIR  
 601 Norman Firestone Road (MST2013-00453)  
**TO:** Planning Commission  
**FROM:** Planning Division, (805) 564-5470  
 Andrew Bermond, AICP, Project Planner  
 Steven Greer, Environmental Analyst

### I. RECOMMENDATION

Staff recommends that Planning Commission receive public comment on the Recirculated Draft Environmental Impact Report for the Draft Santa Barbara Airport Master Plan pursuant to California Environmental Quality Act (CEQA) Guidelines §15087.

No action will be taken at this hearing on the environmental review or the Draft Master Plan.

### II. NOTICE OF AVAILABILITY/NOTICE OF ENVIRONMENTAL HEARING AND PUBLIC COMMENT

The Notice of Availability/Notice of Environmental Hearings is attached as Exhibit A. Public notice was provided through a newspaper advertisement, mailed notice, and electronic notice via e-mail, social media, and [www.FlySBA.com](http://www.FlySBA.com). A Notice of Time Extension (Exhibit B) was distributed to accommodate a request of the Goleta Slough Management Committee. The first environmental hearing took place before the Airport Commission on July 20, 2016. The draft minutes from that hearing are attached as Exhibit C.

The notice began a 45-day public comment period on the Recirculated Draft EIR. On August 8, 2016 the comment period was extended to 60-days. Comments on the Recirculated Draft EIR are requested to be received no later than Tuesday, September 13, 2016, at 4:30 p.m. at the City of Santa Barbara Planning Division, 630 Garden Street.

Mailing Address: City of Santa Barbara, Planning Division, Attn: Andrew Bermond, AICP  
P.O. Box 1990, Santa Barbara, CA 93102-1990

E-mail Address: [ABermond@SantaBarbaraCA.gov](mailto:ABermond@SantaBarbaraCA.gov)  
 Web Site: [SBA.airportstudy.com](http://SBA.airportstudy.com) and [www.SantaBarbaraCA.gov/eir](http://www.SantaBarbaraCA.gov/eir)  
 Office Location: 630 Garden Street  
 Telephone: (805) 564-5470  
 Fax: (805) 897-1904

The Draft Master Plan (Exhibit D) and Recirculated Draft EIR (Exhibit E) are available at [SBA.airportstudy.com](http://SBA.airportstudy.com), the Planning Division Office (630 Garden Street), the Airport Administration Building (601 Norman Firestone Road), the Central Library (40 E Anapamu Street), and the Goleta Branch Library (500 North Fairview Avenue).

### **III. PROJECT DESCRIPTION**

The Santa Barbara Airport Master Plan (Master Plan) provides guidance for the Airport's overall development for the next 15-20 years, (i.e., 2015 to 2032). This development will be discussed by subarea within the Airport in subsequent subsections of this Project Description. The Master Plan relies on Federal Aviation Administration (FAA)-approved forecasts of aviation activity at the Airport and provides development scenarios for the short term (2017), intermediate term (2022) and long term (2032). These development scenarios are not only reflective of the level of activity forecast to occur at the Airport, but are dependent on federal funding cycles and the availability of grant money for aviation projects.

The development proposed in the Master Plan consists of:

- Airfield Recommendations: Extension of Taxiway H to the west, parallel to the main instrument runway, restriping of existing paved areas, paving light lanes along taxiway edges, and relocating entrances and exits from the taxiway system to comply with Federal Aviation Administration (FAA) recommendations.
- North Landside Recommendations: Consolidation of general aviation operations to facilitate two Fixed Base Operator (FBO) lease areas on the northeast portion of the airfield to provide tenant and visiting private aircraft services and facilities, and support facility changes including the relocation of the Airport Maintenance Yard.
- Terminal Area Recommendations: Construction of a new Long Term Parking Lot south of the Airline Terminal to accommodate 1,315 new or relocated parking spaces, expansion of the Airline Terminal, and relocation of the southside FBO.

The project description is discussed in more detail in Chapter 2 of the Recirculated Draft EIR.



DRAFT

#### **IV. RECIRCULATED DRAFT EIR**

Pursuant to CEQA Guidelines §15088.5, a lead agency must recirculate a Draft EIR when significant new information is added (including changes to the project, environmental setting, or impact significance). From December 2015-June 2016 a team of three consulting firms worked to revise the traffic analysis in response to public comments. This substantial revision and the newly identified environmental impacts both necessitate recirculation.

The changes from the prior Draft EIR are:

- Additional analysis and mitigation for impacts to Biological Resources, Hydrology and Water Quality, Land Use and Planning, and Transportation/Traffic
- Incorporate use of City of Goleta's 2015 traffic impact model
- Address CEQA case law regarding sea level rise
- Update information that has become available since the publication of the Draft EIR (Goleta Slough Area Sea Level Rise and Management Plan, Draft Wildlife Hazard Assessment)
- Include text edits and clarification in response to comments received.

#### **V. CHANGES FROM THE PREVIOUS DRAFT EIR**

The Recirculated Draft EIR updates the evaluation of several of the environmental effects that may result from development proposed in the Draft Master Plan over the next 10-20 years. The Recirculated Draft EIR categorized environmental effects into four impact significance levels:

- Class I, Significant Environmental Impact: A significant impact to the environment that remains significant even after mitigation measures are applied;
- Class II, Less than Significant Impact with Mitigation: A potentially significant impact that can be avoided or reduced to an less than significant level with mitigation;
- Class III, Less than Significant Impact; and
- Class IV, Beneficial Impact.

Most of the impacts and mitigations identified in the Draft EIR remain unchanged. The table below shows the changes from the previous Draft EIR to the Recirculated Draft EIR.

##### **A. BIOLOGICAL RESOURCES**

A new impact was identified through the public comment process. The Taxiway H extension project would have the potential to impact the state-listed Belding's savanna sparrow due to construction activities in and near their habitat. A new mitigation was identified to avoid construction during their nesting season unless the area is determined to not contain Belding's savanna sparrows by a qualified biologist. The impact is less than significant with this mitigation incorporated (Class II). Additionally existing mitigation measures were updated to incorporate information from recently completed plans and studies.

##### **B. HYDROLOGY AND WATER RESOURCES**

In December 2015 the California Supreme Court determined that the environment's impact on a project

cannot be considered an environmental impact caused by the project (*CBIA v. BAAQMD* “CEQA in Reverse”). In light of this decision, Class II sea level rise impacts have been removed. The mitigation measures from the Draft EIR are included as recommendations.

**C. LAND USE AND PLANNING**

In response to public comment new less-than significant impacts were identified. Additionally a new mitigation measure to specify the steps necessary to bring the Taxiway H project into consistency with the Goleta Slough Ecological Reserve was identified. Specifically, the Airport and the California Department of Fish and Wildlife will need to revise the Reserve boundary to exclude the Taxiway H project site and include a new area of suitable habitat value at a 1:1 ratio.

**D. CIRCULATION/TRAFFIC**

The revision to the traffic study identified a new significant impact in the intermediate term at the intersection of Kellogg Avenue and Hollister Avenue. This impact could be reduced to less than significant with a restriping the intersection to allow an eastbound to southbound right-turn only lane. New mitigation was identified that could reduce the project impacts, however because the mitigation would rely on an action of others (i.e. City of Goleta) the impact remains significant with mitigation incorporated (Class I).

**Table: Class I and Class II Impact Revisions**

Previous Draft EIR (2015)		Recirculated Draft EIR (2016)	
Class I: Significant Environmental Impacts (after mitigation)			
Impact	Mitigation	Impact	Mitigation
Impact T-2: Cumulative project impacts to traffic and circulation in the intermediate term (Class III)	None required.	Impact T-2: Cumulative project impacts could occur to traffic and circulation in the intermediate term (Kellogg/Hollister)	T/mm-1: “Fair share” contribution of traffic mitigation fees for future roadway construction in the City of Goleta.  T/mm-2: Implement a transportation demand management (TDM) program with new north side lease agreements.
Impact T-3: Cumulative impacts to traffic and circulation in the long-term (2032)	None identified.	Impact T-3: Same	T/mm-1 and T/mm-2.

Previous Draft EIR (2015)		Recirculated Draft EIR (2016)	
Class II: Less Than Significant Impacts with Mitigation			
Impact	Mitigation	Impact	Mitigation
Impact BIO-1: Loss of Jurisdictional wetlands and indirect impact to Goleta Slough	<p>BIO/mm-1: A Programmatic Wetland Restoration Plan (PWRP) Restoration under the PWRP would occur on Airport property and at a minimum 2:1 (impact to restoration) ratio.</p> <p>BIO/mm-2: All applicable policies in the Local Coastal Plan shall be complied with, including maintaining a 100 foot natural-condition buffer around all wetlands and creeks.</p>	Impact BIO-1: Same	<p>BIO/mm-1: Added adaptive restoration measures recommended by the Goleta Slough Area Sea Level Rise and Management Plan reference to required regulatory permits.</p> <p>BIO/mm-2: Same</p>
/		Impact BIO-2: Potentially significant impact to Belding's savannah sparrow would occur as a result of Taxiway H if the species is present during construction	<p>BIO/mm-3: No construction between February-August unless a bird survey finds no bird breeding habitat within 300 feet (500 feet for raptors)</p> <p>BIO/mm-4: Biological monitoring requirement for Taxiway H project</p>
Impact BIO-2: Cumulative impact to Goleta Slough	BIO/mm-1 and BIO/mm-2 above	Renumbered as Impact BIO-4	BIO/mm-1 and BIO/mm-2 above
Impact HYD-2: Future flooding at the Airport due to climate change and sea level rise	HYD/mm-1: Project-specific tidal inundation and flooding analyses shall consider projected future changes from sea level rise, relying on the	Not an impact pursuant to <i>CBIA v. BAAQMD</i> (2015)	HYD/mm1 and HYD/mm-2 retained as recommended measures

Previous Draft EIR (2015)		Recirculated Draft EIR (2016)	
Class II: Less Than Significant Impacts with Mitigation			
Impact	Mitigation	Impact	Mitigation
	<p>best available science to ensure, to the maximum extent feasible, that new development is located outside of areas subject to flooding during the anticipated life of the project (generally 75 years).</p> <p>HYD/mm-2: The Airport shall raise new or reconstructed buildings above base flood elevations as well as apply thicker pavement lifts during regular intervals on airport movement area (runways/taxiways/apron) to reduce the potential for flooding.</p>		
Impact LU-3: Compatibility with Airport's LCP	LU/mm-1 and LU/mm-2 above	Renumbered as Impact LU-4	<p>LU/mm-1, LU/mm-2, and</p> <p>LU/mm-3: Amend Cooperative Agreement between Airport and CDFW to adjust the boundaries of the Goleta Slough Ecological Reserve providing habitat of similar value at an area ration of 1:1</p>
Impact LU-4: Consistency with the General Plan and the G-S-R Zone	LU/mm-1 and LU/mm2 above	Renumbered as LU/mm-6	LU/mm-1, LU/mm-2, and LU/mm-3 above

**VI. ENVIRONMENTAL REVIEW PROCESS – NEXT STEPS**

In response to a request from the Goleta Slough Management Committee, the public comment period was extended from 45 days to 60 days. Following the 60-day Recirculated Draft EIR public review period, Staff will prepare responses to comments received, refine the EIR analysis as necessary, and proceed with preparation of a Final EIR. The Final EIR (including written responses to public comments on both the 2015 Draft EIR and the Recirculated Draft EIR) will be submitted to Planning Commission for certification. Following certification of the Final EIR, City Council will consider adoption of the Santa Barbara Airport Master Plan.

Exhibits:

- A. Notice of Availability/Notice of Environmental Hearings for the Santa Barbara Airport Master Plan Recirculated Draft Environmental Impact Report
- B. Notice of Time Extension and Notice of Environmental Hearing for the Santa Barbara Airport Master Plan Recirculated Draft Environmental Impact Report
- C. Draft Airport Commission Minutes for the meeting of July 20, 2016
- D. Santa Barbara Airport Master Plan ([sba.airportstudy.com/master-plan/](http://sba.airportstudy.com/master-plan/))
- E. Draft Environmental Impact Report ([www.santabarbaraca.gov/eir](http://www.santabarbaraca.gov/eir))



# City of Santa Barbara California

## NOTICE OF AVAILABILITY OF RECIRCULATED DRAFT ENVIRONMENTAL IMPACT REPORT – MST2013-00453 AND NOTICE OF PUBLIC ENVIRONMENTAL HEARINGS FOR THE SANTA BARBARA AIRPORT MASTER PLAN

**AIRPORT COMMISSION  
WEDNESDAY, JULY 20, 2016  
6:00 P.M.**

**AIRPORT ADMINISTRATION BUILDING  
601 NORMAN FIRESTONE ROAD**

**PLANNING COMMISSION  
THURSDAY, SEPTEMBER 1, 2016  
1:00 P.M.\* (SEE NOTE BELOW)  
CITY HALL – 735 ANACAPA STREET  
CITY COUNCIL CHAMBERS**

**PROJECT LOCATION:** The project site is located at the Santa Barbara Airport (601 Norman Firestone Road).

**PROJECT DESCRIPTION:** The Santa Barbara Airport Master Plan (Master Plan) provides guidance for the Airport's overall development for the next 15-20 years, (i.e., 2014 to 2032). The Master Plan relies on Federal Aviation Administration (FAA)-approved forecasts of aviation activity at the Santa Barbara Airport (Airport) and provides development scenarios for the short term (2017), intermediate term (2022) and long term (2032). These development scenarios are not only reflective of the level of activity forecast to occur at the Airport, but are dependent on federal funding cycles and the availability of grant money for aviation projects.

The proposed Master Plan consists of:

- **Airfield Recommendations:** Extension of Taxiway H to the west, parallel to the main instrument runway, restriping of existing paved areas, paving light lanes along taxiway edges, and relocating entrances and exits from the taxiway system to comply with Federal Aviation Administration (FAA) recommendations.
- **North Landside Recommendations:** Consolidation of general aviation operations to facilitate two Fixed Base Operator (FBO) lease areas on the northeast portion of the airfield to provide tenant and visiting private aircraft services and facilities, and support facility changes including the relocation of the Airport Maintenance Yard.
- **Terminal Area Recommendations:** Construction of a new Long Term Parking Lot south of the Airline Terminal to accommodate 1,315 new or relocated parking spaces, expansion of the Airline Terminal, and relocation of the south-side FBO.

The Airport is located on approximately 948 acres adjacent to the City of Goleta and the University of California, Santa Barbara (UCSB) in the South Coast region of Santa Barbara County. Though incorporated in the City of Santa Barbara, the Airport is located eight miles to the west of the rest of the City of Santa Barbara. Due to the proximity of the Goleta Slough to certain proposed Master Plan project, approval of a Local Coastal Program (LCP) amendment will be necessary for some of the proposed actions. An LCP amendment will, therefore, be considered along with the proposed actions, as appropriate.

The City of Santa Barbara encourages the public to provide written comments on this and other projects. The Recirculated Draft Environmental Impact Report (EIR) is available for review at the Planning Division, 630 Garden Street, from 8:30 a.m. to noon and 1:00 p.m. to 4:30 p.m., at the Santa Barbara Airport Administration Building, 601 Norman Firestone Road, from 8:30 a.m. to noon and 1:00 p.m. to 4:30 p.m., the Santa Barbara Public Library at 40 E. Anapamu Street, and the Goleta Branch Library at 500 N. Fairview Avenue during the libraries' hours of operation. It is also available online at [SantaBarbaraCA.gov/EIR](http://SantaBarbaraCA.gov/EIR).

The public review of changes from the prior Draft EIR begins on Friday, **July 15, 2016**. Comments on the Recirculated Draft EIR must be received by Friday, **September 2, 2016**. The Draft EIR is recirculated because new Transportation/Traffic impacts (Impacts T-2 and T-3) were identified in response to previous public comment

PUBLIC NOTICE OF AVAILABILITY AND ENVIRONMENTAL HEARINGS  
SANTA BARBARA AIRPORT MASTER PLAN RECIRCULATED DRAFT EIR  
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received (CEQA Guidelines §15088.5 (a)(1)).

Please send your comments by US Mail to: City of Santa Barbara  
Planning Division  
Attn: **Andrew Bermond, AICP**  
P.O. Box 1990  
Santa Barbara, CA 93102-1990  
**-OR-** electronically to: [ABermond@SantaBarbaraCA.gov](mailto:ABermond@SantaBarbaraCA.gov)

Two hearings to take public comments on the Recirculated Draft EIR will be held. The first will be before the Airport Commission on **July 20, 2016** at 6:00 P.M.\* in the Conference Room of the Airport Administration Building – 601 Norman Firestone Road. The second will be before the Planning Commission on **September 1, 2016** at 1:00 p.m.\* in the Council Chambers at City Hall – 735 Anacapa Street. You are invited to attend these hearings and address your verbal comments to the Airport Commission or the Planning Commission. If you have any questions, wish to know more about this application, or wish to review the plans, please contact **Andrew Bermond, AICP**, at (805)-564-5470.

Following the end of the Recirculated Draft EIR public review period, a Final EIR including responses to comments to both the initial Draft EIR and the Recirculated Draft will be prepared, and subsequent noticed public hearing will be held at Planning Commission to consider actions to approve the project.

If you challenge the environmental document in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence received by Friday, September 2, 2016.

**AMERICANS WITH DISABILITIES ACT:** If you need auxiliary aids or services or staff assistance to attend or participate in this meeting, please contact the City Administrator's Office at (805) 564-5305. If possible, notification at least 48 hours prior to the meeting will usually enable the City to make reasonable arrangements. Specialized services, such as sign language interpretation or documents in Braille, may require additional lead time to arrange.

\***NOTE:** On Thursday, August 25, 2016, an Agenda with all items to be heard on Thursday, September 1, 2016, will be available at 630 Garden Street and online at [SantaBarbaraCA.gov/PC](http://SantaBarbaraCA.gov/PC). Environmental documents can be viewed online at [SantaBarbaraCA.gov/EIR](http://SantaBarbaraCA.gov/EIR). Please note that online Staff Reports may not include some exhibits. Meetings can be viewed live on City TV-18, or on your computer at [SantaBarbaraCA.gov/CityTV](http://SantaBarbaraCA.gov/CityTV). A rebroadcast schedule can be found at [SantaBarbaraCA.gov/CityTVProgramGuide](http://SantaBarbaraCA.gov/CityTVProgramGuide).



# City of Santa Barbara California

## NOTICE OF EXTENSION OF PUBLIC COMMENT PERIOD FOR DRAFT RECIRCULATED ENVIRONMENTAL IMPACT REPORT – MST2013-00453 AND NOTICE OF PUBLIC ENVIRONMENTAL HEARING FOR THE SANTA BARBARA AIRPORT MASTER PLAN

PLANNING COMMISSION  
THURSDAY, SEPTEMBER 1, 2016  
1:00 P.M.\* (SEE NOTE BELOW)  
CITY HALL – 735 ANACAPA STREET  
CITY COUNCIL CHAMBERS

**PROJECT LOCATION:** The project site is located at the Santa Barbara Airport (601 Norman Firestone Road).

**PROJECT DESCRIPTION:** The Santa Barbara Airport Master Plan (Master Plan) provides guidance for the Airport's overall development for the next 15-20 years, (i.e., 2014 to 2032). The Master Plan relies on Federal Aviation Administration (FAA)-approved forecasts of aviation activity at the Santa Barbara Airport (Airport) and provides development scenarios for the short term (2017), intermediate term (2022) and long term (2032). These development scenarios are not only reflective of the level of activity forecast to occur at the Airport, but are dependent on federal funding cycles and the availability of grant money for aviation projects.

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The City of Santa Barbara encourages the public to provide written comments on this and other projects. The Recirculated Draft EIR is available for review at the Planning Division, 630 Garden Street, from 8:30 a.m. to 4:30 p.m., at the Santa Barbara Airport Administration Building, 601 Norman Firestone Road, from 8:00 a.m. to 5:00 p.m., the Santa Barbara Public Library at 40 E. Anapamu Street, and the Goleta Branch Library at 500 N. Fairview Avenue during the libraries' hours of operation. It is also available online at [www.SantaBarbaraCA.gov/EIR](http://www.SantaBarbaraCA.gov/EIR).

The public review period began on **July 15, 2016**. The comment period has been extended to 60 days pursuant to CEQA Guidelines §15105(a). Comments on the Recirculated Draft EIR must be received by Friday, **September 13, 2016** at 4:30 p.m. at the City of Santa Barbara Planning Division, 630 Garden Street.

**EXHIBIT B**

Please send your comments by US Mail to: City of Santa Barbara  
Planning Division  
Attn: **Andrew Bermond, AICP**  
P.O. Box 1990  
Santa Barbara, CA 93102-1990  
**-OR-** electronically to: [ABermond@SantaBarbaraCA.gov](mailto:ABermond@SantaBarbaraCA.gov)

The second of two hearings to take public comments on the Recirculated Draft EIR will be held before the Planning Commission on **September 1, 2016** at 1:00 p.m.\*\* in the Council Chambers at City Hall. You are invited to attend this hearing and address your verbal comments to the Planning Commission. If you have any questions, wish to know more about this application, or wish to review the plans, please contact **Andrew Bermond, AICP**, at (805)-564-5470.

Following the end of the Recirculated Draft EIR public review period, a Final EIR including responses to comments will be prepared, and subsequent noticed public hearing will be held at City Council to consider actions to approve the project.

If you challenge the environmental document in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence received by Friday, October 30, 2015.

**AMERICANS WITH DISABILITIES ACT:** If you need auxiliary aids or services or staff assistance to attend or participate in this meeting, please contact the City Administrator's Office at (805) 564-5305. If possible, notification at least 48 hours prior to the meeting will usually enable the City to make reasonable arrangements. Specialized services, such as sign language interpretation or documents in Braille, may require additional lead time to arrange.

**\*NOTE:** On Thursday, August 25, 2016, an Agenda with all items to be heard on Thursday, September 1, 2016, will be available at 630 Garden Street and online at [www.SantaBarbaraCA.gov/PC](http://www.SantaBarbaraCA.gov/PC). Environmental documents can be viewed online at [www.SantaBarbaraCA.gov/EIR](http://www.SantaBarbaraCA.gov/EIR). Please note that online Staff Reports may not include some exhibits. Agenda items are subject to change. It is recommended that applicants and interested parties plan to arrive for the meeting at 1:00 p.m. However, for longer agendas, all parties are encouraged to monitor Channel 18 and when the item prior to the application of interest begins come to the Commission hearing. Continuances will not be granted unless there are exceptional circumstances.

\*\*Meetings can be viewed live on City TV-18, or on your computer at [www.SantaBarbaraCA.gov/CityTV](http://www.SantaBarbaraCA.gov/CityTV). A rebroadcast schedule can be found at [www.SantaBarbaraCA.gov/CityTVProgramGuide](http://www.SantaBarbaraCA.gov/CityTVProgramGuide).



## CITY OF SANTA BARBARA AIRPORT COMMISSION

**M I N U T E S**  
July 20, 2016

### CALL TO ORDER

The Meeting on Wednesday, July 20, 2016 was called to order at 6:00 p.m. in the Airport Administration Conference Room - 601 Firestone Road, Santa Barbara

### ROLL CALL

**Airport Commissioners:** Carl Hopkins, Craig Arcuri, Karen Kahn, Kirk Martin, and Jim Wilson

**Staff:** Hazel Johns, Airport Director  
Tracy Lincoln, Airport Operations Manager  
Jeff McKee, Airport Facilities Manager  
Deanna Zachrisson, Airport Business Development Manager  
Rebecca Fribley, Senior Property Management Specialist

**Absent:** Commissioners Dolores Johnson and Bruce Miller

### CHANGES TO THE AGENDA

### PUBLIC COMMENT

1. No one wished to speak.

### CONSENT CALENDAR

2. **Subject: Minutes**

Recommendation: That Airport Commission waive the reading and approve the minutes of the special meeting of Wednesday, May 25, 2016.

3. **Subject: Lease Agreement - Above All Aviation**

Recommendation: That Commission authorize the Airport Director to execute a one-year and seven-month lease agreement with Above All Aviation, LLC, a California "C" Corporation, effective August 1, 2016 and ending April 30, 2018, for 18,691 square feet of aviation ramp, including one 3,522 square foot hangar and one 3,000 square foot hangar, at 101 Cyril Hartley Place, for a monthly rental of \$4,290 per month exclusive of utilities.

4. **Subject: Lease Agreement - Summer Solstice Celebration, Inc.**

Recommendation: That Commission approve and authorize the Airport Director to execute a month-to-month Lease Agreement with Summer Solstice Celebration, Inc., a California Non-profit Corporation, for two parking spaces, adjacent to the Super 8 Motel, at 405 So.

### **EXHIBIT C**

Fairview Avenue, at the Santa Barbara Airport, effective July 21, 2016, for a monthly rental of \$131, exclusive of utilities.

**5. Subject: Lease Agreement - Transportation Security Administration**

Recommendation: That Commission approve and authorize the Airport Director to execute a five (5) year Lease Agreement with the General Services Administration (GSA) for the Transportation Security Administration for 988 square feet of office, breakroom, classroom, and storage space in the Airline Terminal, at 500 James Fowler Road, at the Santa Barbara Airport, effective August 1, 2016, for a monthly rental of \$8,826.

**6. Subject: FY2017 Airport Commercial/Industrial Lease Rates**

Recommendation: That Airport Commission approve the proposed Fiscal Year 2017 Commercial/Industrial Rental Rates, for land and buildings at the Santa Barbara Airport.

**7. Subject: Property Management Report – May & June 2016**

Recommendation: That Airport Commission receive the monthly Airport Property Management Report.

**ACTION:** Motion/Second for approval of the Consent Calendar by Commissioners Kirk Martin/Jim Wilson. Unanimous voice vote (Absent Commissioners Johnson and Miller).

**NOTICES**

8. That on Thursday, July 14, 2016 at 5:00 p.m., the Airport Commission Secretary duly posted this agenda on the bulletin board at Airport Administration.

**LIAISON REPORTS**

City of Santa Barbara Liaison Councilmember Frank Hotchkiss  
City of Goleta Liaison Councilmember Michael T. Bennett

**ACTION:** Presented by both Councilmembers

**ADMINISTRATIVE REPORTS**

**9. Subject: Surf Air**

Recommendation: That Airport Commission receive a presentation from Surf Air representatives.

**ACTION:** Presented

**10. Subject: Airport Advertising Agreement with Clear Channel Airports**

Recommendation: That Airport Commission recommend approval to City Council and authorize the Airport Director to execute a five (5) year with one 5-year option agreement

with Inerspace Services, Inc. dba Clear Channel Airports to sell specific advertising space in the Airport terminal, for a minimum annual guarantee of \$7,500 or 20% of gross.

**ACTION:** Motion/Second for approval by Commissioners Jim Wilson/Kirk Martin. Unanimous voice vote (Absent Commissioners Johnson and Miller).

## **PUBLIC HEARINGS**

### **11. Subject: Airport Master Plan Draft Environmental Impact Report (EIR)**

Recommendation: That Airport Commission hold a public hearing to take public comments on the Draft Environmental Impact Report for the Santa Barbara Airport Master Plan.

No action will be taken at this hearing on the environmental review or the Draft Master Plan.

**ACTION:** Public Comment period was opened and closed with no one wishing to speak. Presentation given by Airport Staff.

## **DIRECTOR'S REPORT**

- 12.**
- A. Airport Operations
    - Passenger Count
    - Aircraft Operations
    - Air Freight
  - B. Programs
    - 1. Marketing & Communications Program
    - 2. Master Plan
    - 3. Wildlife Hazard Assessment
  - C. Capital Projects
    - 1. Airfield Electrical, Safety, and Fence Project
    - 2. 6100 Hollister Avenue Development
    - 3. Airline Terminal Solar Project
    - 4. NOAA Project
    - 5. D & G Car Dealership Project
    - 6. Direct Relief – Purchase and Sale Agreement
    - 7. Wings Sculpture
  - D. Financial Summary
  - E. City Council / Airport Commission Actions
  - F. Safety, Enforcement, and Protection

**ACTION:** Presented

**ADJOURNMENT** – 6:58 p.m. on order of Chair Hopkins

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Hazel Johns  
Airport Director

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Rebecca Fribley  
Sr. Property Management Specialist





## City of Santa Barbara California

Exhibit D: Santa Barbara Airport Master Plan is available online at [www.SBA.Airportstudy.com/Master-Plan](http://www.SBA.Airportstudy.com/Master-Plan).

Exhibit E: Draft Environmental Impact Report is available online at [www.SantaBarbaraCA.gov/EIR](http://www.SantaBarbaraCA.gov/EIR).

