



City of Santa Barbara California

CITY OF SANTA BARBARA PLANNING COMMISSION

RESOLUTION NO. 016-06
40 CASS PLACE
COASTAL DEVELOPMENT PERMIT
APRIL 13, 2006

APPLICATION OF LEIF REYOLDS, PROJECT ENGINEER FOR CITY OF SANTA BARBARA AIRPORT, 40 CASS PLACE, 073-450-003, AIRPORT FACILITIES/AIRCRAFT APPROACH AND OPERATIONS/COASTAL OVERLAY (A-F/A-A-O/SD-3) ZONES, GENERAL PLAN DESIGNATION: MAJOR PUBLIC AND INSTITUTIONAL (MST2004-00334)

The proposed project involves demolition of an approximately 6,400 square foot building and construction of three prefabricated metal aircraft hangars totaling approximately 31,000 square feet (24 T-Hangars total), which also includes 2,400 sq. ft. of storage space and a 300 sq. ft. restroom. The proposed T-Hangar project also includes construction of a new taxi lane, replacement of existing security fencing, realignment of an existing airfield service road and the entrance drive to the project site (Cass Place), and installation of approximately 10,000 sq. ft. of new landscaping. Grading for the T-Hangar project consists of 8,250 cubic yards (cu. yds.) of cut and 8,250 cu. yds. of fill.

The proposed project also includes the Taxiway B realignment project, which consists of the demolition of the existing northern portion of Taxiway B including removal of existing taxiway paving (approximately 93,200 sq. ft.) and lighting, and construction of a new Taxiway B including asphalt (approximately 167,760 sq. ft., a net increase of 74,540 sq. ft.) paving, drainage, marking, lighting and signing within the Santa Barbara Municipal Airport airfield. Grading for the Taxiway B realignment project consists of 15,000 cu. yds. cut and 2,600 cu. yds. fill.

The discretionary application required for this project is:

Coastal Development Permit for construction of improvements in the Appealable Jurisdiction of the Coastal Zone (SBMC § 28.45.009);

An Addendum to the Santa Barbara Airport Final Environmental Impact Statement/ Environmental Impact Report (EIS/EIR) for the Aviation Facilities Plan, dated August 2002 (EIR SCH 2000111037), has been prepared for the proposed T-Hangar project pursuant to California Environmental Quality Act Guidelines Section 15164. Prior to action on the project, the Planning Commission must make findings pursuant to the California Environmental Quality Act Guidelines Section 15091.

The Environmental Analyst has determined that the Taxiway B realignment project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15301.

WHEREAS, the Planning Commission has held the required public hearing on the above application, and the Applicant was present.

WHEREAS, no one appeared to speak in favor of the application, and no one appeared to speak in opposition thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, April 6, 2006
2. Site Plans

NOW, THEREFORE BE IT RESOLVED that the City Planning Commission:

I. Approved the subject application making the following findings and determinations:

The project is consistent with policies to protect water and marine environments, environmentally sensitive habitats, cultural resources, and visual quality. It is Staff's position that the project may be found consistent with the City's Zoning Ordinance, City Local Coastal Plan, Local Coastal Plan – Airport and Goleta Slough, General Plan, and the California Coastal Act. Therefore, Staff recommends that the Planning Commission make the following findings for the Coastal Development Permit and Development Plan, and approve the project subject to the Conditions of Approval contained in Exhibit A.

Findings for the Coastal Development Permit:

1. The project is not located near sensitive biological habitat, and would not adversely affect such habitat in the general vicinity; and
2. The project would not contribute to flood hazards; and
3. The project shall incorporate a Storm Water Pollution Prevention Plan (SWPPP), which incorporates Best Management Practices to protect water quality; and
4. The project shall protect and preserve archaeologically sensitive areas; and
5. The project is consistent with the visual character of the surrounding area and the Santa Barbara Airport; and
6. The project is consistent with the uses in the Airport Facilities (A-F) zone and Airport Approach and Operations (A-A-O) zone (SBMC Chapter 29.15).

II. Said approval is subject to the following conditions:

- A. **Uninterrupted Flow of Water.** The Applicant shall provide for the uninterrupted flow of water through the Real Property including, but not limited to, swales, natural water courses, conduits and any access road, as appropriate. 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 Real Property or any adjoining property.
- B. **Landscape Plan Compliance.** The Applicant shall comply with the Landscape Plan as approved by the Architectural Board of Review (ABR). Such plan shall not be modified unless prior written approval is obtained from the ABR. The landscaping on the Real Property shall be provided and maintained in accordance with said landscape plan.
- C. **Approved Development.** The development of the Real Property approved by the Planning Commission on April 13, 2006 is limited to 31,000 square feet of T-hangars (24 individual

aircraft parking spaces), relocation and expansion of Taxiway B, and the improvements shown on the site plans signed by the chairman of the Planning Commission on said date and on file at the City of Santa Barbara.

D. **Storm Water Pollution Control Systems Maintenance.** The Owner(s) shall maintain the drainage system, storm drain water interceptor and other storm water pollution control devices in accordance with the Operations and Maintenance Procedure Plan approved by the Building Official and/or the Public Works Director.

E. **Design Review.** The following is subject to the review and approval of the Architectural Board of Review (ABR):

Landscape Plan. Assure that proposed landscape plan enhances the appearance of the Airport.

F. **Public Works Requirements Prior to Building Permit Issuance.** The Owner shall submit the following, or evidence of completion of the following to the Public Works Department for review and approval, prior to the issuance of a Building Permit for the project.

1. **Storm Water Quality Controls.** The Applicant shall apply storm water quality control guidelines to the project per the Public Works Department Construction Project Best Management Practices.

2. **Street Light Replacement.** If determined to be feasible, the Applicant shall replace the two streetlight fixtures closest to the T-hangar project with light fixtures consistent with the recommendations of the Street Light Advisory Group.

G. **Community Development Requirements Prior to Building or Public Works Permit Application/Issuance.** The following shall be finalized prior to, and/or submitted with, the application for any Building or Public Works permit:

1. **Pre-Construction Conference.** Prior to commencement of construction, a construction conference shall be scheduled by the General Contractor. The conference shall include representatives from the Public Works Department Engineering and Transportation Divisions, Building Division, Planning Division, Airport Department and the Contractor and Subcontractor(s).

2. **Contractor and Subcontractor Notification.** The Owner 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.

3. **Grading Plan Requirement for Archaeological Resources.** For construction activities resulting in ground disturbance exceeding 40 inches below grade for the proposed T-Hangar project the Airport shall assure before construction that all ground disturbances within the low Prehistoric and Historic Native American sensitivity zone north of Runway 7-25 and east of Runway 15R/33L shall be monitored by a City-qualified archaeologist and Native American observer consistent with the City MEA for Cultural Resource Guidelines. Any required significance testing or mitigation activities

shall be performed consistent with the City MEA for Cultural Resources Guidelines for Phase 2 and Phase 3 studies.

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. *Mitigation Measure 3.9-5*

4. **Construction Contingency Plan Required.** A Construction Contingency Plan shall be developed addressing methods to control potential mitigation of contamination discovered during construction as well as safety considerations for on-site personnel and the general public. Details of the plan shall include but not be limited to the following: *Mitigation Measure 3.6-1*

Procedures for identification of contaminated soil.

- a. Measures that shall be taken immediately to protect workers and the public from exposure to contaminated areas (e.g., fencing or hazard flagging, covering of contaminated soils with plastic, etc.) and prevent migration of the contaminants to the surrounding environment.
 - b. Steps to be taken following initial discovery of contaminate soil: Notification shall be made to the Santa Barbara Hazardous Materials Unit immediately following identification of contamination within the construction area.
5. **Storm Water Pollution Prevention Plan (SWPPP).** A SWPPP shall be prepared for the proposed project, which must meet state NPDES General Construction Permit requirements, and must be approved by the Building Division. The SWPPP shall incorporate all feasible Best Management Practices (BMPs) to reduce erosion from

construction activities, to prevent sediment in stormwater discharges, and to minimize non-stormwater pollutants at the project site to the maximum extent possible.

6. **Conditions on Plans/Signatures.** All Planning Commission Conditions of Approval shall be provided on a full size drawing sheet as part of the drawing sets. 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 Owner		Date

Contractor	Date	License No.

Architect	Date	License No.

Engineer	Date	License No.

- H. **Construction Implementation Requirements.** All of these construction requirements shall be carried out in the field for the duration of the project construction.

1. **Construction Operation Requirements.** The following requirements shall be specified on the construction plans submitted to the Building Department for Building Permits and be adhered to during grading and construction to reduce emissions from construction equipment: *Mitigation Measure 3.5-8*
- a. Use heavy-duty diesel powered construction equipment manufactured after 1996 (with federally mandated "clean diesel engines).
 - b. Engine size of construction equipment shall be the minimum practical size.
 - c. Minimize the number of construction equipment operating simultaneously through efficient management practices.
 - d. Maintain construction equipment in tune per manufacturer's specifications.
 - e. Equip construction equipment onsite with two to four degree engine retard or pre-combustion chamber engines.
 - f. Install catalytic converters on gasoline-powered equipment.
 - g. Install diesel catalytic converters.
 - h. Replace diesel-powered equipment with electric equipment.
 - i. Minimize construction worker trips by requiring carpooling and by providing lunch or by requiring workers to bring lunch to the site.

2. **Hazardous Materials Contingencies.** If hazardous materials are encountered, following initial actions specified in the Construction Contingency Plan, a project-specific remediation plan shall be developed and implemented to reduce contaminant concentrations to acceptable levels. The details of the plan would be dependent on the extent and types of contamination but would include characterization of the problem, a review of remedial options (i.e. feasibility study), and a detailed plan for implementation of the chosen alternative. These plans would require review and approval by EHSD and Airport staff, taking in to account potential flooding impacts and prevention of contaminant runoff to nearby creeks. Excavation of any other remediation activities necessary shall be consistent with all biology, air quality (dust suppression), archaeology, and other mitigation measures applicable to the project. *Mitigation Measure 3.6-2*
3. **Refueling and Equipment Maintenance.** Procedures for refueling and equipment maintenance shall be developed and documented to prevent surface spills or other releases of hazardous material from contaminating surface and/or groundwater. These activities shall be conducted in a controlled area, on an impervious surface, where potential spills can be managed without affecting surface or groundwater quality. Fuels and oils shall be stored in appropriately sealed containers. The staging area used for the storage of these materials shall be lined and surrounded by protective dikes to provide full containment of any spilled materials. *Mitigation Measure 3.6-3*
4. **Demolition/Construction Materials Recycling.** Recycling and/or reuse of demolition/construction materials shall be carried out to the extent feasible, and containers shall be provided on site for that purpose, in order to minimize construction-generated waste conveyed to the landfill. Indicate on the plans the location of a container for collection of demolition/construction materials.
5. **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.
6. **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.
7. **Haul Routes.** The haul routes for all construction-related trucks, three tons or more, entering or exiting the site, shall be approved by the Public Works Director.
8. **Construction Parking/Storage.** 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.
 - b. Storage or staging of construction materials and equipment within the public right-of-way is prohibited.

9. **Water Sprinkling During Grading.** During site grading and transportation of fill materials, regular water sprinkling shall occur 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 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 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.

10. **Covered Truck Loads.** Trucks transporting fill material to and from the site shall be covered from the point of origin.
11. **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.
12. **Gravel Pads.** Gravel pads shall be installed at all access points to the project site to prevent tracking of mud on to public roads.

- I. **Prior to Certificate of Occupancy.** Prior to issuance of the Certificate of Occupancy, the Owner of the Real Property shall complete the following:

Repair Damaged Public Improvements. Repair any damaged public improvements caused by construction (curbs, gutters, sidewalks, etc.) subject to the review and approval of the Public Works Department. Where tree roots are the cause of the damage, the roots shall be pruned under the direction of a qualified Arborist.

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 SBMC 28.45.009.q, 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.

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This motion was passed and adopted on the 13th day of April, 2006 by the Planning Commission of the City of Santa Barbara, by the following vote:

AYES: 5 NOES: 0 ABSTAIN: 0 ABSENT: 2 (Larson, Mahan)

I hereby certify that this Resolution correctly reflects the action taken by the City of Santa Barbara Planning Commission at its meeting of the above date.



Julie Rodriguez, Planning Commission Secretary



Date

THIS ACTION OF THE PLANNING COMMISSION CAN BE APPEALED TO THE CITY COUNCIL WITHIN TEN (10) DAYS AFTER THE DATE THE ACTION WAS TAKEN BY THE PLANNING COMMISSION.