



City of Santa Barbara California

PLANNING COMMISSION STAFF REPORT

REPORT DATE: January 31, 2008
AGENDA DATE: February 7, 2008
PROJECT ADDRESS: 130 Garden Street (MST2006-00316)
TO: Planning Commission
FROM: Planning Division, (805) 564-5470
Jan Hubbell, AICP, Senior Planner
Kathleen Kennedy, Associate Planner *KK*

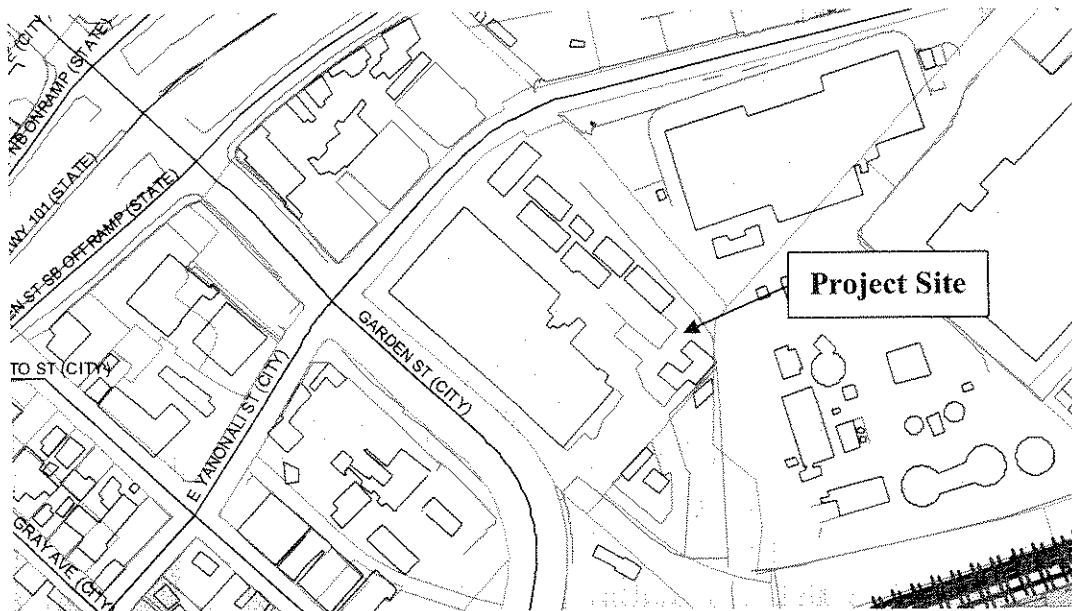
I. SUMMARY

The proposal is a repair and maintenance project involving the excavation and removal of approximately 1,000 cubic yards of contaminated soil and approximately 3,100 square feet of paving. The project area would then be backfilled with clean material and repaved. No further development is proposed on the site.

The discretionary application required for this project is a Coastal Development Permit to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.45.009).

II. RECOMMENDATION

The proposed project conforms to the City's Zoning and Building Ordinances and policies of the General Plan; therefore, Staff recommends that the Planning Commission approve the project, making the findings outlined in Section VI of this report, and subject to the conditions of approval in Exhibit A.



Vicinity Map for 130 Garden Street

APPLICATION DEEMED COMPLETE: December 7, 2007
 DATE ACTION REQUIRED: March 7, 2008

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant: Applied Environmental Technologies, Inc.	Property Owner: Old Cabrillo Warehouse
Parcel Number: 017-630-016	Lot Area: 6.61 acres
General Plan: Ocean Oriented Industrial	Zoning: OM-1 (Ocean Oriented Light Manufacturing) & S-D-3 (Coastal)
Existing Uses: Industrial	Topography: Generally flat
Adjacent Land Uses: North – Industrial, Laguna Channel, City Wastewater Treatment Plant East – Laguna Channel, City Wastewater Treatment Plant South – Industrial West – Industrial	

B. PROJECT STATISTICS

To Be Removed/ Replaced	Amount
Pavement	Approx. 3,100 square feet
Soil	Approx. 1,000 cubic yards

IV. PROJECT DESCRIPTION

The project area is located on the far eastern side of the 6.61 acre parcel. The parcel is currently developed with numerous industrial, storage and warehouse uses. Immediately adjacent to the project area are two paint shops, a metal shop and a geotechnical business. In addition, the Laguna Channel is located immediately to the east.

Four underground fuel storage tanks owned and operated by Agri-Turf Supplies, Inc. were removed from the site in 1988. The tanks reportedly were used to store gasoline and diesel fuels. During removal, soils impacted by hydrocarbon compounds were observed. Since 1988, numerous investigations have been completed on the site. Site data indicate relatively high concentrations of soil and groundwater contamination at the tank site and immediately adjacent to the tank site. A Remedial Action Plan (RAP), also known as a Corrective Action Plan (CAP), prepared by GeoSyntec Consultants was accepted in 2005 by the County of Santa Barbara Fire Department, Fire Prevention Division (FPD). The FPD oversees the review and implementation of the CAP (see Exhibit D – County of Santa Barbara Fire Department Letter dated March 9, 2007).

The tasks associated with the soil remediation project include the removal of the existing pavement (approximately 3,100 square feet) and the excavation of the impacted soil (approximately 1,000 cubic yards). The impacted soil will be immediately transported offsite for treatment. The project area will be backfilled with clean import fill compacted to the City's 90% compaction requirements and repaved to match the surrounding surface. The proposal also involves the abandonment of three existing groundwater monitoring wells and the installation of new groundwater wells and soil vapor extraction systems. No further development is proposed on the site.

According to the City archive records, the existing shed that is located immediately adjacent to the project area does not appear to be permitted; therefore, the removal of the structure has been added as a condition of approval. It is unclear as to whether the roof overhang shown on the site plan has been permitted. If it has not, it will be required to be removed as well. Because the project is for repair and maintenance only and no new development is proposed, conditions of approval related to improving the site, such as landscaping or parking improvements, are not included. Such conditions would be required during future redevelopment of the site.

V. ISSUES

A. DESIGN REVIEW

The project was reviewed by the Historic Landmarks Commission (HLC) on July 12, 2006 (see Exhibit E – HLC Minutes). At the time, the proposal included a temporary fence, which was the only

exterior change that would require design review. A temporary fence is no longer being proposed because it was determined that the existing fence would be sufficient; therefore, design review is no longer required. As a result, staff believes that the request from the HLC that a landscape plan be required is no longer applicable. However, it is within the Planning Commission's discretion to require landscape improvements as part of the approval.

B. ZONING ORDINANCE CONSISTENCY

The project site has a Zoning Designation of OM-1, Ocean Oriented Light Manufacturing and an S-D-3, Coastal Overlay. The soil remediation proposal does not include any new development and as such, the OM-1 zoning requirements are not applicable. In addition, the project itself does not conflict with any OM-1 zoning requirements; therefore, the project can be found consistent with the OM-1 zone.

In the S-D-3 Coastal Overlay zone, repair and maintenance activities that do not result in an expansion of use are typically exempt from the requirement for a Coastal Development Permit (CDP), except when the method of repair and maintenance may involve a risk of substantial adverse environmental impact. In this case, the project involves remediation of hazardous soil adjacent to the Laguna Channel; therefore, it was determined that a CDP is required. It is staff's opinion that the required findings for the Coastal Development Permit, outlined in Section VI below, can be made.

C. COMPLIANCE WITH THE GENERAL PLAN AND LOCAL COASTAL PLAN

According to the Land Use Element of the General Plan, the project site has a General Plan Designation of Ocean Oriented Industrial and is located in the East Beach neighborhood, which is bounded on the north by Highway 101; on the south by Cabrillo Boulevard; on the east by the City limits; and on the west by Santa Barbara Street. The East Beach neighborhood currently consists of a diverse mix of industrial, hotel-motel, residential, and public facility uses. The area north of Cabrillo Boulevard, between Santa Barbara and Milpas streets, is presently a mix of industrial development and vacant land. The soil remediation proposal, consisting of repair and maintenance, does not include any new development and as such, is in compliance with the General Plan.

The project site is located within the Coastal Zone and therefore must be found consistent with the City's Local Coastal Plan (LCP) which implements the California Coastal Act. The project site is located within "Component 5" of the LCP, which is that portion of the coastal zone south of Highway 101 and north of Cabrillo Boulevard, between Santa Barbara and Punta Gorda Streets. The existing uses in the area are primarily light industrial, limited commercial, some scattered residential and the City's Wastewater Treatment Plant. The primary coastal issues of concern in Component 5 include potential seismic hazards, recreational opportunities, visitor-serving commercial opportunities, ocean-oriented industry and public services. The project, being a repair and maintenance project, would not detrimentally affect coastal resources and would be consistent with the applicable policies of the California Coastal Act and Local Coastal Plan, and all implementing guidelines.

D. ENVIRONMENTAL REVIEW

Cultural Resources: A Phase I Archaeological Resource Survey Report, dated June 2, 2006, prepared by Macfarlane Archaeological Consultants was reviewed and accepted by the HLC on July 12, 2006.

The report recommends that monitoring be required during the drilling of wells and during soil remediation activities. This recommendation has been included in the attached Conditions of Approval.

Air Quality & Traffic: Standard mitigation measures regarding air quality, transportation of fill materials, and traffic routes have been accepted by the applicant and incorporated into the attached Conditions of Approval.

Conclusion: The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301 (Existing Facilities).

VI. FINDINGS

The Planning Commission finds the following:

COASTAL DEVELOPMENT PERMIT (SBMC §28.45.009)

1. The project is consistent with the policies of the California Coastal Act.
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.

Exhibits:

- A. Conditions of Approval
- B. Site Plan
- C. Applicant's letter, dated January 30, 2008
- D. County of Santa Barbara Fire Department Letter dated March 9, 2007
- E. Historic Landmarks Commission Minutes for July 12, 2006

PLANNING COMMISSION CONDITIONS OF APPROVAL

130 GARDEN STREET
COASTAL DEVELOPMENT PERMIT
FEBRUARY 7, 2008

In consideration of the project approval granted by the Planning Commission and for the benefit of the owner(s) and occupant(s) of the Real Property, the owners 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 Real Property:

- A. **Recorded Agreement.** Prior to the issuance of any Building permit for the project on the Real Property, the Owner 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, recorded in the Office of the County Recorder, and shall include the following:
1. **Uninterrupted Water Flow.** The Owner shall provide for the uninterrupted flow of water through the Real Property including, but not limited to, swales, natural watercourses, conduits and any access road, as appropriate.
 2. **Approved Development.** The development of the Real Property approved by the Planning Commission on February 7, 2008 is limited to a soil remediation project consisting of the removal of approximately 3,100 square feet of paving and the removal of approximately 1,000 cubic yards of soil. The project area is to be backfilled with clean material and repaved as shown on the project plans signed by the chairman of the Planning Commission on said date and on file at the City of Santa Barbara. In addition, the unpermitted shed, shown on the site plan, shall be demolished. If the roof overhang, shown on the site plan, is determined to be unpermitted, it shall also be demolished. If the excavation area extends beyond the area shown on the approved plans, a new Coastal Development Permit shall be required.
- B. **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. **Traffic Control Plan.** A traffic control plan shall be submitted, as specified in the City of Santa Barbara Traffic Control Guidelines. Traffic Control Plans are subject to approval by the Transportation Manager.
 2. **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.
- C. **Community Development Requirements Prior to Building Permit Application/Issuance.** The following shall be finalized prior to, and/or submitted with, the application for any Building or Public Works permit:
1. **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.

EXHIBIT A

2. **Archaeological Monitoring Contract.** Submit to the Planning Division a contract with an archaeologist from the most current City Qualified Archaeologists List for monitoring in the areas identified in the Phase I Archaeological Resources Survey Report prepared for this site by Macfarlane Archaeological Consultants, dated June 2, 2006. The contract shall be subject to the review and approval of the Planning Division.

The archaeologist's monitoring contract shall include the following provisions: If cultural resources are encountered or suspected, work shall be halted or redirected by the archaeologist 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, preparation of further site studies and/or mitigation.

If the discovery consists of possible human remains, the Owner shall contact the Santa Barbara County Coroner immediately. If the Coroner determines that the remains are Native American, the Coroner shall contact the California Native American Heritage Commission. The Owner shall retain 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, the Owner shall retain 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.

- D. **Building Permit Plan Requirements.** The following requirements/notes shall be incorporated into the construction plans submitted to the Building and Safety Division for Building permits.

1. **Demolition of Unpermitted Structures.** The unpermitted shed, shown on the site plan, shall be demolished. If the roof overhang shown on the site plan is determined to be unpermitted, it shall also be demolished.
2. **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.

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 Owner	Date	
Contractor	Date	License No.
Architect	Date	License No.
Engineer	Date	License No.

- E. **Construction Implementation Requirements.** All of these construction requirements shall be carried out in the field by the Owner 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.
3. **Traffic Control Plan.** All elements of the approved Traffic Control Plan shall be carried out by the Contractor.
4. **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.

5. **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.
6. **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.
 7. **Gravel Pads.** Gravel pads shall be installed at all access points to the project site to prevent tracking of mud on to public roads.
 8. **Street Sweeping.** The property frontage and adjacent property frontages, and parking and staging areas at the construction site shall be swept daily to decrease sediment transport to the public storm drain system and dust.
 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.** Immediately after Building permit issuance, 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.
- F. **Prior to Certificate of Occupancy.** Prior to issuance of the Certificate of Occupancy, the Owner of the Real Property shall complete the following:
1. **Repair Damaged Public Improvements.** Repair any damaged public improvements (curbs, gutters, sidewalks, roadways, etc.) subject to the review and approval of the Public Works Department per SBMC §22.60.090.

2. **Corrective Action Plan.** Evidence of full compliance with the approved Corrective Action Plan (CAP) as required by the County of Santa Barbara Fire Department Fire Prevention Division Leaking Underground Fuel Tank (LUFT) Program shall be submitted the City.
3. **Archaeological Monitoring Report.** A final report on the results of the archaeological monitoring shall be submitted to the Planning Division within 180 days of completion of the monitoring or prior to the issuance of the Certificate of Occupancy or Final Inspection, whichever is earlier.

- G. **Litigation Indemnification Agreement.** In the event the Planning Commission approval of the Project is appealed to the City Council, Applicant/Owner 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/Owner 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.

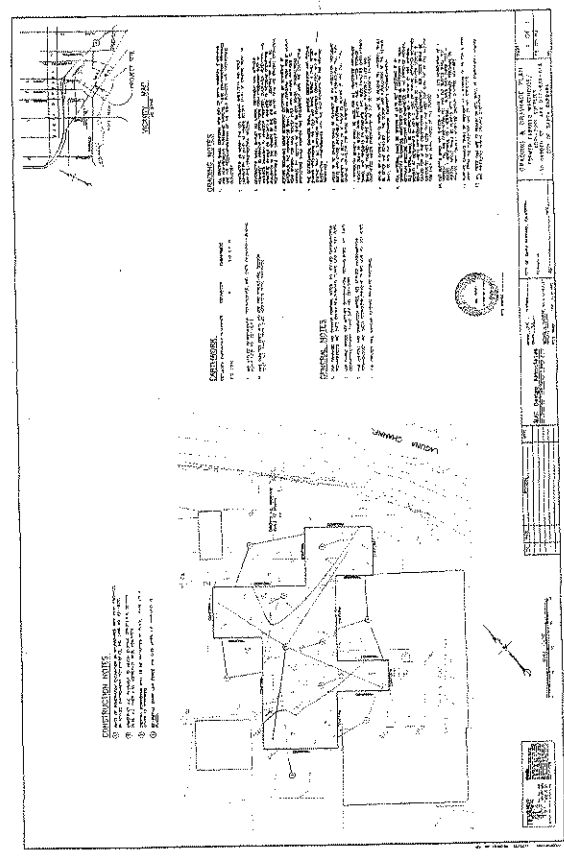
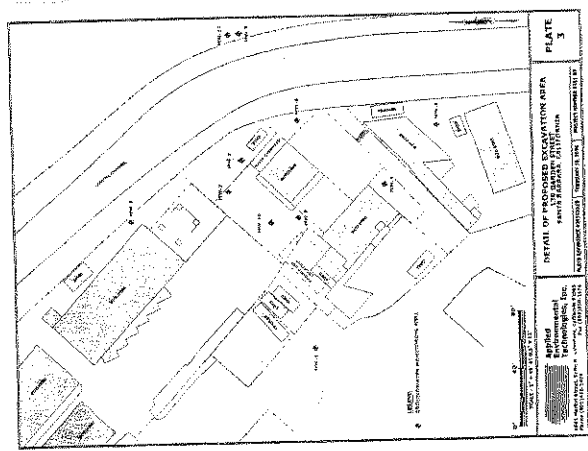
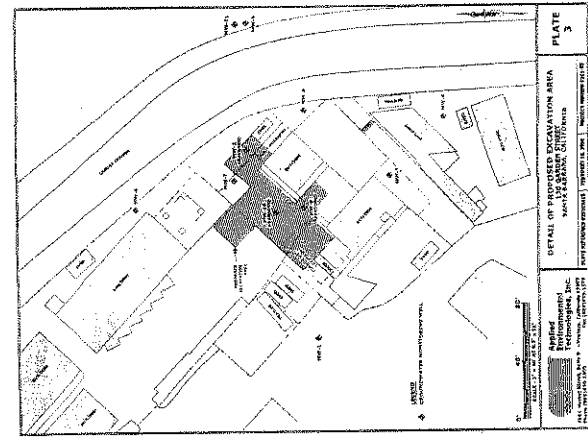
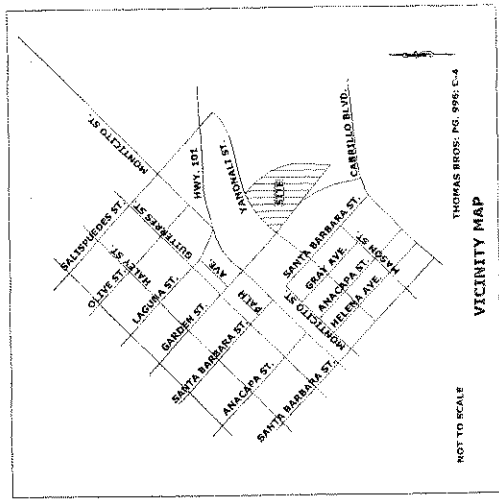
Applicant/Owner shall execute a written agreement, in a form approved by the City Attorney, evidencing the foregoing commitments of defense and indemnification within thirty (30) days of the City Council denial of the appeal and approval of the Project. These commitments of defense and indemnification are material conditions of the approval of the Project. If Applicant/Owner 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.

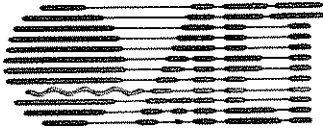
NOTICE OF COASTAL DEVELOPMENT PERMIT TIME LIMITS:

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 §28.45.009.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.

Scope of Work:
 Soil remediation project consisting of the removal of 3,100 square feet of paving and removal of 1,000 cubic yards of soil. The area will be back filled with clean material and repaved.
 Disclosures: Application for Consideration:
 A Coastal Development Permit to allow a soil remediation on a property located in the Applicable Jurisdiction of the Coastal Zone (SCRAC § 28.49.069).
 Sheet Index:
 Sheet 1 - Cover Sheet/Excavation Area Detail
 Sheet 2 - Storm/Erosion Control
 Sheet 3 - Grading & Drainage Plan





APPLIED ENVIRONMENTAL TECHNOLOGIES INC.
4561 Market St., Suite B • Ventura, CA 93003 • Phone: (805) 650-1400 Fax: (805) 650-1576

January 30, 2008
Job No. 0251-03R

City of Santa Barbara
Community Development Department
Planning Commission
630 Garden Street
Santa Barbara, California 93102

**Submittal of Development Application Review Team (DART) Submittal Requirements
For Agri-Turf Supplies, 130 Garden Street, Santa Barbara, California**

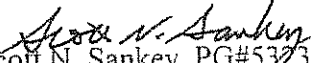
Applied Environmental Technologies (AET) is submitting this Application Package for planned impacted soil excavation at the referenced site. This Application Package is being submitted on behalf of AET's client, Mr. Robert Schnackenberg. AET is seeking a Coastal Development Permit (for grading) and needs Planning Commission approval.

As provided in the attached planning documents, the project consists of the following tasks: removal of the existing pavement (approx. 3,150 ft²); excavation of gasoline-impacted soil (approx. 1,000 y³), immediate transportation of the excavated soil offsite for treatment; backfilling the excavated area with clean import fill to meet the City's 90% compaction requirements; and re-paving the excavated area (approx. 3,150 ft²) with 4-inch thick reinforced concrete to match the surrounding surface. No new site development or re-development will be conducted during this project.

As required by the Santa Barbara County Fire Department (SBCFD; the local lead environmental agency) AET is implementing a Remedial Action Plan (RAP) prepared by our client's previous consultant (GeoSyntec Consultants). GeoSyntec's RAP (dated January 20, 2004) was approved by the SBCFD in their letter dated March 16, 2004.

Should you have any questions regarding this notice, please do not hesitate to call.

Very truly yours,
Applied Environmental
Technologies, Inc.


Scott N. Sankey, PG#5323
Senior Project Geologist

EOP/wp

EXHIBIT C



Fire Department

"Serving the community since 1926"

4410 Cathedral Oaks Road
Santa Barbara, CA 93110-1042
(805) 681-5500 FAX (805) 681-5563

John M. Scherrei
Fire Chief

March 9, 2007

FILE COPY

Mr. Bob Schnackenberg
Agri-Turf Supplies, Inc.
2257 Las Positas Road
Santa Barbara, CA 93105

0251-03R

EOP
SNS
KPP
LLQ

Subject: 130 Garden Street, Santa Barbara, California
LUFT Site #90011

Dear Mr. Schnackenberg:

The Santa Barbara County Fire Department Fire Prevention Division (FPD) Leaking Underground Fuel Tank (LUFT) Program has received a request from your consultant, Applied Environmental Technologies, Inc., for an extension to implement the *Corrective Action Plan (CAP)* for the site. Delays in implementing the *CAP* have been due to complying with permitting issues from the City of Santa Barbara. The *CAP* proposed excavation and offsite disposal of contaminated soil in the vadose zone and chemical treatment of soil and groundwater below the water table. The *CAP* was approved by FPD in its June 15, 2005 letter and the approval was valid until June 13, 2006.

After careful review of the file, FPD grants an extension to implement the *CAP* until **March 9, 2008**. All other previous conditions required by FPD apply. If you have any questions regarding the aforementioned, please feel free to call me at (805) 686-8176. Correspondence regarding this matter should be sent to FPD at 195 W. Highway 246, Suite 102, Buellton, CA 93427 or via facsimile at (805) 686-8183.

Sincerely,

Thomas M. Rejzek
Registered Geologist #6461
Certified Hydrogeologist #601
SMU/LUFT Program

90011 06_05

Pc: Mr. Tony Bortolazzo, William Wright Property
Mr. Scott Sankey, Geosyntec
Mr. John Mijares, RWQCB
Mr. Mark Matranga, SWRCB-CUF

RECEIVED

APR 20 2007

CITY OF SANTA BARBARA
PLANNING DIVISION

CONCEPT REVIEW - NEW

5. 130 GARDEN ST

OM-1/SD-3 Zone

(2:27) Assessor's Parcel Number: 017-630-016
 Application Number: MST2006-00316
 Owner: Old Cabrillo Warehouse, LP
 Applicant: AET, Inc.
 Contractor: Cypress Builders, Inc.

(Proposed excavation and removal of 1,000 cubic yards of contaminated soil and erection of temporary fencing for remediation purposes. Air and particulate monitoring shall be conducted in accordance with the Remedial Action Plan prepared by GeoSyntec Consultants. No existing buildings on the site will be altered. This project will require Planning Commission Approval of a Coastal Development Permit in the Appealable Jurisdiction of the Coastal Zone.)

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL OF A COASTAL DEVELOPMENT PERMIT.)

Present: Carol Shestag, Geologist for Applied Environmental, Inc.
 Kai Pavel, Staff Geologist for Applied Environmental, Inc.

Public comment opened at 2:36 p.m.

Mr. Kellem DeForest, interested party, asked whether there are any trees planned for the proposed project.

Public comment ended at 2:37 p.m.

Motion: Continued indefinitely to the Planning Commission with the following comment that the Commission requests the applicant include a landscape plan for the proposed project.

Action: Rager/Murray, 7/0/0.

CONCEPT REVIEW - CONTINUED

6. 00 W CABRILLO BLVD

P-R/SD-3 Zone

(2:39) Assessor's Parcel Number: 033-120-ORW
 Application Number: MST2004-00878
 Owner: City of Santa Barbara
 Agent: Hal Hill, Project Manager II
 Landscape Architect: David Black

(Proposed replacement of the Cabrillo Boulevard vehicular and pedestrian bridge over Mission Creek. The new bridge will be 131 feet long by 110 feet wide and will carry the same five lanes of traffic and pedestrian traffic that the existing bridge carries. The sidewalk on the north side will be six feet wide and the sidewalk on the south side will vary from 11 feet to 14.5 feet wide. The new multi-use trail bridge will be 20 feet wide. Banks of lower Mission Creek are to be reconstructed to allow for passage of 20-year storms, and this project will construct the portion of the Lower Mission Creek Project from Cabrillo Blvd. to State Street in accordance with the Lower Mission Creek EIR/EIS. Grading will include 490 cubic yards of cut.)

(Second Concept Review.)

**(PROJECT REQUIRES
 APPROVAL OF A COA**

EXHIBIT E

ANNING COMMISSION

