



City of Santa Barbara California

CITY OF SANTA BARBARA PLANNING COMMISSION

RESOLUTION NO. 003-20 1 CLYDE ADAMS ROAD COASTAL DEVELOPMENT PERMIT AND DEVELOPMENT PLAN MAY 14, 2019

APPLICATION OF PATSY PRICE, BROWNSTEIN HYATT FARBER SCHRECK, AGENT FOR GOLETA WEST SANITARY DISTRICT, 1 CLYDE ADAMS ROAD, APN 073-450-003; A-F/CZ (AVIATION FACILITIES/COASTAL OVERLAY) ZONES, GENERAL PLAN DESIGNATION: GOLETA SLOUGH NATURAL RESERVE (PLN2016-00178)

The project consists of the construction of a new 3,298-square-foot single-story administration building at the Goleta West Sanitary District (GWSD) headquarters on Santa Barbara Airport property adjacent to the University of California, Santa Barbara (UCSB). The project would also demolish a 1,353-square-foot garage and shop building. The proposed administration building project plans include reception and office space as well as bathrooms, a breakroom and a meeting room for the GWSD Board of Directors. The project site is in the Aviation Facilities (A-F) Zone and the Appealable Jurisdiction of the California Coastal Zone (CZ).

The discretionary applications required for this project are:

1. A Coastal Development Permit (CDP2020-00006) to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060); and
2. A Development Plan to allow the construction of 3,298 square feet of nonresidential development, requiring an allocation of 1,945 square feet of net new nonresidential floor area (SBMC Chapter 28.85).

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 and the following exhibits were presented for the record:

1. Staff Report with Attachments, May 7, 2020
2. Project Plans

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

- I. Approved the subject application, making the following findings and determinations:
 - A. Consideration of Addendum to Final Mitigated Negative Declaration (CEQA Guidelines §15096)
 1. The Planning Commission has considered the environmental effects of the proposed Administration Building project as shown in the Final Mitigated Negative Declaration

(SCH#20170901003) prepared by the Goleta West Sanitary District and has reached its own conclusion on whether and how to approve the project.

2. The mitigation measures required for the project have been made conditions of approval to mitigate or avoid significant environmental effects.

B. Coastal Development Permit (SBMC §28.44.150)

1. The project is consistent with the policies of the California Coastal Act because it is designed to be consistent with the architecture in its vicinity, would not alter land forms, change public access or recreation, or introduce new populations to flood hazard.
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 Municipal Code because the project is compatible with the existing neighborhood, will not impact views from public view corridors, will not impact public access, will not contribute to safety or drainage hazards on the site, is not in an archaeological sensitivity zone and would not impact water quality in the Goleta Slough.

C. Development Plan (SBMC §28.85.040)

1. The proposed development is consistent with Zoning Ordinance because the Airport and Community Development Directors have found the project and use to be compatible with aviation safety, and nonresidential floor area allocations are available to the project.
2. The proposed development is consistent with the principles of sound community planning because it does not conflict with General Plan or Local Coastal Plan policies and facilitates continued collaboration between the Santa Barbara Airport and its neighbors to provide a necessary public service
3. The proposed development will not have a significant adverse impact upon the community's aesthetics or character in that the size, bulk and scale of the development will be compatible with the neighborhood based on the Project Compatibility Analysis criteria completed by the Architectural Board of Review on September 11, 2017.
4. The proposed development is consistent with the policies of the City of Santa Barbara Traffic Management Strategy (as approved by City Council Resolution No. 13-010 dated as of March 12, 2013) because the project would not result in an increase in net new peak hour traffic generation.

II. Said approval is subject to the following conditions:

- A. **Order of Development.** In order to accomplish the proposed development, the following steps shall occur in the order identified:
1. Obtain all required design review approvals.
 2. Submit an application for and obtain a Building Permit (BLD) for construction of approved development and complete said development.

Details on implementation of these steps are provided throughout the conditions of approval.

- B. **Written Agreement.** The Goleta West Sanitary District shall execute a *written instrument*, which shall be prepared by Planning staff, reviewed as to form and content by the City Attorney, Airport Director, and Community Development Director and shall include the following:

1. **Approved Development.** The development of the Real Property approved by the Planning Commission on May 14, 2020 is limited to the construction of a 3,298-square-foot (sf) new administration building and a 1,353-sf demolition of the garage and shop buildings as shown on the plans signed by the chairperson of the Planning Commission on said date and on file at the City of Santa Barbara.
2. **Storm Water Pollution Control and Drainage Systems Maintenance.** Goleta West Sanitary District shall maintain the drainage system and storm water pollution control devices in a functioning state. 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 Goleta West Sanitary District 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 Goleta West Sanitary District shall submit a repair and restoration plan to the Community Development Director to determine if an amendment or a new Building Permit and Coastal Development Permit is required to authorize such work. The Goleta West Sanitary District 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.
3. **Pesticide or Fertilizer Usage Near Creeks.** The use of pesticides or fertilizer shall be prohibited within the project area, which drains directly into the Goleta Slough.
4. **BMP Training.** Training on the implementation of Best Management Practices (BMPs) shall be provided to every employee by Goleta West Sanitary District/management in order to prevent or reduce the discharge of pollutants to storm water from buildings and ground maintenance. The training shall include using good housekeeping practices, preventive maintenance and spill prevention and control at outdoor loading/unloading areas in order to keep debris from entering the storm water collection system.
5. **Areas Available for Parking.** All parking areas and access thereto shall be kept open and available in the manner in which it was designed and permitted.

- C. **Requirements Prior to Permit Issuance.** The Goleta West Sanitary District shall submit the following, or evidence of completion of the following, for review and approval by the Department listed below prior to the issuance of any permit for the project. Some of these conditions may be waived for demolition or rough grading permits, at the discretion of the department listed. Please

note that these conditions are in addition to the standard submittal requirements for each department.

1. **Community Development Department.**

- a. **Project Environmental Coordinator Required.** Submit to the Planning Division a contract with a qualified independent consultant to act as the Project Environmental Coordinator (PEC). Both the PEC and the contract are subject to approval by the City's Environmental Analyst. The PEC shall be responsible for assuring full compliance with the provisions of the Mitigation Monitoring and Reporting Program (MMRP) and Conditions of Approval to the City. The contract shall include the following, at a minimum:
 - (1) The frequency and/or schedule of the monitoring of the mitigation measures.
 - (2) A method for monitoring the mitigation measures.
 - (3) A list of reporting procedures, including the responsible party, and frequency.
 - (4) A list of other monitors to be hired, if applicable, and their qualifications.
 - (5) Submittal of biweekly reports during demolition, excavation, grading and footing installation and monthly reports on all other construction activity regarding MMRP and condition compliance by the PEC to the Community Development Department.
 - (6) Submittal of a Final Mitigation Monitoring Report.
 - (7) The PEC shall have authority over all other monitors/specialists, the contractor, and all construction personnel for those actions that relate to the items listed in the MMRP and conditions of approval, including the authority to stop work, if necessary, to achieve compliance with mitigation measures.
- b. **Biological Monitoring Contract.** Submit a contract with a qualified biologist acceptable to the City for on-going monitoring.
- c. **Limit to Construction Disturbance.** Prior to issuance of a Building Permit, project plans shall reflect the proposed Limit to Construction Disturbance to protect the wetland, riparian, and slough areas located to the south and east sides of the project during construction. The Limit to Construction Disturbance shall be established as far from wetland, riparian, and slough areas as feasible (MM-BIO-1).
- d. **Contractor and Subcontractor Notification.** The Goleta West Sanitary District shall notify in writing all contractors and subcontractors of the site rules, restrictions, and Conditions of Approval. Submit a draft copy of the notice to the Planning Division for review and approval.
- e. **Letter of Commitment for Neighborhood Notification Prior to Construction.** The Goleta West Sanitary District shall submit to the Planning Division a letter of

commitment to provide the written notice specified in condition E.1 “Neighborhood Notification Prior to Construction” below. 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.

- f. **Letter of Commitment for Pre-Construction Conference.** The Goleta West Sanitary District shall submit to the Planning Division a letter of commitment to hold the Pre-Construction Conference identified in condition E.1 “Pre-Construction Conference” prior to disturbing any part of the project site for any reason.
- g. **Emergency Evacuation Plan.** Provide an emergency evacuation plan subject to approval by the Fire Department.
- h. **Geological Study Recommendation.** Prior to issuance of a Building Permit, the Goleta West Sanitary District will provide construction plans consistent with the April 24, 2015 Geotechnical Study prepared for the project including: foundation design, cast-in-drill pilings, structural floor slabs, asphalt concrete pavements, general site clearing and grubbing, grading for foundations and pavements, corrosion, construction considerations, plan review, and field observations and testing (MM-GEO-1).
- i. **Conditions on Plans/Signatures.** The final Resolution shall be provided on a full size drawing sheet as part of the drawing sets. A statement shall also be placed on the sheet as follows: The undersigned have read and understand the required conditions, and agree to abide by any and all conditions which are their usual and customary responsibility to perform, and which are within their authority to perform.

Signed:

GWSD		Date
Contractor	Date	License No.
Architect	Date	License No.
Engineer	Date	License No.

D. **Construction Implementation Requirements.** All of these construction requirements shall be carried out in the field by the Goleta West Sanitary District and/or Contractor for the duration of the project construction, including demolition and grading.

- 1. **Pre-Construction Conference.** Not less than 10 days or more than 20 days prior to commencement of construction, a conference to review site conditions, construction schedule, and construction conditions, shall be held by the General Contractor. The conference shall include representatives from the Public Works Department Engineering and Transportation Divisions, Community Development Department Building and

Planning Divisions, the Goleta West Sanitary District, Contractor, each Subcontractor, PEC, and archaeological and biological monitors.

2. **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), construction 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. Said sign shall not exceed six feet in height from the ground if it is free-standing or placed on a fence. It shall not exceed 24 square feet.
3. **Jurisdictional Waters Protective Measures.** In order to ensure that no indirect impacts to the adjacent jurisdictional waters or wetlands occur during project construction, the following measures are required:
 - The wetland, riparian, and slough areas located to the south and east sides of the project shall be protected during construction by establishing a Limit to Construction Disturbance on all construction plans. This limit shall equal the development footprint plus two (2) feet. All construction shall be conducted within the Construction Limit of Disturbance and not outside of this disturbance limit.
 - Prior to construction, a temporary limit fence shall be installed at the south and east sides of the outer edge of the Construction Limit of Disturbance. The temporary fencing shall be at least four (4) feet high and shall be installed around the entire perimeter of the project that borders vegetation. The temporary fencing shall remain in place during the entire duration of the project construction. Signs stating the following: “Sensitive Environmental Area. Do Not Enter. No Dumping.” Shall be affixed to the fencing and shall also remain in place for the duration of project construction. The temporary fence and signs shall be kept tightly in place during the entire construction process.
 - The project biological monitor shall confirm the establishment of the Construction Limit of Disturbance on the construction plans and verify the placement of the temporary fencing and signs prior to the commencement of construction activities.
 - All construction contractor crew personnel shall be notified regarding the not to disturb areas outside of the temporary limit fence and no materials or equipment are to be placed outside of the Construction Limit of Disturbance.
 - All areas immediately outside of the temporary limit fencing shall be checked daily for debris.
 - In the event of any unexpected disturbance beyond the Construction Limit of Disturbance, the Construction Manager shall notify the project biological monitor who shall assess the disturbance and identify remedial measures to address the situation (MM-BIO-1).
4. **Nesting Birds.** Birds and their eggs nesting on or near the project site are protected under the Migratory Bird Treaty Act and pursuing, hunting, taking, capturing, killing, or attempt to do any of the above is a violation of federal and state regulations. No trimming or

removing brush or trees shall occur if nesting birds are found in the vegetation. All care should be taken not to disturb the nest(s). Removal or trimming may only occur after the young have fledged from the nest(s). No direct impacts shall occur to any nesting birds or their eggs, chicks, or nests during the breeding season of February 1 to July 31. If project grading/brush management is proposed in or adjacent to native habitat during the bird breeding season, stated above, or an active nest is noted, the project biologist shall conduct a pre-grading survey for active nests in the development area and within 300 feet of it, and submit a letter report to the Environmental Analyst for review (MM-BIO-2).

5. **Air Quality and Dust Control.** The following measures shall be shown on grading and building plans and shall be adhered to throughout grading, hauling, and construction activities:

- a. During construction, use water trucks or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this should include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency should be required whenever the wind speed exceeds 15 mph. Reclaimed water should be used whenever possible. However, reclaimed water should not be used in or around crops for human consumption.
- b. Minimize amount of disturbed area and reduce on site vehicle speeds to 15 miles per hour or less.
- c. If importation, exportation and stockpiling of fill material is involved, soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation. Trucks transporting fill material to and from the site shall be tarped from the point of origin.
- d. Gravel pads shall be installed at all access points to prevent tracking of mud onto public roads.
- e. After clearing, grading, earth moving or excavation is completed, treat the disturbed area by watering, or revegetating, or by spreading soil binders until the area is paved or otherwise developed so that dust generation will not occur.
- f. The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the Air Pollution Control District prior to land use clearance for map recordation and land use clearance for finish grading of the structure.
- g. All portable diesel-powered construction equipment shall be registered with the state's portable equipment registration program OR shall obtain an APCD permit.
- h. Fleet owners of mobile construction equipment are subject to the California Air Resource Board (CARB) Regulation for In-use Off-road Diesel Vehicles (Title 13 California Code of Regulations, Chapter 9, § 2449), the purpose of which is to reduce diesel particulate matter (PM) and criteria pollutant emissions from in-use

(existing) off-road diesel-fueled vehicles. For more information, please refer to the CARB website at www.arb.ca.gov/msprog/ordiesel/ordiesel.htm.

- i. All commercial diesel vehicles are subject to Title 13, § 2485 of the California Code of Regulations, limiting engine idling time. Idling of heavy-duty diesel construction equipment and trucks during loading and unloading shall be limited to five minutes; electric auxiliary power units should be used whenever possible.
 - j. Diesel construction equipment meeting the California Air Resources Board (CARB) Tier 1 emission standards for off-road heavy-duty diesel engines shall be used. Equipment meeting CARB Tier 2 or higher emission standards should be used to the maximum extent feasible.
 - k. Diesel powered equipment should be replaced by electric equipment whenever feasible.
 - l. If feasible, diesel construction equipment shall be equipped with selective catalytic reduction systems, diesel oxidation catalysts and diesel particulate filters as certified and/or verified by EPA or California.
 - m. Catalytic converters shall be installed on gasoline-powered equipment, if feasible.
 - n. All construction equipment shall be maintained in tune per the manufacturer's specifications.
 - o. The engine size of construction equipment shall be the minimum practical size.
 - p. The number of construction equipment operating simultaneously shall be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time. Construction worker trips should be minimized by requiring carpooling and by providing for lunch onsite.
6. **Asbestos & Lead-Containing Materials.** Pursuant to Air Pollution Control District (APCD) Rule 1001, the applicant is required to complete and submit an Asbestos Demolition / Renovation Notification form for each regulated structure to be demolished or renovated. The completed notification shall be provided to the Santa Barbara County APCD with a minimum of 10 working days advance notice prior to disturbing asbestos in a renovation or starting work on a demolition. Any abatement or removal of asbestos and lead-containing materials must be performed in accordance with applicable federal, State, and local regulations. Disposal of material containing asbestos and/or lead shall be in sent to appropriate landfills that are certified to accept this material.
7. **Unanticipated Archaeological Resources Contractor Notification.** Standard discovery measures shall be implemented per the City master Environmental Assessment throughout grading and construction: 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. If such archaeological resources are encountered or suspected, work shall be halted immediately, the City Environmental Analyst shall be notified and the Goleta West Sanitary District 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.

A final report on the results of the archaeological monitoring shall be submitted by the City-approved archaeologist to the Environmental Analyst within 180 days of completion of the monitoring and prior to any certificate of occupancy for the project (MM-CUL-1 and -2).

E. **Prior to Certificate of Occupancy.** Prior to issuance of the Certificate of Occupancy, the Goleta West Sanitary District shall complete the following:

1. **Flood Wall Construction.** The proposed floodwall approved by Planning Commission on November 21, 2019 (PLN2019-00441) shall be installed and functioning prior to completion or use of any new habitable floor area.
2. **Pump Station #2 Demolition.** The proposed filling of two subterranean levels of Pump Station #2, a component of a project approved by Planning Commission on April 16, 2020 (PLN2020-00013), shall be completed prior to the completion or use of any new habitable floor area.
3. **Repair Damaged Public Improvements.** Repair any public improvements (curbs, gutters, sidewalks, roadways, etc.) or property damaged by construction subject to the review and approval of the Public Works Department per SBMC Chapter 22.60. Where tree roots are the cause of the damage, the roots shall be pruned under the direction of a qualified arborist.

F. **General Conditions.**

1. **Compliance with Requirements.** All requirements of the city of Santa Barbara and any other applicable requirements of any law or agency of the State and/or any government entity or District shall be met. This includes, but is not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.), the 1979 Air Quality Attainment Plan, and the California Code of Regulations.

2. **Approval Limitations.**

- a. The conditions of this approval supersede all conflicting notations, specifications, dimensions, and the like which may be shown on submitted plans.
- b. All buildings, roadways, parking areas and other features shall be located substantially as shown on the plans approved by the Planning Commission.
- c. Any deviations from the project description, approved plans or conditions must be reviewed and approved by the City, in accordance with the Planning Commission Guidelines. Deviations may require changes to the permit and/or further environmental review. Deviations without the above-described approval will constitute a violation of permit approval.

3. **Litigation Indemnification Agreement.** In the event the Planning Commission approval of the Project is appealed to the City Council, Applicant/Goleta West Sanitary District 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/Goleta West Sanitary District 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/Goleta West Sanitary District 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 being notified of a lawsuit regarding the Project. These commitments of defense and indemnification are material conditions of the approval of the Project. If Applicant/Goleta West Sanitary District 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.

III. Said approval is subject to the following time Limits:

The Planning Commission action approving the Coastal Development Permit and Development Plan shall expire four (4) years from the date of final action upon the application, per Santa Barbara Municipal Code §28.85.090 and §28.87.370, unless:

1. A Building permit for the work authorized by the coastal development permit is issued prior to the expiration date of the approval.
2. The Community Development Director grants an extension of the coastal development permit and development plan approval upon finding that the applicant has demonstrated due diligence in implementing and completing the proposed project. The Community Development Director may grant one (1) one-year extension of the approval.

This motion was passed and adopted on the 14th day of May, 2020 by the Planning Commission of the City of Santa Barbara, by the following vote:

AYES: 7 NOES: 0 ABSTAIN: 0 ABSENT: 0

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.

Heidi Reidel, Commission Secretary

Date

PLEASE BE ADVISED:

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

DRAFT