



City of Santa Barbara California

PLANNING COMMISSION STAFF REPORT

REPORT DATE: October 12, 2006
AGENDA DATE: October 19, 2006
PROJECT ADDRESS: 1 Adams Road, Santa Barbara 93117 (MST2006-00474
 CDP2006-00020)
TO: Planning Commission
FROM: Planning Division, (805) 564-5470
 Janice Hubbell, AICP, Senior Planner *by JA*
 Andrew Bermond, Assistant Planner

I. SUBJECT

The proposed project involves the construction of a 2,000-gallon above-ground diesel fuel storage tank to store diesel fuel for Goleta West Sanitary District vehicles and a back-up generator. This fuel is currently stored in a 3,000-gallon leaking underground storage tank scheduled to be removed under an emergency permit waiver issued by the California Coastal Commission. The project would be located at the Goleta West Sanitary District facility located on Santa Barbara Airport property near the University of California, Santa Barbara Public Safety Building. The project would consist of a nine-inch thick concrete pad supporting a double-walled diesel fuel tank and pump with appropriate connections. The discretionary application required for this project is a Coastal Development Permit to construct an above ground storage tank in the Appealable Jurisdiction of the Coastal Zone (SBMC § 28.45.009).

II. EXECUTIVE SUMMARY

The GSWD has proposed to construct a 2,000-gallon above-ground diesel fuel storage tank to serve the on-site emergency back-up generator and GSWD vehicles. This tank would replace an existing leaking underground storage tank currently scheduled for removal under an emergency permit waiver issued by the California Coastal Commission.

Issues discussed in this staff report include: flooding and visual quality.

It is Staff's position that the proposed project is consistent with the City's General Plan, Local Coastal Plan and Zoning Ordinance requirements. Staff recommends that the Planning Commission approve the project.

DATE APPLICATION ACCEPTED: September 19, 2006
DATE ACTION REQUIRED: November 2, 2006

III. SITE DESCRIPTION

Applicant: Mark Nation, Goleta West Sanitary District
Property Owner: City of Santa Barbara
Project Address: 1 Adams Road
Parcel Number: 073-045-003
General Plan: Major Public and Institutional
Zoning: Airport Facilities, A-F; Special District Coastal Overlay, S-D-3
Environmental Assessment: Categorically Exempt (CEQA Guidelines Section 15302)
Existing Use: Public utility
Proposed Use: Public utility
Topography: Primarily flat, with minimal slopes
Access: Mesa Road/UCSB Parking Lot 32
Adjacent Land Uses:
North: Goleta Slough
South: Mesa Road
East: Goleta Slough
West: UCSB Parking Lot 32

IV. PROJECT DESCRIPTION

The proposed project would be the construction of a 2,000-gallon above ground diesel fuel storage tank for existing emergency back-up generator and vehicle fueling operations at the Goleta West Sanitary District (GWSD). The tank would be constructed on a nine-inch cement slab with a surrounding six-inch retaining wall east of the GWSD Pump Station #2. This retaining wall would be installed to prevent leaks or spills to flow off-site into the nearby Goleta Slough. The site is currently paved. Other than the demolition of approximately 220 square feet of asphalt for the cement slab, no grading is proposed. Views of the tank would be limited to positions on-site or nearby in the Goleta Slough.

This tank would replace an existing 3,000-gallon leaking underground storage tank scheduled for removal under a separate emergency permit waiver by the California Coastal Commission. Additional project information can be found in the Applicant's letter (Exhibit B) and the site plan (Exhibit C).

V. **OTHER REVIEW**

A. **Architectural Board of Review**

The project has received Staff Administrative Approval given the minor nature of the improvements and their lack of visibility from public view points.

B. **Environmental Review**

A Master Environmental Assessment (MEA) check-list review was completed by City staff, and no potential issues were identified for this project. The project was determined to be categorically exempt from CEQA review under CEQA Guidelines Section 15302 "Replacement or Reconstruction."

VI. **ISSUES**

PLAN AND POLICY CONSISTENCY

Zoning Ordinance Consistency

The project is located in the Airport Facilities (A-F) and Coastal Overlay (S-D-3) zones, and would be consistent with the allowed uses of these zones (SBMC Chapter 28.45, SBMC Chapter 29.15). The project would be consistent with the A-F zone because it would be a fueling facility for an existing permitted use.

Local Coastal Program Policy Consistency

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

a. **Hazards**

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

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

b. **Cultural Resources**

Section 30244 of the Coastal Act and Policy 1.0 of the Conservation Element of the General Plan provide for protection of archaeological, historic, or architectural resources. Airport LCP policy F-3 states that new development shall protect and preserve archaeological or other culturally sensitive resources. The proposed project site is not known to contain any archeological resources. No culturally sensitive resources exist at or near the project site. In addition, the project would occur in an area previously disturbed during paving of the site. Therefore, the project would be consistent with the protection of cultural resources.

c. Environmentally Sensitive Habitat

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

The spill retaining wall is designed to prevent small leaks and spills from the tank from seeping into soils or contributing to site run-off. Additionally the project is sited on a portion of the GSWD facility that is not part of the Federal Emergency Management Agency (FEMA) designated regulatory floodway. Therefore the project would be consistent with Policy C-12.

d. Visual Quality

Policy E-1 of the Airport and Goleta Slough LCP encourages development consistent with the character and quality of Santa Barbara. The focus of Policy 9.1 in the City LCP is to protect existing ocean and scenic coastal views, as is Section 30251 of the California Coastal Act. Section 30251 of the Coastal Act further states that development should minimize alteration of natural forms and be visually compatible with the surrounding area.

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

e. Public Services

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

f. Floodplain

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

VIII. RECOMMENDATION/FINDINGS

Staff recommends that the Planning Commission make the following findings for the Coastal Development Permit, and approve the project subject to the Conditions of Approval contained in Exhibit A.

Findings for the Coastal Development Permit:

The project is consistent with the policies with all applicable policies of the California Coastal Act, the City's Local Coastal plan, all applicable implementing guidelines, and all applicable provisions of the Code because:

1. The project would neither introduce nor mitigate existing risks to life and property in an area

of high geologic, flood, fire hazard. The project would be consistent with requirements imposed by the Santa Barbara County Air Pollution Control District as standard dust control mitigation measures will be applied (Coastal Act Policy 30253).

2. The project is designed to protect water quality and minimize impacts to coastal waters by incorporating measures designed to ensure that areas that provide important water quality benefits are protected (Airport Local Coastal Plan Policy C-12).
3. The project is consistent with the visual character of the surrounding area and the Santa Barbara Airport as the project area will not obstruct important public views (SBMC Chapter 29.87, and Airport Local Coastal Plan Policy E-1).
4. The project is consistent with the uses in the Airport Facilities (A-F) zone (SBMC Chapter 29.15).

- A. Conditions of Approval
- B. Applicant's letter dated August 2, 2006
- C. Site Plan
- D. Relevant Policies

PLANNING COMMISSION CONDITIONS OF APPROVAL

1 ADAMS ROAD
COASTAL DEVELOPMENT PERMIT

In consideration of the project approval granted by the Planning Commission and for the benefit of the Goleta West Sanitary District (GWSD), 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. **Uninterrupted Water Flow.** The GWSD 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 GWSD 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. **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. **Neighborhood Notification Prior to Construction.** At least twenty (20) days prior to commencement of construction, the contractor shall provide written notice to all property owners, businesses and residents within 450 feet of the project area. The notice shall contain a description of the project, the construction schedule, including days and hours of construction, the name and phone number of the Contractor(s), site rules and Conditions of Approval pertaining to construction activities and any additional information that will assist the Building Inspectors, Police Officers and the public in addressing problems that may arise during construction. The language of the notice and the mailing list shall be reviewed and approved by the Planning Division prior to being distributed. An affidavit signed by the person(s) who compiled the mailing list shall be submitted to the Planning Division.
 - 2. **Contractor and Subcontractor Notification.** The GWSD 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. **Soils Report.** Submit to the Building and Safety Division a soils report.
 - 4. **Structural Engineering Report.** Submit to the Building and Safety Division a structural engineering report, prepared by a structural engineer, as required by the Building Official for the above ground storage tank.
 - 5. **Letter of Commitment for Pre-Construction Conference.** The GWSD shall submit to the Planning Division a letter of commitment that states that, prior to disturbing any part of the project site for any reason and after the Building permit has been issued, the General Contractor shall schedule a conference to review site conditions, construction schedule, construction conditions, and environmental

monitoring requirements. The conference shall include representatives from the Public Works Department Engineering and Transportation Divisions, the assigned Building Inspector, the Planning Division, the GWSD, the Contractor and each subcontractor.

C. **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. **Pre-Construction Conference.** Prior to commencement of construction, a conference to review site conditions, construction schedule, construction conditions, and environmental monitoring requirements, shall be held by the General Contractor. The conference shall include representatives from the Public Works Department Engineering and Transportation Divisions, Building Division, Planning Division, the GWSD, Contractor, and each Subcontractor.
2. **Technical Reports.** All recommendations of the soils report(s), approved by the Building and Safety Division, shall be incorporated into the construction plans.
3. **Fire Alarm System.** A fire alarm system shall be provided pursuant to City requirements.
4. **High Fire Hazard Construction.** High fire hazard construction requirements shall be met.
5. **Emergency Evacuation Plan.** Provide an emergency evacuation plan subject to approval by the Fire Department.
6. **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 GWSD		Date
---------------	--	------

Contractor	Date	License No.
------------	------	-------------

Architect	Date	License No.
-----------	------	-------------

Engineer	Date	License No.
----------	------	-------------

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

1. **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.
2. **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.
3. **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.
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:

New Year's Day	January 1 st *
Martin Luther King's Birthday	3 rd Monday in January
Presidents' Day	3 rd Monday in February
Memorial Day	Last Monday in May
Independence Day	July 4 th *
Labor Day	1 st Monday in September
Thanksgiving Day	4 th Thursday in November
Following Thanksgiving Day	Friday following Thanksgiving Day
Christmas Day	December 25 th *

*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.** 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.
6. **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.
7. **Covered Truck Loads.** Trucks transporting fill material to and from the site shall be covered from the point of origin.
 8. **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.
 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, telephone number, work hours, site rules, and construction-related conditions, to assist Building Inspectors and Police Officers in the enforcement of the conditions of approval.
 11. **Tree Protection.** All trees not indicated for removal on the site plan shall be preserved, protected and maintained, in accordance with the Tree Protection Plan and any related Conditions of Approval.
 12. **Construction Equipment Maintenance.** All construction equipment, including trucks, shall be professionally maintained and fitted with standard manufacturers' muffler and silencing devices.
 17. **Graffiti Abatement Required.** GWSD and Contractor shall be responsible for removal of all graffiti as quickly as possible. Graffiti not removed in a timely

manner may be removed by the City, at the GWSD's expense, as provided in SBMC Chapter 9.66.

18. **Unanticipated Archaeological Resources Contractor Notification.** Prior to the start of any vegetation or paving removal, demolition, trenching or grading, contractors and construction personnel shall be alerted to the possibility of uncovering unanticipated subsurface archaeological features or artifacts associated with past human occupation of the parcel. If such archaeological resources are encountered or suspected, work shall be halted immediately, the City Environmental Analyst shall be notified and an archaeologist from the most current City Qualified Archaeologists List shall be retained by the applicant. 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.

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

RECEIVED
AUG 03 2006

**CITY OF SANTA BARBARA
PLANNING DIVISION**

Penfield & Smith
ENGINEERS • SURVEYORS • PLANNERS

210 EAST ENOS DRIVE
SUITE A
SANTA MARIA, CALIFORNIA 93454
805-925-2345 • FAX 805-925-1539

CORPORATE OFFICE
101 EAST VICTORIA STREET
P.O. BOX 98
SANTA BARBARA, CALIFORNIA 93102
805-963-9532 • FAX 805-966-9801

1327 DEL NORTE ROAD
SUITE 200
CAMARILLO, CALIFORNIA 93010
805-981-0706 • FAX 805-981-0251

W.O. 17149.01

August 3, 2006

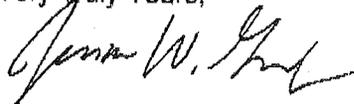
City of Santa Barbara, Planning Commission
630 Garden Street
Santa Barbara, CA 93101

Subject: Coastal Development Permit for an above ground fuel tank at the Goleta West Sanitary District

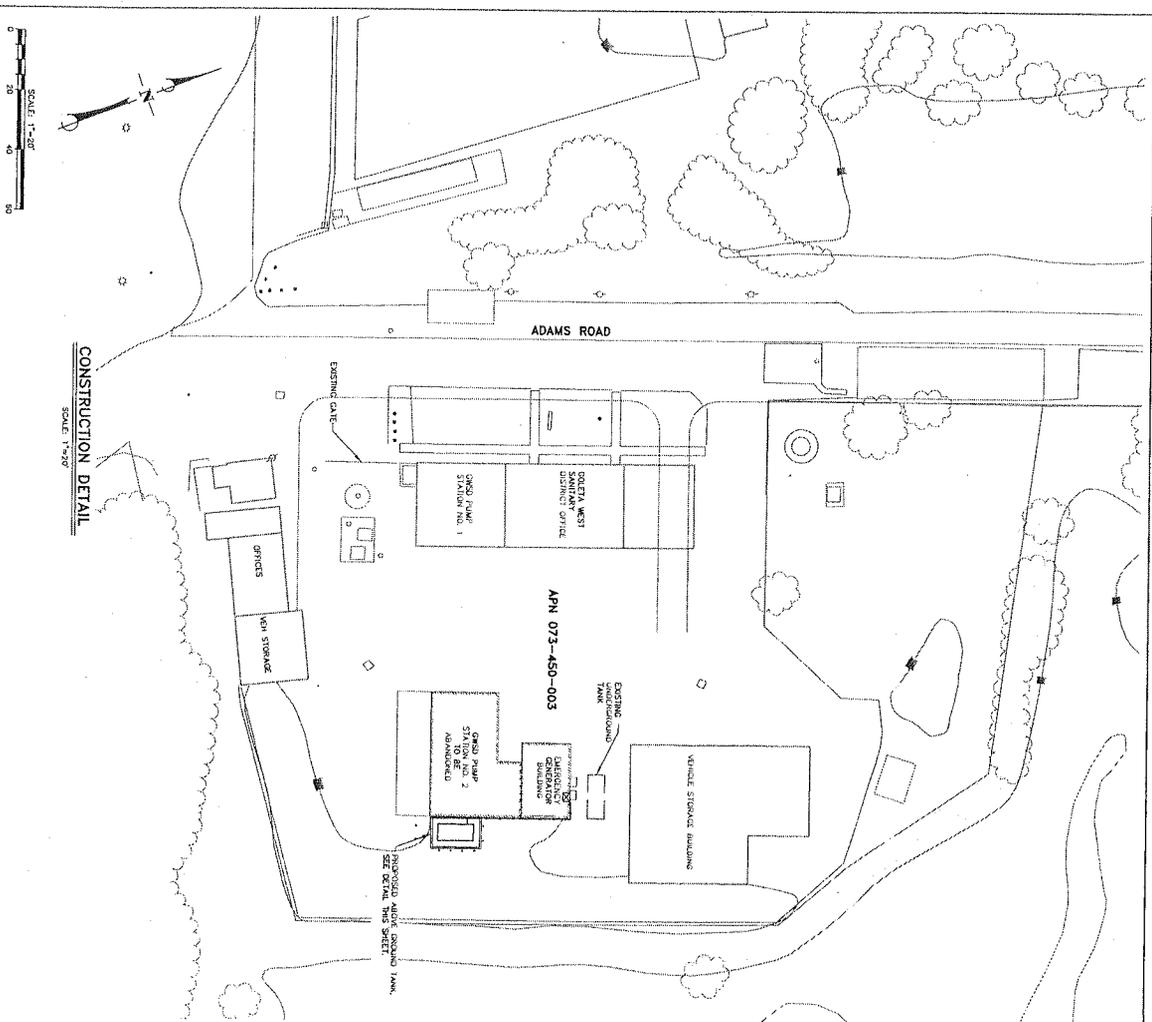
Dear Planning Commission:

On behalf of the Goleta West Sanitary District I am requesting approval for a Coastal Development Permit for a new a 2,000 gallon diesel fuel tank to be located above ground at the Goleta West Sanitary District facility, which is located on City of Santa Barbara Airport Property at 1 Adams Road. The diesel fuel tank will be used to assist the on site generator and to service Goleta West Sanitary District's vehicles. The location of the fuel tank will not be visible from the public right of way. Other than breaking up the asphalt to pour a nine inch concrete pad for the tank, no subgrade ground disturbance is proposed. The existing underground fuel tank will be removed under a separate permit. The project site is located in the appealable jurisdiction of the coastal zone and the proposed project complies with the City's Local Coastal Plan and California Coastal Act.

Very Truly Yours,

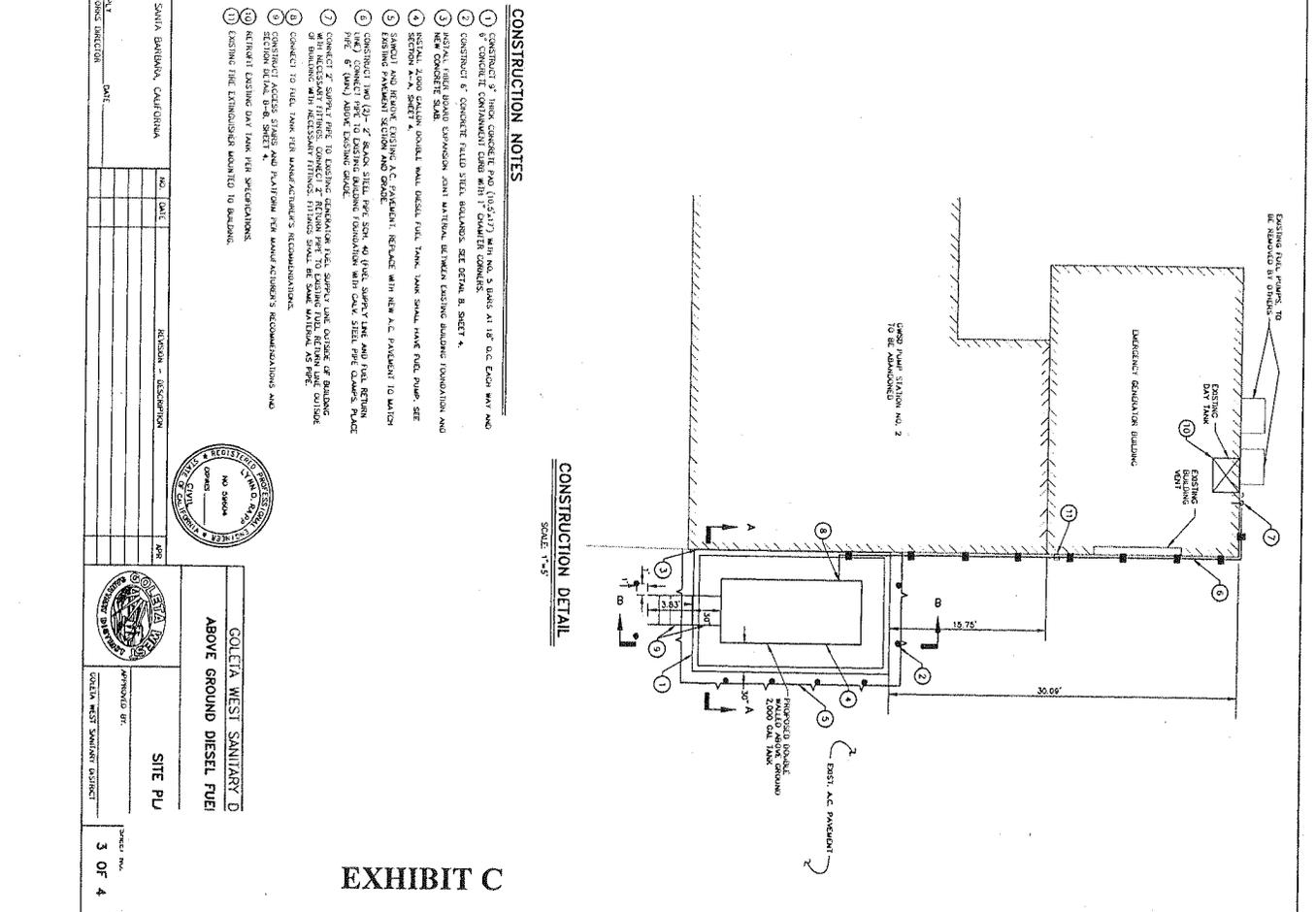


Jessica Grant,
Senior Planner



CONSTRUCTION DETAIL
SCALE 1"=20'

REFERENCES: PLAN NO. 073-450-003 DRAWING TITLE: SANITARY DISTRICT OFFICE DATE: 12-21-07	DESIGNER: PANFIELD & SMITH 1001 E. WILSON ST. SUITE 200 SAN JOSE, CA 95128 TEL: 408.298.8800
DESIGNED BY: JOHN S. ROSE DATE: 12-21-07	CHECKED BY: JOHN S. ROSE DATE: 12-21-07
APPROVED BY: JOHN S. ROSE DATE: 12-21-07	PROJECT ENGINEER: JOHN S. ROSE DATE: 12-21-07



CONSTRUCTION NOTES

1. CONSTRUCT 3" THICK CONCRETE PAD (045217) WITH NO. 5 BARS AT 18" O.C. EACH WAY AND 6" CONCRETE COMPARTMENT CURB WITH 1" DIAMETER CORNERS.
2. CONSTRUCT 6" CONCRETE FALLO STEEL BEAMERS. SEE DETAIL B, SHEET 4.
3. INSTALL FIBER BOARD EXPANSION JOINT MATERIAL BETWEEN EXISTING BUILDING FOUNDATION AND NEW CONCRETE SLAB.
4. INSTALL 2000 CALIBER GUNNIT WALL GUNNIT FUEL TANK. TANK SHALL HAVE FUEL PUMP SEE SECTION A-A, SHEET 4.
5. REMOVE AND REPAIR EXISTING 2" COMPARTMENT. REPLACE WITH NEW A.C. FURNISHMENT TO MATCH EXISTING. REMOVE EXISTING 2" COMPARTMENT.
6. CONSTRUCT 1/2" (2'-0") 3" SLAB ON GROUND. PROVIDE 1/2" (2'-0") 3" SLAB ON GROUND AND FUEL TANK. PROVIDE 1/2" (2'-0") 3" SLAB ON GROUND.
7. CONNECT 2" SUPPLY PIPE TO EXISTING GENERATION FUEL SUPPLY LINE OUTSIDE OF BUILDING. PROVIDE 2" SUPPLY PIPE TO EXISTING GENERATION FUEL SUPPLY LINE OUTSIDE OF BUILDING WITH NECESSARY FITTINGS. FITTINGS SHALL BE SAME MATERIAL AND SIZE AS EXISTING FITTINGS.
8. CONNECT TO FUEL TANK PER MANUFACTURER'S RECOMMENDATIONS.
9. CONSTRUCT ACCESS STAIRS AND PLATFORM PER MANUFACTURER'S RECOMMENDATIONS AND RETURN EXISTING DAY TANK PER SPECIFICATIONS.
10. EXISTING DIESEL BURNER SHALL BE REMOVED.
11. EXISTING FUEL PIPING TO BE REMOVED AT THIS LOCATION.

CONSTRUCTION DETAIL
SCALE 1"=4"



COLETTA WEST SANITARY DISTRICT
 ABOVE GROUND DIESEL FUEL

SITE PLAN

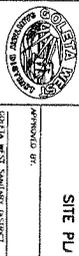


EXHIBIT D

RELEVANT POLICIES

Water and Marine Environments/Environmentally Sensitive Habitat

California Coastal Act

Section 30230:

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

Section 30231:

“The biological productivity and the quality of coastal water, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff...maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.”

Section 30233 - a:

“The diking, filling, or dredging of open coastal waters, wetlands, estuaries, and lakes shall be permitted in accordance with other applicable provisions of this division, where there is no feasible less environmentally damaging alternative, and where feasible mitigation measures have been provided to minimize adverse environmental effects...” This Section contains specific uses which are allowed under this Section such as ports, maintaining existing or restoring previously dredged depths, boating facilities, incidental public services, and restoration work.

Section 30233- c:

“In addition to the other provisions of this section, diking, filling, or dredging in existing estuaries and wetlands shall maintain or enhance the functional capacity of the wetland or estuary. Any alteration of coastal wetlands identified by the Department of Fish and Game, including, but not limited to, the 19 coastal wetlands identified in its report entitled, 'Acquisition Priorities for the Coastal Wetlands of California', shall be limited to very minor incidental public facilities, restorative measures, nature study, commercial fishing facilities in Bodega Bay, and development in already developed parts of south San Diego Bay, if otherwise in accordance with this division.” [Note: The Goleta Slough is one of the 19 coastal wetlands identified by the Department of Fish and Game as an acquisition priority].

Section 30240:

“(a) Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on such resources shall be allowed within such areas; (b) development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade such areas, and shall be compatible with the continuance of such habitat areas.”

Section 30607.1:

“Where any dike and fill development is permitted in wetlands in conformity with Section 30233 or other applicable policies set forth in this division, mitigation measures shall include, at a minimum, either acquisition of equivalent productive value or surface areas shall be dedicated to an appropriate public agency, or the replacement site shall be purchased before the dike or fill development may proceed. The mitigation measures shall not be required for temporary or short-term fill or diking if a bond or other evidence of financial responsibility is provided to assure that restoration will be accomplished in the shortest feasible time.”

Local Coastal Plan - Airport and Goleta Slough

Policy C-4:

“A buffer strip a minimum of 100 feet in width shall be maintained in a natural condition along the periphery of the wetland communities as identified on the habitat map and which include open water, coastal salt marsh, salt flats, seasonal wetland meadow, riparian woodland, shrub-scrub thicket and wetland transition habitats. Existing facilities necessary for Airport operations shall be retained and maintained in a normal fashion.”

Policy C-8:

“No uses incompatible with the protection and maintenance of the wetland habitat and its open space character will be allowed in areas under City jurisdiction.”

Policy C-9:

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

Policy H-1:

“Future development of Airport property and/or facilities within the Major Public and Institutional land use designation shall not result in adverse impacts to the wetland habitats of the Goleta Slough, related stream tributaries, or sensitive habitat areas due to additional sedimentation, runoff, or other disturbances.”

City Coastal Plan

Policy 6.8:

“The riparian resources, biological productivity, and water quality of the City’s coastal zone creeks shall be maintained, preserved, enhanced, and where feasible, restored.”

Policy 6.9:

“The City shall support the programs, plans, and policies of all governmental agencies, including those of the Regional Water Quality Control Board with respect to best management practices for Santa Barbara’s watersheds and urban areas.”

General Plan - Conservation Element

Policy 3.0:

“Goleta Slough shall be preserved and restored as a coastal wetland ecosystem.”

Policy 5.0:

“The habitats of rare and endangered species shall be preserved.”

Hazards

California Coastal Act

Section 30253:

“New development shall: (1) Minimize risks to life and property in areas of high geologic, flood and fire hazard; (2) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs...”

City Local Coastal Plan

Flooding, Part I

“Encourage the use of permeable or pervious surfaces in all new development to minimize additional surface runoff.”

Cultural Resources

California Coastal Act

Section 30244:

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

General Plan - Conservation Element

Policy 1.0:

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

Visual Quality

California Coastal Act

Section 30251:

“The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along

the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local governments shall be subordinate to the character of the setting.”

City Local Coastal Plan

Policy 9.3:

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

Local Coastal Plan - Airport and Goleta Slough

Policy E-1:

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

Policy G-1:

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

Development

California Coastal Act

Section 30250:

“New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources. In addition, land divisions, other than leases for agricultural uses, outside existing developed areas shall be permitted only where 50 percent of the usable parcels in the area have been developed and the created parcels would be no smaller than the average size of surrounding parcels...”

Section 30255:

“Coastal-dependent developments shall have priority over other developments on or near the shoreline. Except as provided elsewhere in this division, coastal-dependent developments shall not be sited in a wetland. When appropriate, coastal-related developments should be accommodated within reasonable proximity to the coastal-dependent uses they support.”