



City of Santa Barbara California

PLANNING COMMISSION STAFF REPORT

REPORT DATE: October 1, 2009
AGENDA DATE: October 8, 2009
PROJECT ADDRESS: 705 Norman Firestone Road (MST008-00524)
 Goleta Sanitary District Pump House and Sewer Line Project
TO: Planning Commission
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner *DK*
 Andrew Bermond, Associate Planner *AB*

I. PROJECT DESCRIPTION

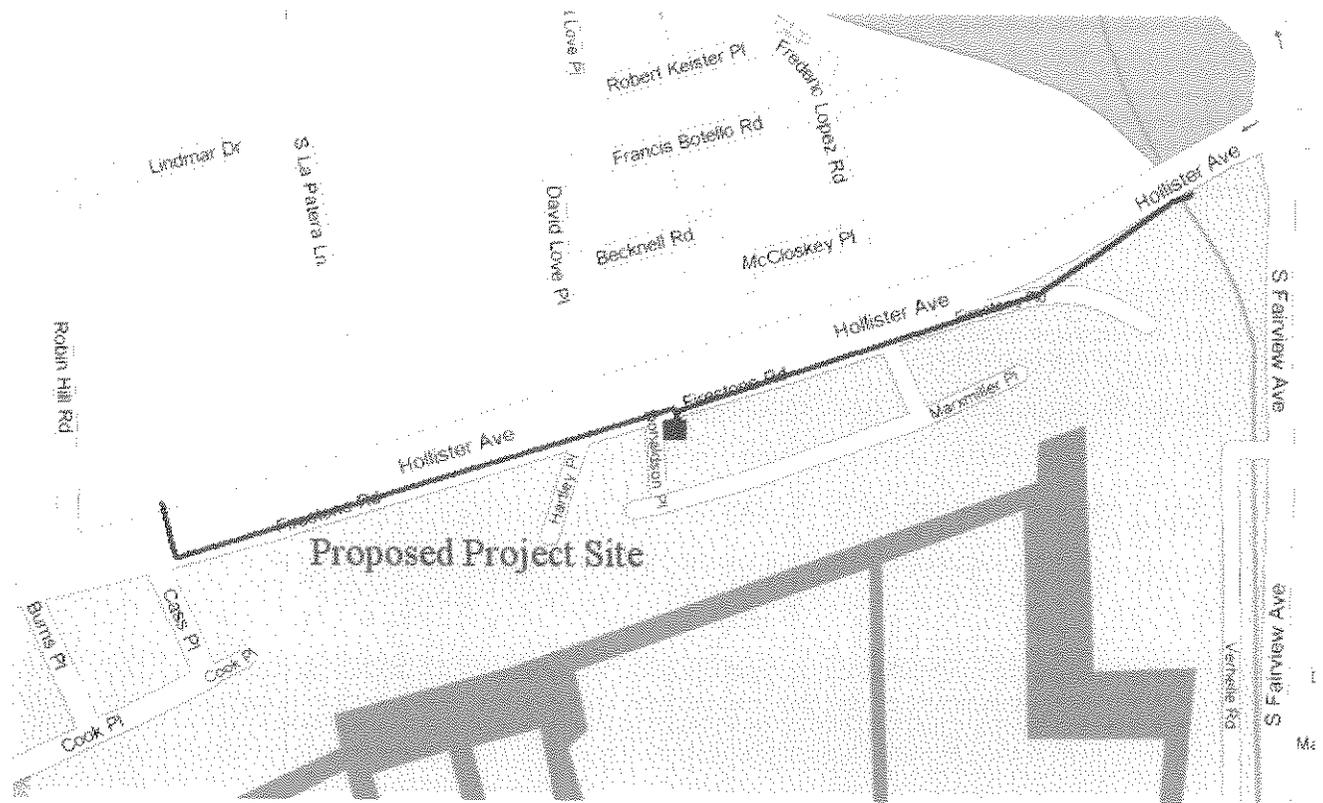
The project consists of approximately 4,000 linear feet of sewer line and the construction of a new 400 square foot (sf) sewer lift station on a 4,560 sf site at the corner of Firestone and Donaldson Roads on Santa Barbara Airport property. The purpose of the proposed project is to replace the lift station at 6300 Hollister Avenue in Goleta with a modern lift station of comparable capacity, and to relocate it away from the site of a proposed hotel. This includes 2,100 linear feet of sewer line already installed between December 2008 and January 2009 under an Emergency Coastal Development Permit (CDP) to remove an impediment to flows in San Pedro Creek.

II. REQUIRED APPLICATIONS

The discretionary applications required for this project is a Coastal Development Permit (CDP2008-00019) to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060).

III. RECOMMENDATION

The proposed project conforms to the City's Zoning and Building Ordinances and policies of the Aviation Facilities Plan, Local Coastal Program, and the General Plan. Therefore, Staff recommends that the Planning Commission approve the project, making the findings outlined in Section VII of this report, and subject to the conditions of approval in Exhibit A.



APPLICATION DEEMED COMPLETE:

August 31, 2009

IV. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Jennifer Welch, Penfield and Smith	Property Owner:	Karen Ramsdell, City of Santa Barbara
Parcel Number:	073-450-003	Lot Area:	725 acres (project site 4,560 square feet)
General Plan:	Major Public and Institution	Zoning:	A-F, SP-6, S-D-3
Existing Use:	Airfield	Topography:	1%
Adjacent Land Uses:			
North – Firestone Rd./Hollister Ave.		East – Light industrial/office	
South – Hangars and Runways		West – Fire Station 8	

V. ZONING ORDINANCE CONSISTENCY

A. AVIATION FACILITIES ZONE (A-F)

The proposed lift station and most of the proposed sewer line would be within the Aviation Facilities Zone (A-F) (SBMC 29.15). The intent of this zone is to allow aviation-related uses and exclude non-aviation uses. Non-aviation related uses are permissible if they adhere to Federal Aviation Administration (FAA) regulations and are determined not to be in conflict with adjacent airport use. The purpose of the proposed project is to replace the lift station at 6300 Hollister Avenue in Goleta with a modern lift station of comparable capacity and to relocate it away from the site of a proposed hotel. The pipeline would be underground and would not encroach on any runway, taxiway, or overrun area. Therefore the proposed project is consistent with the intent of the A-F.

VI. ISSUES

A. ENVIRONMENTAL REVIEW

No significant or potentially significant impacts were identified. The proposed project is exempt from the California Environmental Quality Act of 1970 (CEQA) because the project would involve sewer utility connections and a structure with an area of less than 2,500 square feet (CEQA Guidelines §15303(d)).

B. COMPLIANCE WITH THE LOCAL COASTAL PROGRAM (S-D-3)

Policy F-3 of the Airport and Goleta Slough Coastal Plan states that new development shall protect and preserve culturally sensitive resources. The proposed project would install an underground pipeline in a zone designated as “low sensitivity” in the Master Environmental Assessment. A Phase I Archaeological Resources Report prepared by Western Points Archaeology. The report concluded that no cultural resource site or material is likely to be located within the project area. The report recommended that the archaeological monitoring

that took place during the emergency permit work be continued for the remainder of the project. Therefore the proposed project is potentially consistent with Policy F-3 by avoiding impacts to cultural resources subject to the Conditions of Approval (Exhibit A).

Policy C-12 of the Plan states that new development shall be sited to protect water quality and minimize impacts to coastal waters by limiting disturbance of natural drainage features, vegetation, and storm water quality while also minimizing impervious surfaces. The proposed pump station would create 4,560 additional square feet of impervious surface. The Goleta Sanitary District proposes to drain all on-site run-off into the sanitary sewer system. All run-off would be treated at the District's treatment plant and no disturbance to natural drainage or native vegetation is anticipated to occur. Therefore the proposed project is consistent with Policy C-12.

C. COMPLIANCE WITH THE AIRPORT INDUSTRIAL SPECIFIC PLAN (SP-6)

Policy CR2 of the Airport Industrial Specific Plan requires that an archaeological resources study be prepared prior to any new construction in the Plan Area. The northernmost portion of the proposed project area is within the Airport Industrial Specific Plan Area. The aforementioned Phase I Archaeological Recourses Report concluded that no further studies were necessary because the proposed project would not impact a known cultural resource. Therefore the proposed project is consistent with Policy CR2.

VII. FINDINGS

The Planning Commission finds the following:

A. COASTAL DEVELOPMENT PERMIT (SBMC §28.44.150)

1. The project is consistent with the policies of the California Coastal Act, because it would be a public works facility that has been designed and limited to accommodate needs generated by permitted development (Coastal Act Section 30254).
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, because it would be constructed in previously disturbed areas and would not affect cultural or biological resources (Policies F-3 and C-12).
3. The project is consistent with the Chapter 3 (commencing with Section 30200) Policies of the Coastal Act regarding public access and public recreation, because it would not introduce a new impediment to public access as the project site is predominantly underground and clear of public access routes.

Exhibits:

- A. Conditions of Approval
- B. Site Plan
- C. Applicant's letter, dated February 12, 2009

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- D. Emergency CDP issued November 19, 2008
- E. ABR minutes from July 27, 2009
- F. Relevant Policies



CONDITIONS OF APPROVAL

701 Norman Firestone Road
MST2008-00524, CDP2008-00019
OCTOBER 8, 2009

In consideration of the project approval granted by the Planning Commission and for the benefit of Goleta Sanitary District ("Applicant"), 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. **Design Review.** The project is subject to the review and approval of the Architectural Board of Review (ABR). ABR shall not grant preliminary approval of the project until the following Planning Commission land use conditions have been satisfied.
1. **Irrigation System.** The irrigation system shall be designed and maintained with the most current technology to prevent a system failure. The drip system along the bluff edge shall be removed after one full season of plant growth.
 2. **Landscape Screening.** Landscaping with low water use plants and/or a solid screen wall or fence shall be provided to screen the lift station wall from Firestone Road and Donaldson Place.
 3. **Minimize Visual Effects of Paving.** Textured or colored pavement shall be used in paved areas of the project to minimize the visual effect of the expanse of paving, create a pedestrian environment, and provide access for all users.
 4. **Screened Check Valve/Backflow.** The check valve or anti-backflow devices shall be provided in a location screened from public view or included in the exterior wall of the building.
- B. **Approved Development and Future Maintenance Requirements:**
1. **Approved Development.** The development of the project approved by the Planning Commission on October 8, 2009 is limited to a 2,100 linear feet of 10-inch force main sewer pipeline between 705 Norman Firestone Road and the east bank of San Pedro Creek, 1,960 linear feet of gravity line from 6300 Hollister Avenue to 705 Norman Firestone Road, a sewer lift station at 705 Norman Firestone Road and the improvements shown on the Site Plans signed by the chairman of the Planning Commission on said date and on file at the City of Santa Barbara.
 2. **Landscape Plan Compliance.** The Applicant shall install and maintain the Landscape Plan approved by the Architectural Board of Review (ABR). Such plan shall not be modified unless prior written approval is obtained from the ABR. The landscaping on the Real Property shall be provided and maintained in accordance with said landscape plan. If said landscaping is removed for any reason without approval by the ABR, the Applicant is responsible for its immediate replacement.
 3. **Storm Water Pollution Control and Drainage Systems Maintenance.** Applicant shall maintain the project's drainage system and storm water pollution control devices intended to intercept siltation and other potential pollutants

(including, but not limited to, hydrocarbons, fecal bacteria, herbicides, fertilizers, etc.) in a functioning state (and in accordance with the Operations and Maintenance Procedure Plan prepared in accordance with the Storm Water Management Plan BMP Guidance Manual). 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 Applicant 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 applicant shall submit a repair and restoration plan to the Community Development Director to determine if an amendment or a new Building Permit and/or Coastal Development Permit is required to authorize such work. The Applicant is responsible for the adequacy of any project-related drainage facilities and for the continued maintenance thereof in a manner that will preclude any hazard to life, health, or damage to the Real Property or any adjoining property.

4. **Pesticide or Fertilizer Usage Near Creeks.** The use of pesticides or fertilizer shall be prohibited within the vicinity of Firestone Channel which drains directly into Carneros Creek as well as near San Pedro Creek.
 5. **BMP Training.** applicant shall provide employee training on the implementation of Best Management Practices (BMPs) 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.
- C. **Public Works Requirements Prior to Building Permit Issuance.** The Applicant 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. **Hollister Avenue and Firestone Road Public Improvement Plans.** The Applicant shall submit building plans for construction of improvements along the property frontage on 705 Firestone Road. As determined by the Public Works Department, the improvements shall include new and/or remove and replace to City standards, the following: asphalt concrete, crack seal to the centerline of the street along entire subject property frontage and a minimum of 20 feet beyond the limit of all trenching, underground service utilities, preserve and/or reset survey monuments and contractor stamps. Any work in the public right-of-way requires a Public Works Permit.
 2. **Agreement to Construct and Install Improvements.** The Applicant shall submit an executed Agreement to Construct and Install Improvements, prepared by the Engineering Division, an Engineer's Estimate, signed and stamped by a registered civil engineer, and securities for construction of improvements prior to execution of the agreement.

3. **Approved Public Improvement Plans and Concurrent Issuance of Public Works Permit.** Upon acceptance of the approved public improvement plans, a Public Works permit shall be issued concurrently with a Building permit.
- D. **Community Development Requirements with Building or Public Works Permit Application.** The following shall be submitted with the application for any Building or Public Works permit and finalized prior to Building or Public Works Permit issuance:
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 300 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 Project Environmental Coordinator (PEC) and 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 Applicant 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. **Archaeological Monitoring Contract.** Submit to the Planning Division a contract with an archaeologist from the most current City Qualified Archaeologists List for monitoring during all ground-disturbing activities associated with the project, including, but not limited to, grading, excavation, trenching vegetation or paving removal and ground clearance in the areas identified in the Archaeological Resources Report prepared for this site. 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 Applicant 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 Applicant 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 Applicant 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.

E. **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. **Design Review Requirements.** Plans shall show all design, landscape and tree protection elements, as approved by the Architectural Board of Review, outlined above.
2. **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., Archaeologist contract submitted to Community Development 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:

<hr/>		
Applicant		Date
<hr/>		
Contractor	Date	License No.
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Architect	Date	License No.
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Engineer	Date	License No.

F. **Construction Implementation Requirements.** All of these construction requirements shall be carried out in the field by the Applicant and/or Contractor for the duration of the project construction. (Community Development Department staff shall review the plans and specifications to assure that they are incorporated into the bid documents, such that potential contractors will be aware of the following requirements prior to submitting a bid for the contract.)

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, 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 Applicant (Archaeologist, Architect, Arborist, Landscape Architect, Biologist, Geologist, Project Engineer, Project Environmental Coordinator), Contractor and each Subcontractor.
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. **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 Transportation Manager.
4. **Haul Routes.** The haul route(s) for all construction-related trucks with a gross vehicle weight rating (GVWR) of three tons or more, entering or exiting the site, shall be approved by the Transportation Manager.
5. **Traffic Control Plan.** All elements of the approved Traffic Control Plan shall be carried out by the Contractor.
6. **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
César Chávez Day	March 31*
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 that is answered by a person, not a machine.

7. **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.
8. **Water Sprinkling During Grading.** The following dust control measures shall be required, and shall be accomplished using recycled water whenever the Public Works Director determines that it is reasonably available:
 - a. Site grading and transportation of fill materials.
 - b. Regular water sprinkling; during clearing, grading, earth moving or excavation.
 - c. 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.
 - d. Each day, after construction activities cease, the entire area of disturbed soil shall be sufficiently moistened to create a crust.
 - e. 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.
9. **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

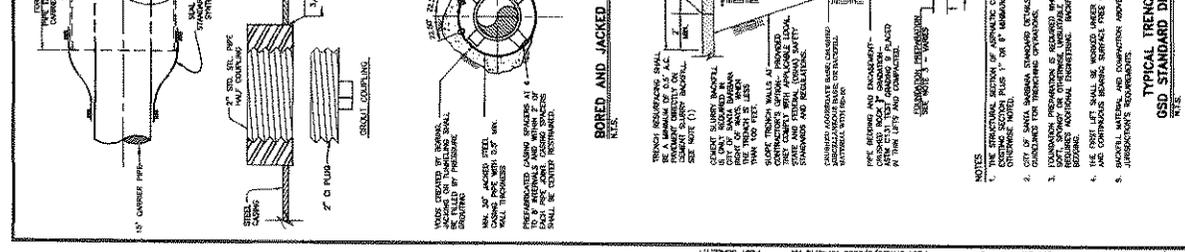
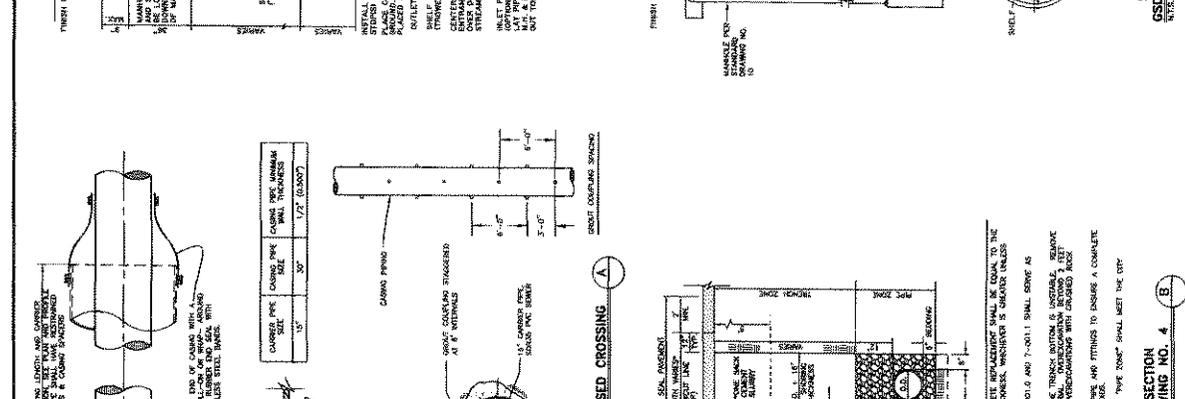
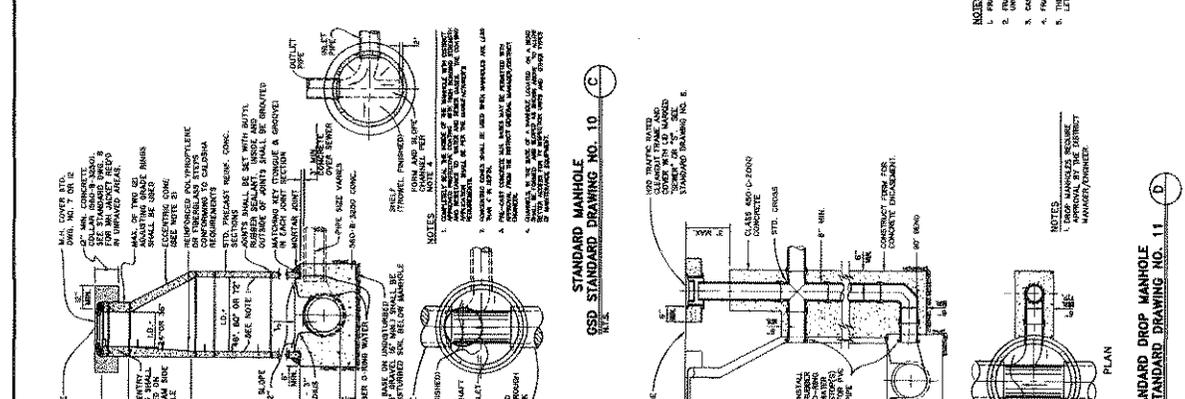
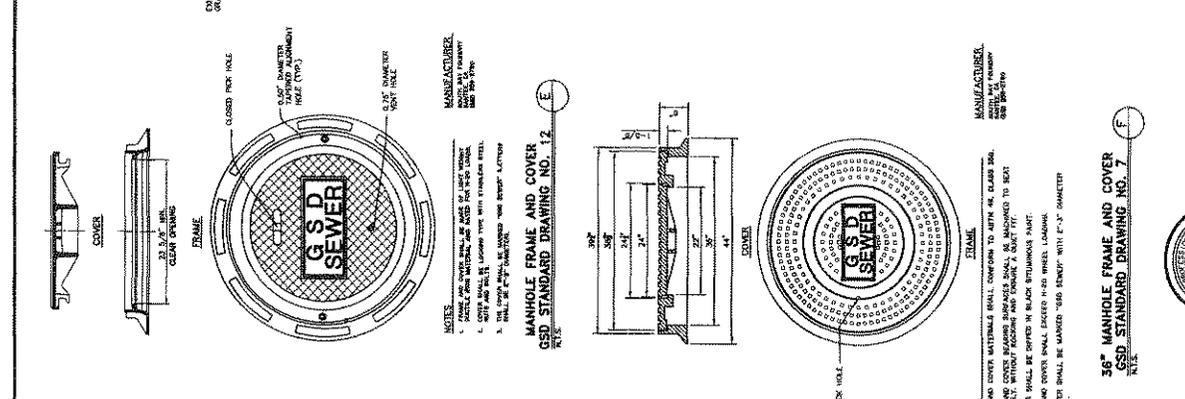
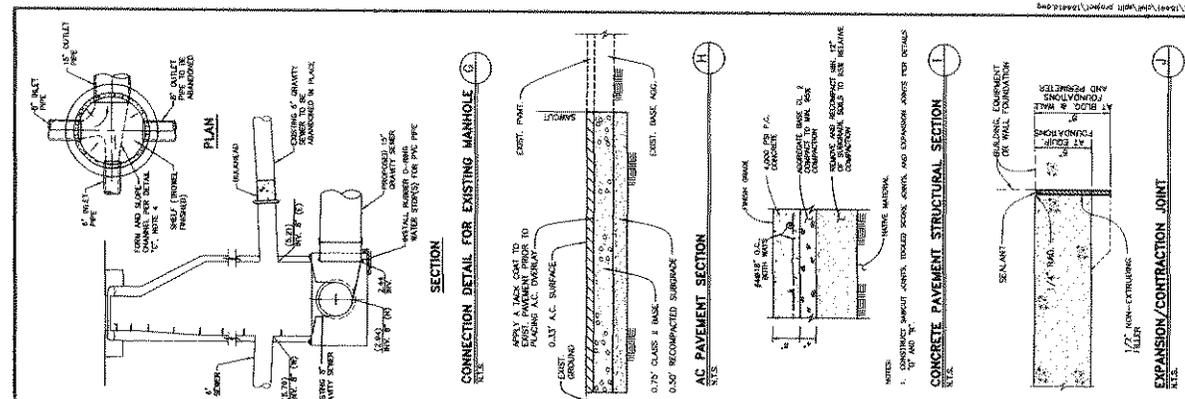
grading unless seeding or soil binders are used, as directed by the Building Inspector.

10. **Gravel Pads.** Gravel pads shall be installed at all access points to the project site to prevent tracking of mud on to public roads.
 11. **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.
 12. **Construction Best Management Practices (BMPs).** Construction activities shall address water quality through the use of BMPs, as approved by the Building and Safety Division.
 13. **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) and Project Environmental Coordinator's (PEC) name, contractor(s) and PEC'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 construction contact phone number shall include an option to contact a person instead of a machine in case of emergency. 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 if in a multi-family or commercial zone or six square feet if in a single family zone.
 14. **Construction Equipment Maintenance.** All construction equipment, including trucks, shall be professionally maintained and fitted with standard manufacturers' muffler and silencing devices.
 15. **Graffiti Abatement Required.** Applicant and Contractor shall be responsible for removal of all graffiti as quickly as possible. Graffiti not removed within 24 hours of notice by the Building and Safety Division may result in a Stop Work order being issued, or may be removed by the City, at the Applicant's expense, as provided in SBMC Chapter 9.66.
- G. **Prior to Certificate of Occupancy.** Prior to issuance of the Certificate of Occupancy, the Applicant 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. Where tree roots are the cause of the damage, the roots shall be pruned under the direction of a qualified arborist.
 2. **Complete Public Improvements.** Public improvements, as shown in the improvement/building plans, including utility service undergrounding and installation of street trees.

3. **Cross-Connection Inspection.** The Applicant shall request a cross connection inspection by the Public Works Water Reclamation/Cross Connection Specialist.
 4. **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 Final Inspection, whichever is earlier.
- H. **Litigation Indemnification Agreement.** In the event the Planning Commission approval of the Project is appealed to the City Council, Applicant 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 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 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 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:

Pursuant to Section 28.44.230 of the Santa Barbara Municipal Code, work on the approved development shall commence within two years of the final action on the application, unless a different time is specified in the Coastal Development Permit. Up to three (3) one-year extensions may be granted by the Community Development Director in accordance with the procedures specified in Subsection 28.44.230.B of the Santa Barbara Municipal Code.



PROJECT INFORMATION

PROJECT NO: 18-141-02
 SHEET NO: 8 OF 12
 PLAN DATE: JULY 21, 2009

PROJECT NAME
 FIRESTONE ROAD LIFT STATION PROJECT DETAILS

LOCATION
 COLETA, CALIFORNIA

CLIENT
 COLETA SANITARY DISTRICT

DESIGNER
 GSD STANDARD DRAWING NO. 12

MANUFACTURER
 FRAME AND COVER MATERIALS SHALL CONFORM TO APTC 46, CLASS 300.

NOTES

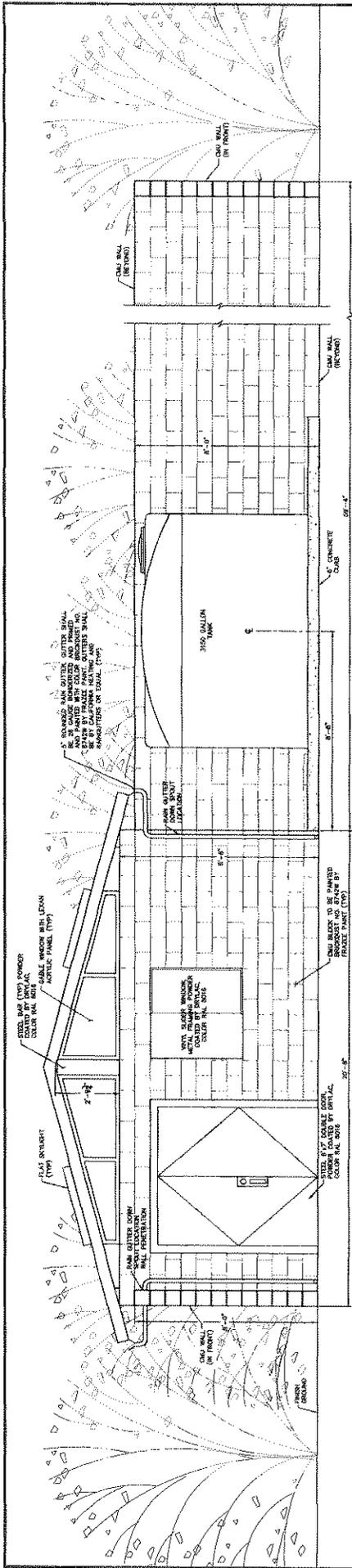
- FRAME AND COVER MATERIALS SHALL CONFORM TO APTC 46, CLASS 300.
- FRAME AND COVER SHALL BE SET WITH BUTT.
- JOINTS SHALL BE SET WITH BUTT.

APPROVALS

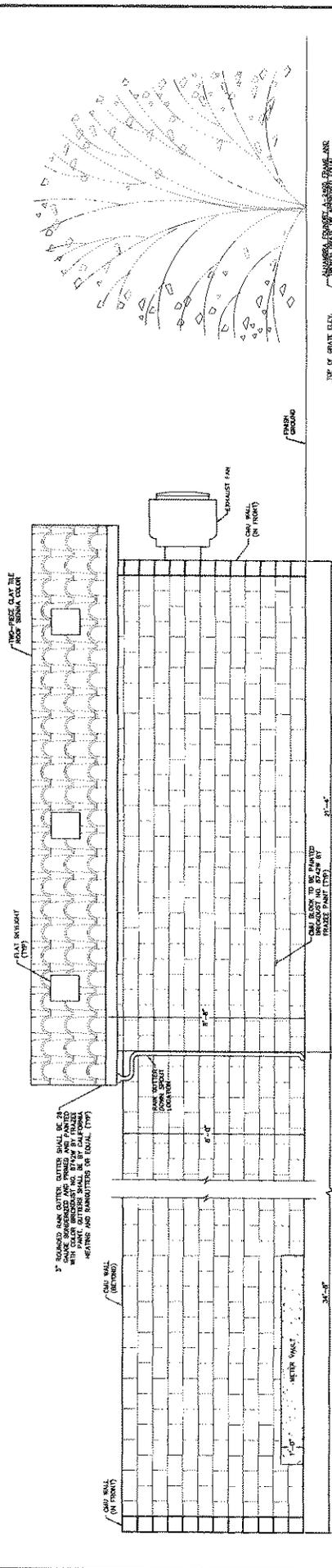
DESIGNER: _____ DATE: _____
 CHECKER: _____ DATE: _____
 PROJECT ENGINEER: _____ DATE: _____
 PROJECT ENGINEER: _____ DATE: _____
 PROJECT ENGINEER: _____ DATE: _____

SCALE
 AS SHOWN

DATE
 JULY 21, 2009

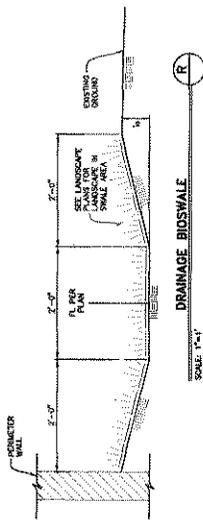


NORTH ELEVATION OF COMPLEX

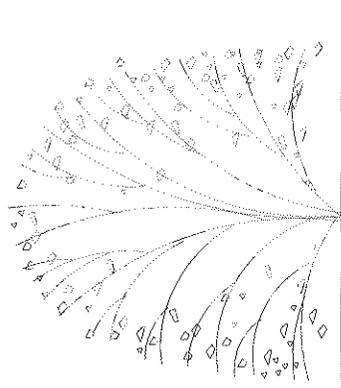


WEST ELEVATION OF COMPLEX

BUILDING ELEVATIONS
SCALE: 1" = 2'



DRAINAGE BIOSWALE
SCALE: 1" = 1'



TYPICAL TRENCH DRAIN DETAIL
SCALE: 1" = 1'



Permitist of Sketch
 David S. Hinkle, P.E.
 111 East Fourth Street, Suite 200, San Jose, CA 95131
 Phone: (408) 944-3322 Fax: (408) 944-3300
 E-MAIL: dshinkle@sketch.com

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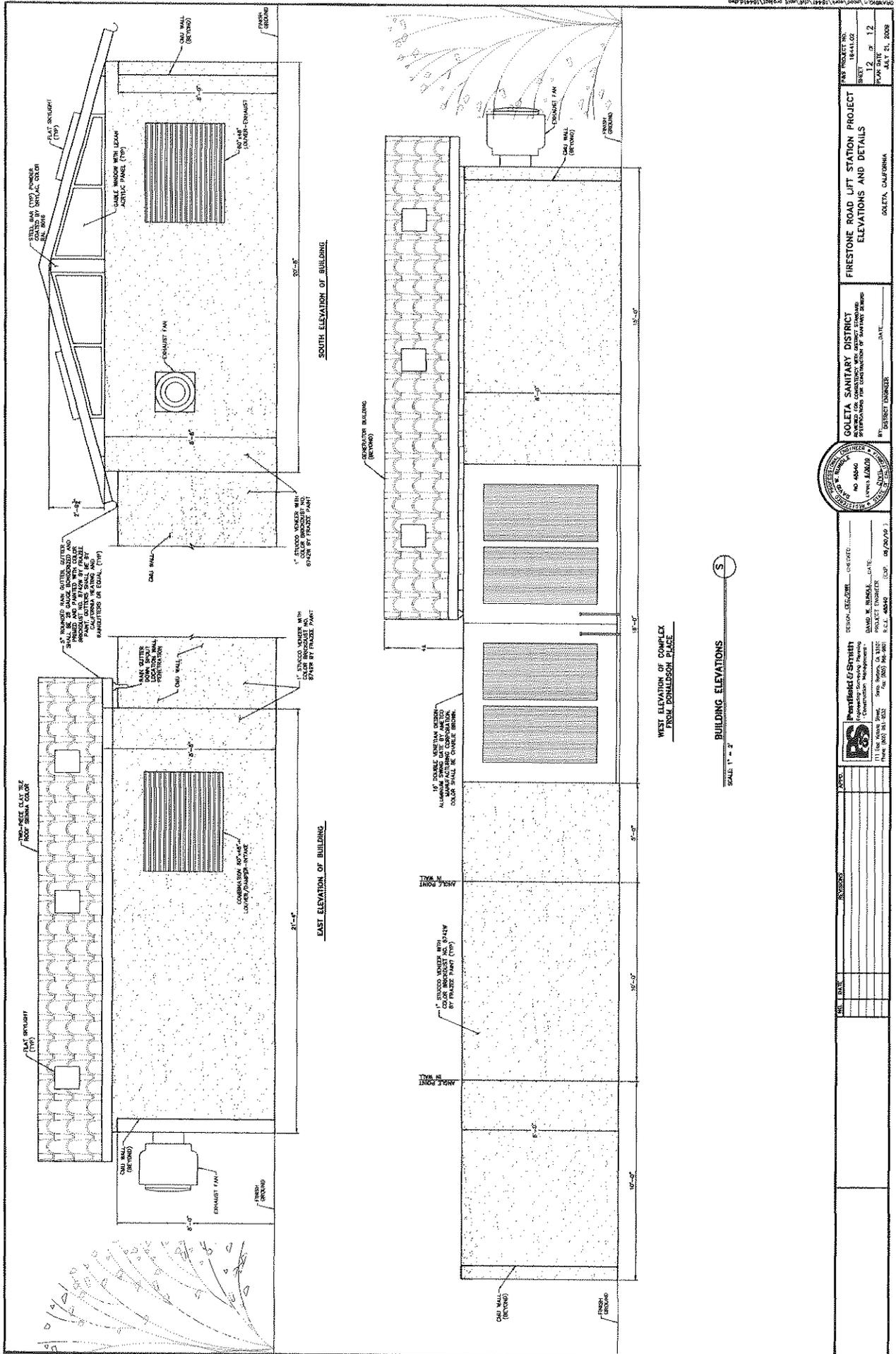
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GOLETA SANITARY DISTRICT
 PREPARED FOR: CONSTRUCTION WITH IMPROVED STRENGTH
 SPECIFICATIONS FOR CONSTRUCTION OF WATER MAINS
 DISTRICT ENGINEER: DATE: _____

FIRESTONE ROAD LIFT STATION PROJECT
 ELEVATIONS AND DETAILS
 SHEET NO. 11 OF 12
 PLAN DATE: JULY 21, 2009

GOLETA SANITARY DISTRICT
 DISTRICT ENGINEER: DATE: _____



SOUTH ELEVATION OF BUILDING

EAST ELEVATION OF BUILDING

WEST ELEVATION OF COMPLEX FROM EDWARDS PLACE

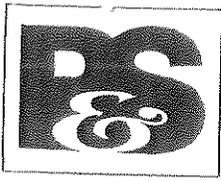
BUILDING ELEVATIONS
SCALE 1" = 2'



David K. Runkle
 Project Engineer
 111 East Adams Street, Suite 2000, Los Angeles, CA 90012
 Phone: (213) 345-1111 Fax: (213) 345-1111
 www.dkr.com

Goleta Sanitary District
 Approved for construction with project changes
 responsible for construction of sanitary sewage
 project engineer: DATE: DISTRICT ENGINEER

Firestone Road Lift Station Project
 ELEVATIONS AND DETAILS
 SHEET 12 OF 12
 PLAN DATE: MAY 21, 2009



Penfield & Smith

111 East Victoria Street
Santa Barbara, CA 93101

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Water Resources
Engineering

GIS

February 12, 2009

W.O. 16441.02

Ms. Laurie Owens, Planner
Mr. Andrew Bermond, Planner
c/o City of Santa Barbara
Community Development Department
Airport Division
630 Garden Street
Santa Barbara, CA 93101

**Subject: Firestone Road Lift Station Project
Master Application
Follow-up Coastal Development Permit per
Issued Emergency Permit (dated 11/17/08)
Design Review Board**

Dear Ms. Owens:

On November 17, 2008, the City of Santa Barbara issued an Emergency Permit for the abandonment and removal of the Goleta Sanitary District's twelve-inch (12") sewer main located under the Hollister Avenue bridge and beneath San Pedro Creek and construction of a new ten-inch (10") force main at Firestone Road, adjacent to the Santa Barbara Airport.

Per condition of approval "A" included as part of the Emergency Permit, within ninety (90) days of issuance of the emergency permit, a Coastal Development Permit shall be submitted. To be in compliance with condition of approval "A", Penfield & Smith is submitting this cover letter and accompanying application forms and project plans.

Please note, in addition to the scope of work permitted under the emergency permit, the Goleta Sanitary District is also submitting the remaining scope of work included as part of the original project description for the Firestone Lift Station project. Below is a brief description of the emergency permit project description followed by the project description for the remaining portion of the sewer improvements.

Emergency Permit (11/19/2008): The emergency permit allowed the construction of approximately 2,100 linear feet of ten inch (10") sewer force main and one concrete manhole. The 10" force main starting point (i.e. connection point) is located approximately 240 feet east of David Love Place on the north side of Hollister Avenue. From this starting point, the new 10" force main turns south

Exhibit: C

beneath Hollister Avenue and continues east beneath Firestone Road. After leaving Firestone Road, the force main continues northeasterly beneath open ground to the Hollister Avenue right-of-way and then across the Hollister Avenue bridge over San Pedro Creek where it discharges into an existing 24-inch diameter Goleta Sanitary District trunk sewer line. A manhole was constructed over the existing 24-inch diameter trunk sewer for the connection. The 10" force main has been tested and is in operation which allowed for the removal of the 12" sewer main beneath San Pedro Creek. The scope of work permitted under the emergency permit is complete.

Project Description (Remainder Scope of Work):

The City of Santa Barbara and the Goleta Sanitary District (GSD) are constructing a single collection system to serve both the Santa Barbara Airport (SBA) and GSD local service areas.

The joint GSD/SBA project proposes construction of approximately 1,960 linear feet of gravity sewer, seven (7) concrete manholes, one new sewer lift station and appurtenances to serve both GSD and SBA service areas. The new sewer system will be constructed to GSD's standards and GSD will own, operate and maintain the system. The project is to be jointly funded by SBA and GSD.

The GSD service area, consisting of approximately 112 acres, currently drains to GSD Lift Station No. 3. The lift station is located at the north side of Hollister Avenue, east of Robin Hill Road. Lift Station No. 3 will be abandoned in place. A manhole will be constructed near Lift Station No. 3 and the existing gravity sewers currently draining to the lift station will be connected to it.

A new 15-inch gravity sewer line will be constructed, from the new manhole, southward across Hollister Avenue to Firestone Road. The sewer under Hollister Avenue to Firestone Road will be installed by boring and jacking (tunneling) a steel casing, approximately 128 feet in length, under the roadway. The 15-inch sewer will be inserted through the casing. A pit will be excavated at both ends of the casing to allow for the boring equipment and construction of manholes at each end of the pipe segment.

Approximately 1,820 linear feet of 15-inch diameter gravity sewer will be installed by conventional trenching methods, from the Hollister Avenue crossing, eastward in Firestone Road. The gravity sewer line will terminate at the proposed sewer lift station to be located at the southeast corner of the intersection of Firestone Road and Donaldson Place.

The lift station will consist of an 8-foot diameter concrete wet well, approximately 25-feet deep with a triplex submersible pump system; a precast, pre-fabricated concrete valve vault with associated piping and valves; a precast, pre-fabricated concrete meter vault with associated piping and valves; an SCE transformer; and an approximate 400 square foot equipment building to contain the lift station control panels, maintenance supplies and equipment, records and a generator with an automatic transfer switch for emergency backup power supply. A double walled storage tank for a pre-treatment and odor control chemical (ferrous chloride) with a chemical feed system to inject the liquid into the wet well is also proposed. The tank will have a spill containment curb around its' perimeter. Electrical and telephone service would be provided



by connecting to existing service lines located approximately 40 feet west of the new lift station. A 3' x 5' electrical interceptor pull box would be constructed at this point of connection. Water service would be provided by a new one and a half-inch (1½") water line. The new 1½" water line would connect to an existing water line located north of Cyril Place and continue east (~475 linear feet) where it connects on the east side of the new lift station.

The lift station site is approximately 57 feet by 80 feet and is proposed to have an 8-foot high block wall for security and screening purposes, materials are subject to ABR approval. The interior of the walled site will be paved with concrete and the exterior will be landscaped to screen the block wall.

From the lift station, approximately 85 feet of 10-inch diameter force main will be constructed eastward in Firestone Road and connect to the existing force main constructed under the emergency permit.

The City of Santa Barbara's existing lift station located at the southwest corner of Firestone Road and Cyril Hartley Place will be decommissioned and a new fifteen-inch (15") sewer line will be built from the station to the new gravity sewer in Firestone Road (~115 linear feet). The station will remain in place to function as a manhole; this will allow the local collector system to remain in place to serve the SBA service area (approximately 94 acres) on the south side of Firestone Road. This will also allow the sewage dump facility to remain in service.

The existing force main from the existing lift station traverses southward from the lift station, under the tarmac, taxiways and runways, then eastward to the GSD wastewater treatment plant. The force main will be flushed, capped at both ends and abandoned in place.

The SBA service area north of Hollister Avenue, approximately 70 acres, will be connected directly into the gravity line in Firestone Road.

Groundwater de-watering will be required for trenching the gravity sewer. De-watering discharges requiring a Regional Water Quality Control Board discharge permit are not anticipated. The pump station will be constructed first so those facilities can be utilized to convey the de-watering discharges to the Goleta Sanitary District's sewer facilities. A temporary de-watering well point and conveyance system will be needed along the gravity sewer trench alignment. The existing and proposed sewers will be used to dispose of groundwater discharges.

The total estimated earthwork for excavation of the bore pits, pipeline trenches, manholes, wet well and vaults is 109,016 cubic yards cut and 124,420 cubic yards fill with an import of 20,349 cubic yards of backfill material (i.e. sand). Approximately 4,944 cubic yards of incompatible backfill material (i.e. excavated soil) would be exported to a site that can accept this project fill.

Project Information:

As noted in the emergency permit, any development or structures constructed pursuant to the emergency permit are considered temporary until authorized by a subsequent coastal



development permit. Below is a summary/description of the entire project location and permits being requested.

Project Address:

Starting Point: APN 073-050-020 [6300 Hollister Avenue] to End Point: APN 073-450-028 [6021 Hollister Avenue]. Areas in-between include APN 073-450-003 [601 Firestone Road, City Airport Department] for new Airport Sewer Lift Station; and, beneath Hollister Avenue and Firestone Road, connection to south side of San Pedro Creek Bridge.

Assessor Parcel Numbers and Land Use Zones:

Starting Point: APN 073-050-020: Industrial Research Park (MR-P); within city limits of Goleta; Ending Point: APN 073-450-028: Airport Facilities Coastal Overlay Zone (A-F S-D-3); APN 073-450-003 (A-A-O; Aircraft Approach and Operations Zone) for new Airport Lift Station; road right-of-way for Hollister Avenue and Firestone Road.

Approvals Requested:

Coastal Development Permit [SBMC § 28.44]: In cooperation with the City of Santa Barbara, the Goleta Sanitary District is requesting approval of a Coastal Development Permit to allow the proposed development in the Appealable Jurisdiction of the city's Coastal Zone. The Goleta Sanitary District (GSD) currently serves specified areas of Goleta and the Airport. The project involves replacement of two existing sewer lift stations with a new sewer lift station, and installation of new sewer lines to meet current customer service and to accommodate new service for approved projects that would be served by the GSD. With the exception of the new Airport Sewer Lift Station structure to be located on APN 073-450-003, new sewer lines would be located beneath Hollister Avenue and Firestone Road, and on the south elevation of Hollister Avenue Bridge over San Pedro Creek, areas not visible to the public.

Please note: Work permitted under the Emergency Permit involved two locations where environmental resources could potentially be impacted, specifically, archaeological resources located at Firestone Road and vacant land to the west of San Pedro Creek and biological resources at San Pedro Creek triggered by the removal of the 12" sewer main in San Pedro Creek. Attached are the proposals/contracts from Larry Carbone with Western Points Archaeology and John Dreher with Rincon Consultants confirming archaeological and biological monitors were onsite during construction. Given that the emergency work has been completed and no impacts to onsite resources occurred, the Goleta Sanitary District request the City of Santa Barbara consider this project a Coastal Exemption and waive the requirements to process a Coastal Development Permit with CEQA review.

Design Review: Architectural Board of Review (ABR) (SBMC 22.68) for the proposed Airport Sewer Lift Station structure.



Proposed Uses:

The proposed project to construct a new sewer lift station, a 15-inch sewer gravity line and a 10-inch force main will provide more efficient and dependable public sewer service.

Owner and Agent:

Owner: City of Santa Barbara c/o City of Santa Barbara Finance Department, 735 Anacapa Street, Santa Barbara CA 93101; (805) 564-5334.

Note, City of Santa Barbara Airport Department will act as the lead for the city; attention Laurie Owens, Project Planner, 601 Firestone Road, Santa Barbara, CA 93117; (805) 692-6023
Owner: Goleta Sanitary District c/o Kamil Azoury, General Manager & District Engineer, One William Moffett Place, Goleta, CA 93117' (805) 967-4519

Agent: Jennifer Welch c/o Penfield & Smith, 111 East Victoria Street, Santa Barbara, CA 93101 (805) 963-9532.

Square footage, Number of existing and proposed structures, number of existing and proposed units:

Starting Point: APN 073-050-020 (addressed as 6300 Hollister Avenue) is located within the city of Goleta. The site is currently vacant; however, an application for a Marriott Hotel is being reviewed for the site.

Hollister Avenue and Firestone Road: The 15-inch sewer gravity line (approx. 1,960 lineal feet) and 10-inch force main (approx. 2,100 lineal feet) would be located beneath Hollister Avenue and Firestone Road.

New Airport Sewer Lift Station: A new Airport Sewer Lift Station would be located east of Donaldson Place on APN 073-450-003. The lift station site is approximately 57 feet by 80 feet and is proposed to have an 8-foot high block wall for security and screening purposes. The Airport Sewer Lift Station components (i.e. wet well, vaults and other storage areas) are underground structures that will protrude ± 12 feet above ground for access. An approximate 400 square foot equipment building to contain the lift station control panels, maintenance supplies and equipment, records and a generator with an automatic transfer switch for emergency backup power supply would be located within this area.

San Pedro Creek: The 10-inch force main would be connected to the south side of the Hollister Avenue Bridge over San Pedro Creek. No excavation of the creek corridor is proposed.

Lot Size:

APN 073-050-020 (6300 Hollister Avenue): 10.57 acres
APN 073-450-003 (601 Firestone Road, City Airport Department address): 8,265.24 acres



City of Santa Barbara
February 12, 2009
Page 6

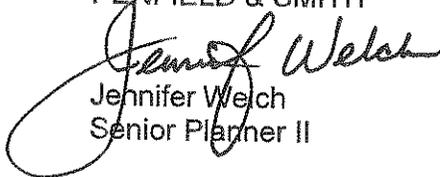
APN 073-080-028: (6201 Hollister Avenue): 0.70 acres

Précis

We look forward to working with the City of Santa Barbara Airport Division on this project. Please do not hesitate to contact Jennifer Welch at (805) 963-9538 ext. 106 [e-mail: jmt@penfieldsmith.com] should you have questions regarding this application.

Very truly yours,

PENFIELD & SMITH


Jennifer Welch
Senior Planner II

Enc.

Cc: Karen Ramsdell, Airport Director, c/o City of Santa Barbara Airport Planning, 601 Firestone Road, Goleta, CA 93117

Kamil Azoury, c/o Goleta Sanitary District, One William Moffett Place, Goleta CA 93117

Dave Rundle c/o Penfield & Smith 111 East Victoria Street, Santa Barbara, CA 93101





City of Santa Barbara
Community Development Department

www.ci.santa-barbara.ca.u

November 19, 2008

Directors Office
Tel: 805.564.5502
Fax: 805.564.5506

Housing &
Redevelopment
Tel: 805.564.5461
Fax: 805.564.5477

Planning
Tel: 805.564.5470
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Building & Safety
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630 Garden St.
PO Box 1990
Santa Barbara, CA
93102-1990

Rental Housing
Mediation Task Force
Tel: 805.730.1528
Fax: 805.730.1528

423 W. Victoria St.
Santa Barbara, CA
93101

Kamil Azoury, General Manager
Goleta Sanitary District
One William Moffett Place
Goleta, CA 93317

RE: Goleta Sanitary District Sewer Line Replacement Emergency Coastal
Development Permit

Dear Mr. Azoury:

On November 7, 2008, the Goleta Sanitary submitted an application pursuant to Municipal Code Section §28.44.100 – Permit for Emergency Work – for abandonment and removal of a 12” sewer main located in San Pedro Creek beneath the Hollister Avenue Bridge; capping and abandonment in place of 2,100 feet of a 6” existing sewer main; construction of a new 10” force main for approximately 2,100 feet, along Hollister Avenue and Firestone Road. The portion of main located under the bridge would be replaced by a new line attached to the south (downstream) side of the Hollister Avenue Bridge. A site plan is provided in Exhibit B and a complete project description, description of the emergency condition and justification of the project scope is provided in Exhibit C.

A Coastal Development Permit (CDP) for Emergency Work pursuant to Municipal Code Section 28.44.100 is hereby issued subject to the Conditions of Approval provided in Exhibit A.

Findings:

- I. An emergency exists and requires action more quickly than permitted by the procedures for ordinary permits, and the development can and will be completed within 60 days. The County of Santa Barbara has issued a State of Emergency related to the Gap Fire (Exhibit D). The Santa Barbara County Flood Control District has determined that substantially increased runoff from the Gap Fire burn area could result in increased erosion and flooding in San Pedro Creek. As a result, the Flood Control District has developed an Emergency Watershed Response Plan that determined that the existing sewer main in San Pedro Creek is an obstruction that could impede flow and its immediate removal is warranted. To allow the new system to function effectively, replacement of 2,100 of the existing 6” main with a 10” force

main is required. A Clean Water Act Section 404 permit has been obtained for this emergency work from the U.S. Army Corps of Engineers by the County of Santa Barbara. This emergency Coastal Development Permit is valid until January 16, 2009.

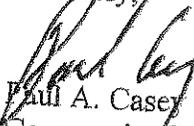
2. **Public Comment on the proposed emergency action has been reviewed if time allows.** On November 13, 2008, Airport Planning staff coordinated by telephone with the South Central Coast District Office of the California Coastal Commission as to the nature of the emergency and the scope of the emergency to be performed. Public notice of the proposed emergency action pursuant to Section 13329.3 of Title 24 of the California Administrative Code has been issued by mailing notices to property owners with 300 feet of the project and residents within 100 feet of the project. The notice was also posted on the City Planning Commission website. A 5-day comment period prior to issuance of the permit was provided.
3. **The work proposed would be consistent with the requirements of the City's Local Coastal Program and the California Coastal Act of 1976.** The existing sewer line to be removed within San Pedro Creek is located under the Hollister Avenue Bridge and the new line will be mounted on the bridge; therefore the proposed work will not permanently disturb wetland vegetation and will remove an artificial obstruction and restore the natural stream channel. No other Environmentally Sensitive Habitat Areas will be affected by the proposed work. The proposed ground disturbance will be monitored by a City-qualified biologist. Any vegetation accidentally and temporarily disturbed will be replaced at 1:1 ratio in manner directed by the City-qualified biologist and approved by the City's Environmental Analyst. Best management practices (BMPs) designed to minimize erosion and sedimentation, provide adequate and sanitary and waste disposal facilities prevent contamination of runoff by construction chemicals materials are incorporated into the project plans and required under the conditions of approval. A City-qualified archaeologist shall be present during all ground-disturbing activity. Special-status species (Southern Steelhead Trout) will be protected since the area of work is presently dry and work will only occur when no flow is present in the creek. Therefore the project would be consistent with California Coastal Act policies 390230, 30231, 30233, 30236, 30607.1 and City of Santa Barbara Local Coastal Program – Airport and Goleta Slough Policies C-8, C-9, C-10, C-12, C-14, C-15 and F-3.
4. **The work proposed is the minimum action necessary to address the emergency and, to the maximum extent feasible, is the least environmentally damaging temporary alternative for addressing the emergency.** Relocation of the existing sewer main out of San Pedro Creek is the only alternative to remove the existing obstruction within the creek channel. To maintain the sewer system's hydraulics and pumping capacity at

acceptable levels, it is necessary to replace 2,100 lineal feet of the existing 6" force main with a 10" force main west of the bridge. Therefore, the work proposed is the minimum action to address the emergency and the least environmentally damaging alternative.

5. The proposed work does not fall within the provisions of Public Resources Code Section 30519(b). The work is not proposed to be undertaken on any tidelands, submerged lands, or on public trust lands, whether filled or unfilled, lying within the coastal zone.

This Emergency Coastal Development Permit shall expire on January 16, 2009. Pursuant to SBMC §28.44.100(E.) (5.), a Coastal Development Permit Application shall be submitted and properly filed with the Planning Division within 90 days of issuance of this permit seeking authorization to permanently retain the structures erected pursuant to this permit. If you have any questions, please feel free to contact me at (805) 564-5503 or Laurie Owens, Project Planner at (805) 692-6023.

Sincerely,


Paul A. Casey
Community Development Director

Exhibits:

- A. Conditions of Approval
- B. Project Site Plan
- C. Applicant letter
- D. County of Santa Barbara Resolution 08-287

Cc: Karen Ramsdell, Airport Director
Laurie Owens, Project Planner, Airport Department
Dave Rundle, Penfield and Smith
Shana Gray, California Coastal Commission

CONDITIONS OF APPROVAL

6400 HOLLISTER AVENUE (GOLETA SANITARY DISTRICT SEWER MAIN)
EMERGENCY COASTAL DEVELOPMENT PERMIT
NOVEMBER 11, 2008

I. In consideration of the project approval granted by the Community Development Director 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. **Emergency Permit Conditions.** Within ninety (90) days of issuance of the emergency permit, a Coastal Development Permit application shall be submitted and properly filed consistent with the requirements of SBMC Chapter 28.44 seeking authorization to retain structures erected pursuant to this emergency permit, to remove such structures, or some other alternative.

Any development or structures constructed pursuant to this emergency permit shall be considered temporary until authorized by a subsequent coastal development permit and that issuance of an emergency permit shall not constitute an entitlement to the erection of permanent development or structures; and

The development authorized in this emergency permit must be removed unless a complete application for a coastal development permit is filed within ninety (90) days of approval of the emergency permit. If all or any portion of the application for the Coastal Development Permit seeking authorization for permanent retention of the development authorized pursuant to the emergency permit is denied, the portion of the development that is denied must be removed.

B. **Archaeological Monitoring Contract.** Submit to the Planning Division a contract with an archaeologist from the most current City Qualified Archaeologists List for monitoring during all ground-disturbing activities associated with the project, including, but not limited to, grading, excavation, trenching vegetation or paving removal and ground clearance. 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.

- C. **Biological Monitoring Contract.** Submit to the Planning Division a contract with a qualified biologist for monitoring during all ground-disturbing activities associated with the project, including, but not limited to, grading, excavation, trenching vegetation or paving removal and ground clearance. The contract shall be subject to the review and approval of the Planning Division. Any vegetation accidentally and temporarily disturbed will be replaced at 1:1 ratio in manner directed by the City-qualified biologist and approved by the City's Environmental Analyst.
- D. **Construction Parking/Storage/Staging.** Construction parking and storage shall be provided as follows:
1. 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.
 2. 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.
 3. Storage or staging of construction materials and equipment within the public right-of-way shall not be permitted, unless approved by the Transportation Manager.
- E. **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.
- F. **Construction Best Management Practices (BMPs).** Construction activities shall address water quality through the use of Best Management Practices (BMPs), as approved by the Building and Safety Division. In addition to BMPs, a Construction Phase Erosion Control and Polluted Runoff Control Plan consistent with Airport and Goleta Slough Local Coastal Program Policy C-14 shall be developed and implemented for the proposed construction to mitigate potential erosion from construction and to address subsequent sedimentation impacts to Goleta Slough. Removal of the abandoned sewer line shall be scheduled to

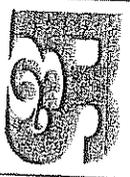
occur when the creek is not actively flowing and other erosion control measures to prevent sedimentation in San Pedro Creek should be incorporated into the Plan.

- G. **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 the applicant 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.

- H. **Prior to Certificate of Occupancy.** Prior to issuance of the Certificate of Occupancy, the Owner of the Real Property shall 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.



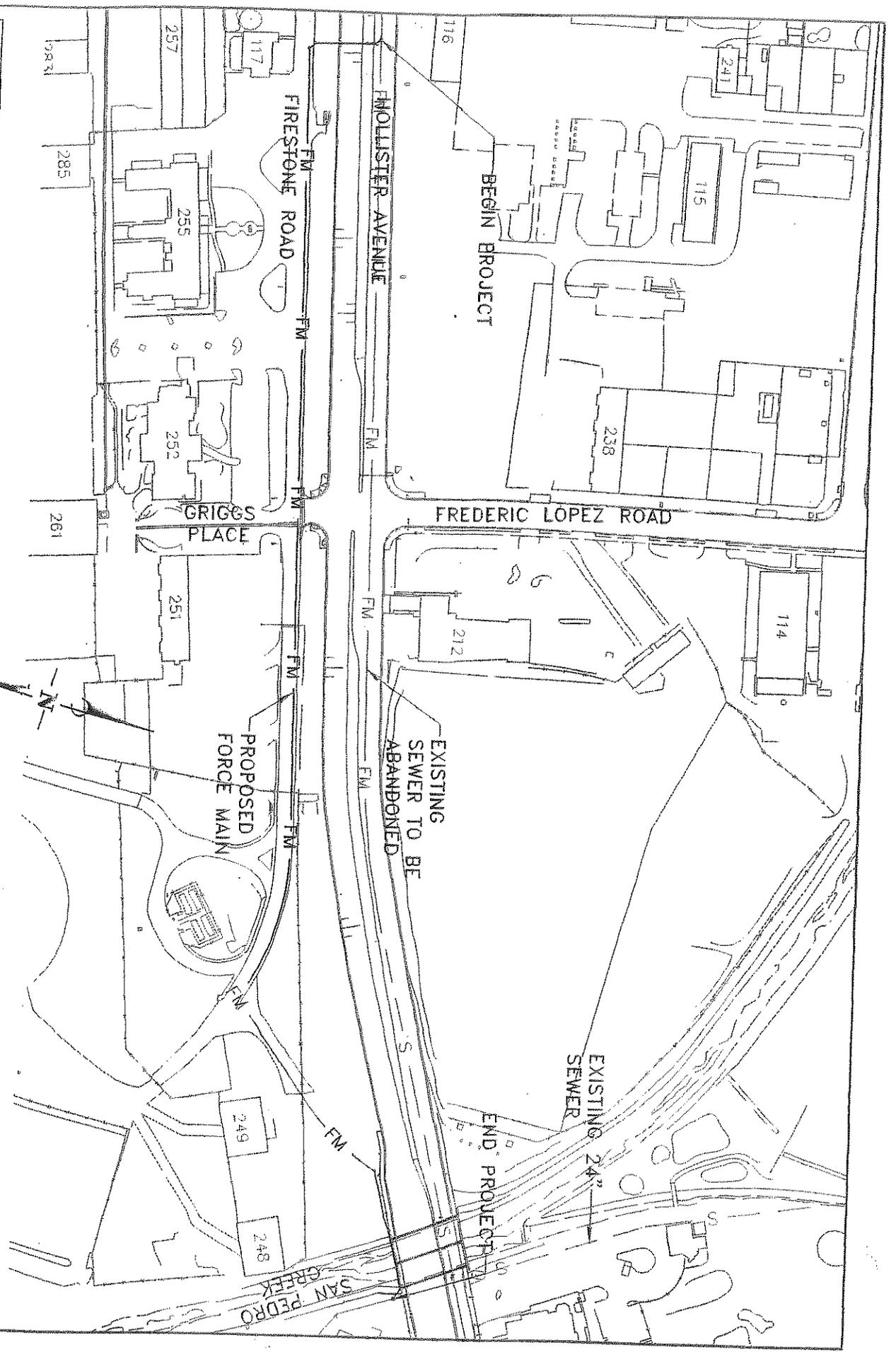
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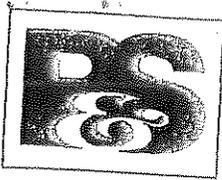
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EXHIBIT "A"
FORCE MAIN REPLACEMENT PROJECT
NOVEMBER 2008

SCALE: 1"=200'





Penfield & Smith

RECEIVED

NOV 07 2008

CITY OF SANTA BARBARA
PLANNING DIVISION

111 East Victoria Street
Santa Barbara, CA 93101

tel 805-963-9582
fax 805-966-9801

www.penfieldsmith.com

November 7, 2008

W.O. 16441.02

Mr. Paul Casey, Community Development Director
City of Santa Barbara
630 Garden Street
Santa Barbara, CA 93101

Santa Barbara
Camarillo
Santa Maria
Lancaster

**Subject: Firestone Road Lift Station Project
Request for Emergency Permit**

Dear Mr. Casey:

This letter is a request for an Emergency Permit pursuant to the Santa Barbara Municipal Code Section 28.44.100 to permit the abandonment and removal of the Goleta Sanitary District's twelve-inch (12") sewer main located under the Hollister Avenue bridge and beneath San Pedro Creek and construction of a new ten-inch (10") force main at Firestone Road, adjacent to the Santa Barbara Airport.

Accordingly, Section 28.44.100 requires applications for permits for emergency work describe the nature of the emergency and the circumstances that justify our request for an Emergency Permit. Below is our reasoning as to why an Emergency Permit should be granted.

1. Nature of Emergency:

In July 2008 the Gap Fire burned approximately 10,000 acres of land resulting in land that has been completely denuded of vegetation. A dramatic increase in winter rain runoff is expected from the burn area resulting in erosion and increased delivery of debris and sediment from the mountains to the stream and creek channels and eventually to the ocean. The risk of downstream flooding is expected to occur as a result of the increased storm water runoff this winter.

Of particular concern to County of Santa Barbara Flood Control District is to maximize the capacity of the creek systems that will accept this runoff. County of Santa Barbara Flood Control District has initiated an Emergency Watershed Response Plan that would involve removing obstructive vegetation in the bottom of creek channels, removing any down or dead vegetation, and removing debris jams and obstructions that may inhibit flow.

- Civil Engineering
- Land Surveying
- Land Use Planning
- Construction Management & Inspection
- Traffic & Transportation Engineering
- Transportation Planning
- Structural Engineering
- Water Resources Engineering
- GIS

The Firestone Lift Station Improvement Project requires a portion of 12" sewer main in San Pedro Creek be removed. The removal of the 12" sewer main in San Pedro Creek is important because removal of the pipe and concrete encasement would eliminate a structural barrier that would impede runoff in San Pedro Creek, consistent with County of Santa Barbara Flood Control Emergency Watershed Response Plan. The concrete encasement is currently exposed in the creek channel directly beneath the Hollister Avenue bridge.

Prior to removal of the 12" sewer main, a replacement sewer line needs to be put in place. The proposed 10" replacement force main provides the necessary sewer service that is being removed/abandoned.

The proposed 10" force main is part of a larger project that includes new sewer mains and a new pump station to accommodate the current and future needs of the Goleta Sanitary District and the City of Santa Barbara Airport properties.

In response to the age and limited capacity of the existing lift station and the 6" force main, in cooperation with Laurie Owens, project planner for the Airport, and the Goleta Sanitary District, Penfield & Smith has been organizing a Coastal Development Permit (CDP) for the Firestone Lift Station Improvement Project. The project, as originally proposed, includes the decommissioning of two existing sewer lift stations, the construction of a new lift station, and the installation of a new sewer gravity line and force main.

The existing Goleta Sanitary District Lift Station #3 located on APN 073-050-020 (addressed as 6300 Hollister Avenue), and the existing six-inch (6") force main in Hollister Avenue are the source of wastewater that currently flows into the sewer main below San Pedro Creek. The emergency project would divert the flow from Sewer Lift Station #3 to the new 10" force main and thus allow the sewer under the creek to be eliminated. When the new sewer and pump station are constructed, Sewer Lift Station #3 and the existing 6" force main can be abandoned.

For the purpose of identifying the nexus to determine if this project is considered to be an emergency eligible for construction now, the original project description has been revised identifying only those elements of the project that would allow removal of the existing sewer.

The abbreviated project description would retain approximately 1,900 linear feet of 6" force main (located on the north side of Hollister Avenue) and the construction of approximately 2,100 linear feet of new 10" force main (on the southern side of Hollister Avenue). Both existing lift stations would remain and the construction of a new lift station and sewer gravity line would be postponed until a regular Coastal Development Permit has been approved and issued.



Below is the formal project description for this Emergency Permit.

Project Description:

The City of Santa Barbara and the Goleta Sanitary District (GSD) are constructing a single collection system to serve both the Santa Barbara Airport (SBA) and GSD local service areas.

The project includes the construction of approximately 2,100 linear feet of sewer force main and one concrete manhole to serve both GSD and SBA service areas. The new sewer system will be constructed to GSD's standards and GSD will own, operate and maintain the system. The project is to be jointly funded by SBA and GSD and would be constructed by the GSD.

The GSD service area, consisting of approximately 112 acres, currently drains to GSD Lift Station No. 3. The lift station is located on APN 073-050-020, on the north side of Hollister Avenue, east of Robin Hill Road. Lift Station No. 3 will remain in place.

An existing six-inch (6") force main is currently connected to Sewer Lift Station #3 and travels east on the north side of Hollister Avenue. The 6" force main would remain in place for approximately 1,900 linear feet and connect to a new ten inch (10") force main. The remaining (inoperative) 6" force main will be flushed, capped at both ends and abandoned in place. The 12" sewer main beneath San Pedro Creek will be flushed; removed from the creek and the pipe ends capped. The creek will be restored to grade with gravel or other approved erosion resistant material.

From its point of connection, the new 10" force main would turn south beneath Hollister Avenue and continue east beneath Firestone Road. After leaving Firestone Road, the force main will continue northeasterly across open ground to the Hollister Avenue right-of-way and then cross the Hollister Avenue bridge over San Pedro Creek where it will discharge into an existing 24-inch diameter Goleta Sanitary District trunk sewer line. The force main is to be mounted on the south (downstream) side of the Hollister Avenue bridge so that it does not impact the hydraulic capacity of the bridge and will not be visible from the roadway. A manhole will be constructed over the existing 24-inch diameter trunk sewer for the connection. The trunk line continues southward along Fairview Avenue and ultimately to the wastewater treatment plant.

The 10" force main will be installed by conventional trenching methods.

The total estimated earthwork for pipeline trenches and manholes is 1,200 cubic yards. Approximately 300 cy would be exported to a legally permitted fill site.

2. The Cause of the Emergency, insofar as this can be established:

On July 1, 2008, the Gap Fire started in the West Camino Cielo area, 4 miles west of State Highway 154 and 3.5 miles north of Goleta, CA in the Los Padres National Forest. The cause of the fire is still under investigation. The Gap Fire burned approximately 10,000 acres of land resulting in land that has been denuded of vegetation. As a result of the Gap Fire, a dramatic increase in runoff is expected to inundate local streams and creeks.



3. The location of the emergency:

The County of Santa Barbara has issued a State of Emergency in relation to the Gap Fire. As part of their Emergency Watershed Response Plan, County Flood Control District has designated San Pedro Creek as a creek that will undergo vegetation and debris removal so as to increase the capacity of this creek. Currently, San Pedro Creek is heavily laden with sediment; the clearance from the bottom of the bridge is approximately three feet. The existing 12" sewer main and concrete encasement located beneath San Pedro Creek is considered an obstruction that inhibits flow and warrants removal. If the portion of 12" sewer main is to be removed, an alternative sewer transfer system must be constructed.

4. The remedial, protective, or preventative work required to deal with the emergency:

San Pedro Creek is under the jurisdiction of Army Corps of Engineers (ACOE). The remaining elements of the project are located within the City of Santa Barbara and would be located in previously paved areas or vacant land.

With respect to removing the 12" sewer main located beneath San Pedro Creek, Penfield & Smith has enclosed the County of Santa Barbara Flood Control District ACOE Permit No. SPL-2000-01339-JWM (dated July 2008) and amendment to this permit that acknowledges the removal of the 12" sewer main located beneath San Pedro. A qualified biologist would be onsite during the removal of the force main to ensure potential impacts to aquatic species is avoided.

With respect to the location of the force main on restricted property within the Airport, this area has been identified as a culturally sensitive resource area. A qualified archaeologist would monitor grading activities in this area.

5. The circumstances during the emergency that appeared to justify the course(s) of action, including the probable consequences of failing to take action.

The beginning of the rainy season is estimated to be around November 15th. It is anticipated that a dramatic increase in winter rain runoff is expected from the Gap Fire burn area resulting in erosion and increased runoff.

Review of the project plans, one may infer that the project scope could be reduced even more, specifically the proposed 2,100 lineal feet of new 10" force main could be reduced to 850 lineal feet if the 10" force main were to connect at the end of the existing 6" force main. The problem with reducing the length of the 10" force main would be the unacceptable impacts to the system hydraulics and pumping capacity. Since the new force main is located at the top of the San Pedro Creek bridge and since the overall length of the force main is increased, the pumps would need to "push" the wastewater against a higher pressure. This would result in a lower flow output from Sewer Lift Station #3 and an increase in operating pressure in the existing 6" force main. Avoidance of these impacts are important since the flow capacity of Lift Station #3 is already below the needed capacity (hence the replacement project) and the aging 6" force main is already a concern. The



operating pressure in the emergency system can be reduced by reducing the length of the existing 6" line and increasing the length of the 10" line as proposed.

6. The identity of other public agencies alerted to the emergency:

County of Santa Barbara
City of Santa Barbara
City of Goleta
Goleta Sanitary District

Army Corps of Engineer
California Department of Fish & Game
Regional Water Quality Control Board
U.S. Forest Service

7. Access routes to the emergency:

Access to San Pedro Creek would be from an existing County Flood Control easement and designated access road (see attached photographs). Access to Firestone Road is via Hollister Avenue.

8. Any other information deemed necessary by the Community Development Director.

To date, no other information has been requested with respect to this Emergency Permit.

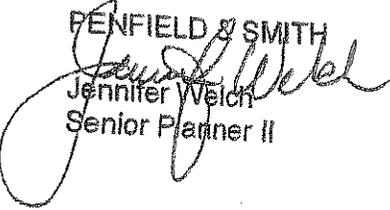
Précis

The abridged version of the Firestone Lift Station Project is the minimum necessary to improve the existing sewer transfer system serving this area. The upgrades to the existing sewer transfer system are being triggered by the need to remove a portion of 12" sewer main beneath San Pedro Creek. The Goleta Sanitary District and the City of Santa Barbara per their agreement, have every intention on completing the Firestone Lift Station Project as originally designed when a formal Coastal Development Permit has been approved and issued; however, in the interim, the Goleta Sanitary District is requesting the City of Santa Barbara issue an Emergency Permit for the revised project so that the maximum capacity of San Pedro Creek can be achieved prior to the winter rains.

We look forward to working with the City of Santa Barbara on this project. Please do not hesitate to contact Jennifer Welch at (805) 963-9538 ext. 106 [e-mail: jmt@penfieldsmith.com] should you have questions regarding this application.

Very truly yours,

PENFIELD & SMITH


Jennifer Welch
Senior Planner II



City of Santa Barbara
November 7, 2008
Page 6

Enc.

Cc: Karen Ramsdell, Airport Director, c/o City of Santa Barbara Airport Planning, 601 Firestone Road,
Goleta, CA 93117

Kamil Azoury, c/o Goleta Sanitary District, One William Moffett Place, Goleta CA 93117

Dave Rundle c/o Penfield & Smith 111 East Victoria Street, Santa Barbara, CA 93101



RECEIVED

NOV 07 2008

CITY OF SANTA BARBARA
PLANNING DIVISION

RESOLUTION OF THE BOARD OF SUPERVISORS
OF THE COUNTY OF SANTA BARBARA,
STATE OF CALIFORNIA

IN THE MATTER OF THE
EXISTENCE OF LOCAL
EMERGENCY DUE TO THE GAP
FIRE BURN DAMAGES

RESOLUTION NO. 08 -287

WHEREAS, Chapter 12, Section 6 of the Santa Barbara County Code, empowers the Director of Emergency Services for the Santa Barbara County Operational Area, to request the Santa Barbara County Board of Supervisors to proclaim a local emergency if he or she believes that conditions present a threat or potentially pose a threat of disaster or of extreme peril; and

WHEREAS, Section 8558 (c) of the Government Code defines a "Local Emergency" as: "the duly proclaimed existence of conditions of disaster or of extreme peril to the safety of persons and property within the territorial limits of a county, city and county, or city, caused by such conditions as air pollution, fire, flood, storm, epidemic, riot, drought, sudden and severe energy shortage, plant or animal infestation or disease, the Governor's warning of an earthquake or volcanic prediction, or an earthquake, or other conditions, other than conditions resulting from a labor controversy, which are or are likely to be beyond the control of the services, personnel, equipment, and facilities of that political subdivision and require the combined forces of other political subdivisions to combat, or with respect to regulated energy utilities, a sudden and severe energy shortage requires extraordinary measures beyond the authority vested in the California Public Utilities Commission"; and,

WHEREAS, the Director of Emergency Services believes that conditions of extreme peril potentially exist for persons and property in the County of Santa Barbara as a result of the Gap Fire burn damage, and these conditions necessitate the proclamation of the existence of a local emergency within the County of Santa Barbara; and,

WHEREAS, the Gap Fire began on July 1, 2008, and was contained July 28, 2008. The Gap Fire burned and damaged over 9,400 acres in the hills above the residences and businesses of the City of Goleta, City of Santa Barbara and unincorporated areas; and,

WHEREAS, on July 2, 2008, when the Board of Supervisors was not in session, the Acting Director of Emergency Services proclaimed the existence of a local emergency within the County of Santa Barbara due to the Gap Fire. The proclamation was ratified by the Board of Supervisors on July 3, 2008. The proclamation of a local emergency for the active Gap Fire was allowed to terminate once the fire was contained.

WHEREAS, on July 3, 2008 the Governor of California proclaimed the County of Santa Barbara to be in a State of Emergency as a result of the Gap Fire.

WHEREAS, the United States Forest Service has identified that significant threats exist to persons and properties due to the potential for increased rain runoff from the burn area during the upcoming rainy season. The increased rain runoff will considerably increase the likelihood of flooding and landslides;

WHEREAS, the Director of Emergency Services believes that because of these extreme conditions, extensive local, state and federal resources are now required to mitigate the threats, and believes these conditions constitute a local emergency as defined in Government Code Section 8558, subdivision (c), and requests the Board of Supervisors to proclaim a local emergency due to the Gap Fire burn damages.

NOW, THEREFORE, IT IS HEREBY PROCLAIMED that a local emergency now exists in the County of Santa Barbara as a result of the burn damage from the Gap Fire; and,

That all the recitals set forth herein above are true, correct, and valid; and,

That conditions of extreme peril to the safety of persons and property within the County of Santa Barbara have arisen as a result of the Gap Fire. The Gap Fire burned over 9,400 acres and damaged the hillsides over the populated areas of Santa Barbara County. The burn damage has created conditions of extreme peril that now threatens populated areas with flooding and landslides due to the significant increase in rain runoff that will likely result during the upcoming rainy season. These conditions of extreme peril constitute a local emergency as defined in Government Code Section 8558, subdivision (c); and,

1. These conditions of extreme peril are not the results of labor controversy; and,
2. That in furtherance of this proclamation of local emergency, there is hereby invoked in the County of Santa Barbara all of the powers and mechanisms set forth in the California Emergency Services Act (Government Code sections 8550 et seq.), Santa Barbara County Code, Chapter 12, Section 6 and all other applicable laws, as said powers and mechanisms may

A-42

hereafter be used by authorized personnel of the County of Santa Barbara; and,

3. That, pursuant to Santa Barbara County Code, Chapter 12, Section 6 the Board of Supervisors is empowered to require the emergency services of any county officer or employee and to requisition necessary personnel or material of any county department or agency; and,
4. That a copy of this Proclamation of Local Emergency shall be posted at the County Administration Building in Santa Barbara, County offices in Santa Ynez, Lompoc and Santa Maria. Copies of this Proclamation shall be made available to news media and available on the County's web site (www.countyofsb.org); and,
5. That this Proclamation of Local Emergency shall be effective immediately and shall remain in effect until such time that the Board of Supervisors determines that a threat no longer exists; and,
6. The Board of Supervisors shall review and, if deemed necessary, ratify the proclamation at least every fourteen (14) days.

IT IS ORDERED that a copy of this proclamation be forwarded to the State Director of Emergency Services.

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PASSED, APPROVED AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California this 17th day of Aug, 2008, by the following

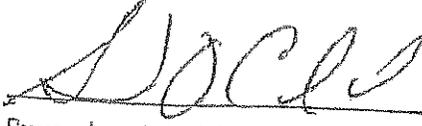
vote:

AYES: Supervisors Carbajal, Wolf, Firestone, Gray, Centeno

NOES: None

ABSTAIN: None

ABSENT: None



Supervisor Salud Carbajal, Chair, Board of Supervisors
County of Santa Barbara

ATTEST:

MICHAEL E. BROWN
CLERK OF THE BOARD

By 
Deputy

APPROVED AS TO FORM:

DENNIS MARSHALL
COUNTY COUNSEL

By 
Deputy



City of Santa Barbara
Public Works Department
Construction Permit

City of Santa Barbara
Recpt: 07948
Date: 11/25/08

Issued by:
MC

PERMIT # PBW2008-01865
SITE ADDRESS: 6100 BLK HOLLISTER AVE 3076 SEG ID

Issued: 11/25/2008

PEOPLE ASSOCIATED WITH THIS PERMIT:
OWN CITY OF SANTA BARBARA 630 GARDEN ST SB CA 93101

PROJECT NAME: CIP PARCEL: ROW-003-076 ZONE:
PROJECT DESCRIPTION: Emergency Hollister Ave to Firestone to Hollister Ave Bridge at San Pedro Creek Sewer Forced Main installation

Street Improvements	Water	Sewer
Driveways (ea.)	Buy-ins:	Buy-ins:
Sidewalk (l.f.)	Tap/svc/meters:	Taps:
Curb/Gutter (l.f.)	Meter Sets:	Laterals:
Minor Work (ea.)	Meter Increases:	Drainage
Trench/Bore (s.f.)	Meter Reductions:	Curb Drains:
Ramps (ea.)	Hydrant Meters:	Storm Drains:
Streetlights (ea.)	Fireline Taps:	Other
Wells (ea.)	Priv. Main Taps:	Utility Co. (s.f.)

ALL WORK SHALL CONFORM TO THE 2006 STANDARD SPECIFICATIONS OF PUBLIC WORKS CONSTRUCTION - "GREENBOOK" - SBMC 22.60.90

PRIOR TO BEGINNING ANY WORK, THE CONTRACTOR SHALL MEET WITH THE PUBLIC WORKS INSPECTOR TO DISCUSS INSPECTION REQUIREMENTS. THIS MEETING SHALL BE ARRANGED AT LEAST TWENTY-FOUR (24) HOURS IN ADVANCE BY CALLING 564-5396.

It is understood and agreed that the Owner and Contractor are wholly responsible, jointly and severally, for any damage or liability occurring by reason of anything done or omitted to be done by the Owner or Contractor under, or in connection with, any work, authority or jurisdiction delegated under this permit. It is further agreed that the Owner and Contractor will defend, indemnify, and save harmless the City of Santa Barbara and its officers and employees from any and all loss, liability, damages, or judgments resulting from any claims made against any of them by reason of, or in conjunction with, any work actually done under authority of this permit.

Except for the above hold harmless and indemnification provisions (which shall remain in effect), this permit shall be void if work is not commenced within thirty (30) days after permit issuance date and completed within ninety (90) days after the start of such work unless a written extension is given by the Public Works Department.

I certify that I have read this application and declare under penalty of perjury that the information contained herein is true, correct and complete. I agree to comply with all city and county ordinances and state laws relating to construction within the public right-of-way. I am the owner of the property listed on this permit or I, as the contractor, am acting with the owner's full knowledge and consent.

Executed at City of Santa Barbara on 11-25-08 Owner or Contractor [Signature] (805) 331-4412

THIS PERMIT MUST BE AVAILABLE ON THE SITE AT ALL TIMES



City of Santa Barbara
Public Works Department
Parking Restriction Waiver Permit

Issued by:
MC

City of Santa Barbara
Receipt: 07946
Date: 11/25/08

PERMIT # PBW2008-01866
LOCATION PARKED: 6100 BLK HOLLISTER AVE 3076 SEG ID

Issued: 11/25/2008

PEOPLE ASSOCIATED WITH THIS PERMIT:

- OWN CITY OF SANTA BARBARA 630 GARDEN ST SB CA 93101
- CON TIERRA CONTRACTING, INC** 5484 OVERPASS RD. SANTA BARBARA CA 93111
- APL GOLETA SANITARY DISTRICT ONE WILLIAM MOFFET PLACE GOLETA CA 93117
- ARC PENFIELD AND SMITH 111 E. VICTORIA ST SANTA BARBARA CA 93101

AUTHORIZED:
Temporary Traffic Control per 2006 CA MUTCD for the construction of an Emergency Forced Sewer Mainline on Hollister Ave (E of David Love Pl) to Firestone Rd to Bridge at San Pedro Creek. Phase one (1) per TA-25 Multiple Lane Closures at E. Intersection of Hollister & David Love, Phase two (2) per TA-33 Lane Closure on Hollister Divided Hwy E of Hollister & David Love Intersection, Phase three (3) per TA-8 Road Closure on Airport property Firestone Rd E. of David Love, Phase four (4) per TA-8 Road Closure on Airport property Firestone Rd W of and including intersection w/ Griggs Pl to Hollister.

Dates & Times	Start:	End:
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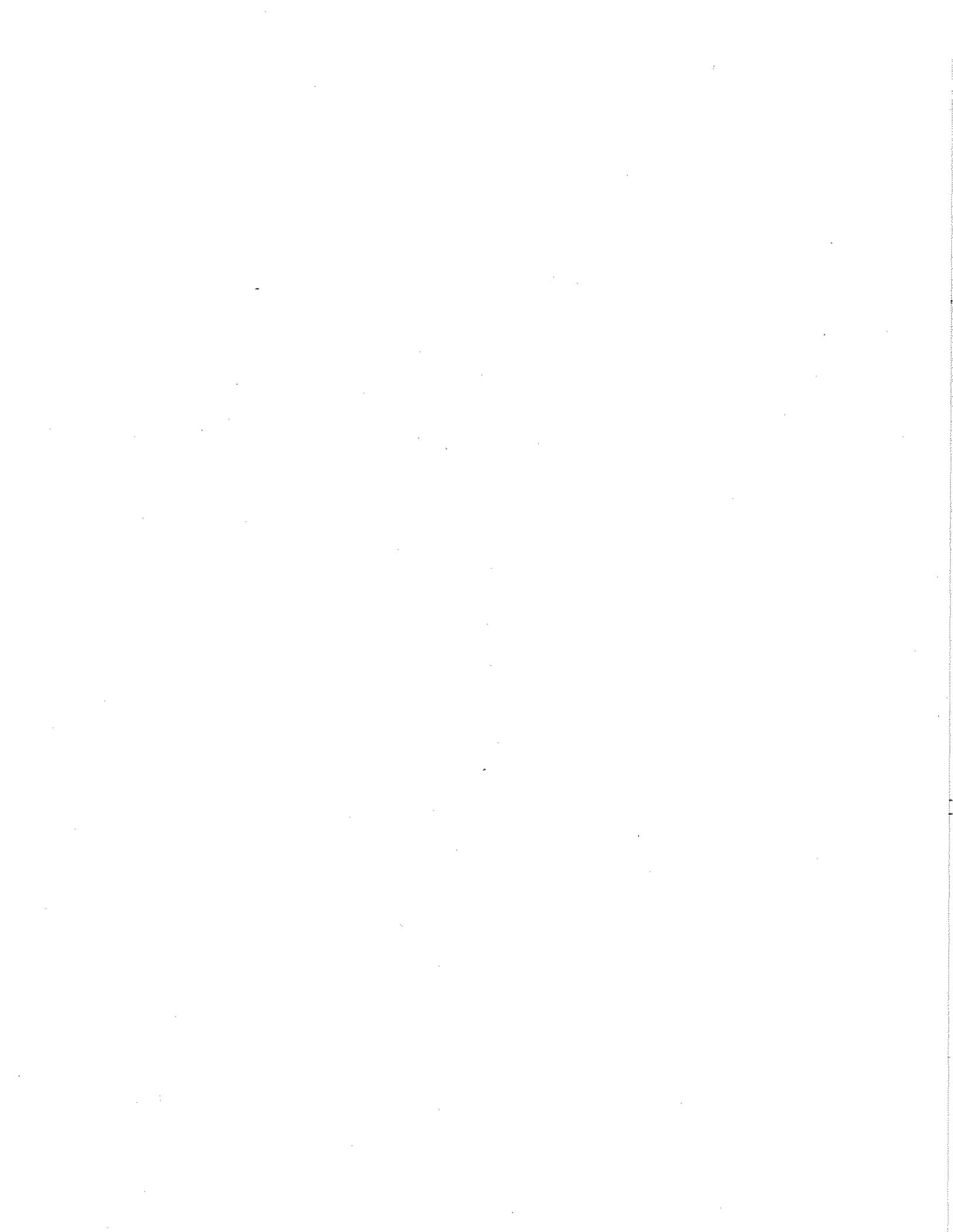
Vehicle	Make:	Model:
	Color:	License #:

Permits are not valid for parking in the following zones, unless otherwise specified: no parking zones/red curb areas, handicapped zones, or passenger loading zones. Non-compliance to permit conditions may result in immediate revocation of permit, the loss of fees paid, and possible citation. The Public Works Department and Police Department are authorized to revoke a permit for non-compliance. All permit fees are non-refundable. This permit is non-transferable and photocopies will not be accepted. Permit issuance is subject to City Transportation Engineer approval.

I certify that I have read the permit conditions above and declare that the information contained herein is true, correct and complete. I understand the authorized exemption or waiver and agree to comply with all city and county ordinances and state laws relating to the operation and parking of the subject motor vehicle. I am the owner of the vehicle listed on this permit or I, as the agent or contractor, am acting with the owner's full knowledge and consent.

Date 11-25-08 Owner, Agent, or Contractor Signature [Signature]
(805) 321-4412

THIS PERMIT MUST BE PLACED ON THE PERMIT VEHICLE DASHBOARD, IN VIEW, AT ALL TIMES, OR AVAILABLE ON THE SITE, AT ALL TIMES (FOR NON-VEHICLE PERMITS).





City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, July 27, 2009

David Gebhard Public Meeting Room: 630 Garden Street

3:03 P.M.

BOARD MEMBERS:

CHRISTOPHER MANSON-HING, Chair - ABSENT
 DAWN SHERRY, Vice-Chair - PRESENT
 CLAY AURELL - PRESENT
 CAROL GROSS – PRESENT @ 3:17 P.M.
 GARY MOSEL - PRESENT
 PAUL ZINK – PRESENT UNTIL 5:28 P.M.
 CHRISTOPHER GILLILAND – PRESENT
 KEITH RIVERA - PRESENT

CITY COUNCIL LIAISON: DALE FRANCISCO - ABSENT GRANT HOUSE (ALTERNATE) - ABSENT
PLANNING COMMISSION LIAISON: BRUCE BARTLETT - ABSENT

STAFF: JAIME LIMÓN, Design Review Supervisor - ABSENT
 MICHELLE BEDARD, Planning Technician - PRESENT
 KATHLEEN GOO, Commission Secretary - PRESENT

Website: www.SantaBarbaraCa.gov

ARCHITECTURAL BOARD OF REVIEW SUBMITTAL CHECKLIST (See ABR Guidelines & Design Review Submittal Requirements for Details)		
CONCEPT REVIEW	Required	<u>Master Application & Submittal Fee</u> - (Location: 630 Garden Street) <u>Photographs</u> - of the existing building (if any), adjacent structures, composite panoramic view of the site, surrounding areas & neighborhood streetscape - mounted or folded to no larger than an 8.5" x 14" photo display board. <u>Plans</u> - three sets of <u>folded plans</u> are required <u>at the time of submittal</u> & each time plans are revised. <u>Vicinity Map and Project Tabulations</u> - (Include on first drawing) <u>Site Plan</u> - drawn to scale showing the property boundaries, existing & proposed structures, building & area square footages, building height, areas to be demolished, parking, site topography, conceptual grading & retaining walls, & existing landscaping. Include footprints of adjacent structures. <u>Exterior elevations</u> - showing existing & proposed grading where applicable.
	Suggested	<u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable. <u>Plans</u> - floor, roof, etc. <u>Rough sketches</u> are encouraged early in the process for initial design review to avoid pursuing incompatible proposals. However, more complete & thorough information is recommended to facilitate an efficient review of the project.
PRELIMINARY REVIEW	Required	Same as above with the following additions. <u>Plans</u> - floor, roof, etc. <u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable. <u>Preliminary Landscape Plans</u> - required for commercial & multi-family; single-family projects where grading occurs. Preliminary planting plan with proposed trees & shrubs & plant list with names. Plans to include street parkway strips.
	Suggested	<u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans. <u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc. Materials submitted for preliminary approval form the basis for working drawings & must be complete & accurate.
FINAL & CONSENT	Required	Same as above with the following additions. <u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" and detailed on all sets of plans. <u>Cut Sheets</u> - exterior light fixtures and accessories where applicable. <u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc. <u>Final Landscape Plans</u> - landscape construction documents including planting & irrigation plan. <u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, & plumbing where applicable.

An opposition letter from Paula Westbury was acknowledged by the Board.

Public comment closed at 3:38 p.m.

Staff clarified that, per Alison DeBusk, the case planner, the survey of the property lines will be required to be submitted and reviewed prior to the project receiving approval by the Staff Hearing Officer.

Motion: Continued indefinitely to Full Board with comments:

- 1) The Board appreciates the reduction in height of the structure, but finds that the size, mass, and bulk of the building is still too aggressive, including the excessive square footage, and looks for an overall reduction of the mass and bulk. The applicant is encouraged to restudy the interior paseo/court yard as there are specific concerns regarding the function of the interior paseo/court yard and how that may contribute to the aggressive mass, bulk, and scale, additional concerns include the lack of sun light, and the lack of windows in this interior paseo.
- 2) The Board generally feels the architecture is headed in the right direction; however, there are concerns regarding the street façade, including the continued lack of a street and pedestrian/neighborhood presence and amenities, and the horizontal nature and detailing of the balcony.
- 3) Applicant to return with a site plan which indicates the surveyed lots, including the rear vestige lot and the outline of the rear neighboring building.
- 4) Applicant to return with written note from the Building & Safety Division regarding the acceptability of the proposed property line "windows" per Building Code requirements.
- 5) Show both the existing and proposed site grade and show the 45-foot height limit as measured from the existing or proposed grade, whichever is lower.
- 6) If proposed, provide additional information regarding the proposed gate at the motor court.
- 7) Consider increasing the front planting strip and decrease the hardscape in the front planting strip at the driveway.
- 8) Carry forward comment #5 from ABR March 9, 2009 meeting: *"The Board will continue to look forward to further refinement of the architectural style and detailing"* including incorporating traditional Spanish vernacular detailing.
- 9) Study the potential for additional (larger) openings of the south side motor court.

Action: Mosel/Zink, 7/0/0. Motion carried. (Manson-Hing absent).

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

2. 1600 CECIL COOK PL

A-F/SD-3 Zone

Assessor's Parcel Number: 073-450-003
 Application Number: MST2009-00323
 Owner: City of Santa Barbara
 Applicant: MAG Aviation Fuel
 Engineer: Eric Longnecker

(Proposal for a new uncovered self-serve aircraft fueling station limited to aviation use at the Santa Barbara Airport. The proposal includes removing the existing concrete slab, recompaction, and installation of a new 440 square foot concrete slab and footings to support the above ground fuel storage tank. The project requires Planning Commission review for a Coastal Development Permit.)

(Comments only; Project requires Environmental Assessment, and Planning Commission review

of a Coastal Development Permit.)

(4:21)

Present: Gary Abbott and Mitch Laskowski, MAG Aviation Fuel.

Public comment opened at 4:29 p.m. As no one wished to speak, public comment was closed.

An opposition letter from Paula Westbury was acknowledged by the Board.

Motion: Continued indefinitely to Consent Review with comments:

- 1) Ready for Preliminary and Final Approval at Consent Review.
- 2) Applicant to present alternative paint colors for the top portion of the tank; the proposed gray color for the bottom of the tank is acceptable.
- 3) The electronic (telephone) pedestal utility box is to return with color pallet suggestions that would be compatible with the already approved and documented new airport color scheme.
- 4) Remove all references to signage and footings for signage from this application.

Action: Gross/Zink, 6/1/0. Motion carried. (Mosel opposed. Manson-Hing absent).

CONCEPT REVIEW - CONTINUED ITEM

3. 124 LOS AGUAJES AVE

R-4/SD-3 Zone

Assessor's Parcel Number: 033-041-007
 Application Number: MST2004-00725
 Owner: Mark Edwards
 Architect: Peter Ehlen

(Proposal to demolish an existing 887 square foot single-family residence and 400 square foot garage and construct three new residential condominiums consisting of two one-bedroom units (1,264 and 1,086 s.f.) and one two-bedroom unit (1,477 s.f.). The project will result in a three-story 3,827 square foot structure with 1,180 square feet in garages on a 6,000 square foot lot located in the Non-Appealable Jurisdiction of the Coastal Zone. A design waiver is requested to allow a garage to be located within three feet of the interior property line. The project requires Planning Commission review for a Tentative Subdivision Map, Coastal Development Permit, and requested zoning modifications to allow encroachments into the required interior and front setbacks.)

RELEVANT POLICIES

Environmental Review

California Environmental Quality Act of 1970

CEQA Guidelines Section 15303(d) New Construction or Conversion of Small Structures

Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include, but are not limited to:

...

(d) Water main, sewage, electrical, gas, and other utility extensions, including street improvements, of reasonable length to serve such construction.

Cultural Resources

Airport Industrial Specific Plan

Policy CR2: The potential for archaeological resources shall be examined prior to applying for development review for new construction in accordance with the MEA Cultural Resources Section and the Phase 1 Archaeological Resources Study prepared for the Airport.

Local Coastal Program

Policy F-3: New development shall protect and preserve archaeological or other culturally sensitive resources from destruction, and shall minimize and, where feasible, avoid impacts to such resources. "Archaeological or other culturally sensitive resources" include human remains, and archaeological, paleontological, or historic resources.

- Coastal Development Permits for new development within or adjacent to archaeologically or other culturally sensitive resources shall be conditioned upon the implementation of appropriate mitigation measures to minimize and, where feasible, avoid impacts to such resources.
- New development on or adjacent to sites with archaeologically or other culturally sensitive resources shall include on-site monitoring by a qualified archaeologist/s and appropriate Native American consultant/s of all grading, excavation, and site preparation that involve earth-moving operations.

Biological Resources

Local Coastal Program

Policy C-12: New development shall be sited and designed to protect water quality and minimize impacts to coastal waters by incorporating measures designed to ensure the following:

- Protect areas that provide important water quality benefits, that are necessary to maintain riparian and aquatic biota and/or that are particularly susceptible to erosion and sediment loss.
- Limit increases of impervious surfaces.
- Limit disturbance of natural drainage features and vegetation.

- Minimize, to the maximum extent feasible, the introduction of pollutants that may result in significant impacts from site runoff from impervious areas. New development shall incorporate Best Management Practices (BMPs) or a combination of BMPs best suited to reduce pollutant loading to the maximum extent feasible.

Development

Zoning Ordinance:

COASTAL DEVELOPMENT PERMIT FINDINGS

28.44.150 Findings.

In order to approve a coastal development permit, all of the following findings shall be made:

- The project is consistent with the policies of the California Coastal Act; and
- 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. (Ord. 5417, 2007.)

AVIATION FACILITIES (A-F)

29.15.005 Legislative Intent.

It is the intent of this zone classification to establish an area in the immediate vicinity of the flight facilities at the Airport for aircraft and airport related uses and activities and to exclude from this area activities that do not use the flight facilities as an integral and necessary part of their function. (Ord. 3690, 1974.)

29.15.030 Uses Permitted.

The following uses are expressly permitted in the A-F Zone:

- Aircraft chartering and leasing.
- Aircraft parking, tie-down and aircraft hangars and shelters.
- Aircraft rescue and firefighting station.
- Aircraft sales, manufacture, service and related administrative offices.
- Air freight terminal.
- Auto rentals.
- Aviation equipment and accessories sales and/or repair.
- Aviation storage.
- Executive/General aviation terminal facilities with related offices and food service uses.
- Federal Aviation Administration flight service facilities.
- Fixed base operations.
- Flying schools.
- Fly-in offices.
- Fueling facilities.
- Museums and other cultural displays relating to aviation.
- Passenger terminals with accessory uses such as restaurants and gift shops.
- Private parking lot, subject to the issuance of a Conditional Use Permit under Chapter 29.92 of this Title.
- Public parking facilities.
- Other aviation-related uses determined to be appropriate by the Planning Commission.
- Non-aviation related uses consistent with the applicable regulations of the Federal Aviation Administration and determined to not be in conflict with the use of the adjacent Airport buildings as may be determined by the Community Development Director and the Airport Director. (Ord. 5025, 1997; Ord. 3965, 1978; Ord. 3690, 1974.)