



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: March 20, 2012

TO: Mayor and Councilmembers

FROM: Facilities Planning & Development Division, Airport Department

SUBJECT: Airport Master Plan Initiation

RECOMMENDATION: That Council:

- A. Initiate preparation of a Master Plan for the Santa Barbara Airport; and
- B. Review and accept the Airport Commission's recommended principles to guide the preparation of the Airport Master Plan.

DISCUSSION:

The Federal Aviation Administration (FAA) requires that public airports prepare and update a master plan to guide future development on a 10-15 year planning horizon. The current plan for the Santa Barbara Airport, the Aviation Facilities Plan, was adopted in 2001 and has been built-out. Therefore, the Airport Department must adopt a new Master Plan in order to comply with FAA regulations and remain eligible for Federal funding.

PROJECT DESCRIPTION

The Airport Master Plan will enable the Airport Department to schedule capital projects, pursue FAA funding, and guide tenant development. Projects under consideration include:

- Airfield safety improvements
- Consolidation of general aviation uses north of the main runway
- Consolidation of Terminal parking south of the main runway
- Infrastructure/drainage improvements
- Relocate Master Plan/Specific Plan boundary to Hollister Avenue

After completing an airport inventory and consulting with stakeholders, these projects and others will be designed in greater detail and incorporated in the Master Plan.

REQUIRED APPROVALS

Approximately 120 acres of the Aviation Facilities Zone is currently in the Airport Industrial Area Specific Plan. Including this area between the airfield and Hollister Avenue in the Master Plan area would enable the City to plan aviation uses comprehensively. This would require amendments to the Airport Industrial Specific Plan, the Local Coastal Plan, and the Airport Zoning Ordinance. Planning Commission and City Council will consider these amendments in the Airport Master Plan adoption process.

Additionally the Plan will need to be reviewed and approved by both the Santa Barbara County Airport Land Use Commission and the California Coastal Commission. An updated Airport Layout Plan, a required component of airport master plans, will be submitted to the FAA for approval.

ENVIRONMENTAL REVIEW

The Airport Master Plan is a “project” pursuant to the California Environmental Quality Act (CEQA) and an Environmental Impact Report (EIR) will likely be required for Plan adoption and for any LCP Amendments. Key issues to be addressed in the environmental review process include biology, hydrology, archaeology, transportation, and climate change. The Master Plan is not an “action” pursuant to the National Environmental Policy Act (NEPA), however the Master Plan will include an environmental inventory to facilitate NEPA review of Federally-funded projects.

PROCESS UPDATE AND TIMELINE

City Council awarded a consulting contract to Coffman Associates in September 2011. Coffman Associates and Airport Department staff identified 25 people to participate in the Airport Master Plan Advisory Committee (Committee) representing various interests in the Airport. The Committee attended a kick-off meeting in December to discuss goals and the Master Plan process.

The Draft Airport Master Plan will be prepared over the next 18 months. During this process, staff proposes to hold four public workshops. The first workshop is scheduled for **Wednesday, March 28, 2012 at 6pm at the Airport Administration Building**. Concurrently, the Airport will meet with the Committee to seek input and guidance.

The Draft Airport Master Plan will be distributed for public comment, after which an EIR will be prepared and distributed. Once a Final EIR is prepared, the Airport Master Plan and EIR will be presented to Planning Commission and City Council for review and approval in early 2014.

If required, a Local Coastal Plan Amendment for the Master Plan will then be submitted to the California Coastal Commission for approval and adoption. Staff optimistically anticipates the entire Master Plan process will be completed by 2015.

GUIDING PRINCIPLES

As a critical first step in the process of creating a new Master Plan, Airport stakeholders were invited to participate in an Airport Master Plan Advisory Committee on December 7, 2011. This Committee is advisory to Airport staff and is comprised of various Airport stakeholders including tenants, pilots, representatives of adjacent jurisdictions, Planning Commissioners, and environmental groups. At that meeting, Committee members recommended the adoption of guiding principles that shape and inform the Master Plan from the beginning.

At its regular meeting of January 18, Airport Commission recommended that the City Council adopt the guiding principles (attached). These principles establish a shared framework in which the City, its residents, neighbors, and stakeholders can discuss Master Plan projects from a position of shared understanding.

BUDGET/FINANCIAL INFORMATION:

On September 27, 2011, Council appropriated funds from a Federal Aviation Administration Airport Improvement Grant with local matching share in the amount of \$833,074 for the preparation of an Airport Master Plan. The Plan is being prepared under a Council-approved contract with Coffman Associates.

SUSTAINABILITY IMPACT:

The Airport Master Plan will guide land use at the Santa Barbara Airport consistent with its guiding principles and Plan Santa Barbara.

ATTACHMENT: Guiding Principles of the Santa Barbara Airport Master Plan

PREPARED BY: Andrew Bermond, AICP, Project Planner

SUBMITTED BY: Karen Ramsdell, Airport Director

APPROVED BY: City Administrator's Office

Guiding Principles of the Santa Barbara Airport Master Plan

The City of Santa Barbara embraces the following principles to guide the operations and long-range planning of the Santa Barbara Airport:

- **Safety and Security.**
Provide safe and secure facilities and operating environment for aviators and the general public.
- **Economic Vitality.**
Continue to serve as a vital economic contributor to the region while maintaining the Airport's economic self-sufficiency.
- **Transportation Diversity.**
Provide modern, quality facilities to serve a variety of aviation needs and services. Facilitate ground transportation options for travel to and from the Airport.
- **Community.**
Be a good neighbor by coordinating planning, being responsive to community concerns, and proactive in our environmental stewardship.
- **Sustainability.**
Support sustainable design of airport facilities and the wise use of resources.
- **Environmental Preservation.**
Assess future development as it relates to the Goleta Slough and other sensitive habitats.
- **Cultural Resource Protection.**
Preserve and enhance our archaeological and historic resources.