CALIFORNIA COASTAL COMMISSION
SOUTH CENTRAL COAST AREA
89 SOUTH CALIFORNIA ST., SUITE 200
VENTURA, CA 93001
(805) 585-1800

Date: August 20, 2015

W23a & 24a

To: Commissioners and Interested Persons

From: Steve Hudson, Deputy Director
Barbara Carey, District Manager
Megan Hudson, Coastal Program Analyst

Subject: **Proposed Major Amendment No. PWP-4-CSB-15-0001-2 to the Santa Barbara City College** Public Works Plan (PWP) and **Notice of Impending Development (NOID) CSB-NOID-0003-15** for replacement of the Campus Center Building, for Public Hearing and Commission Action at the September 9, 2015 Commission Meeting in Arcata.

SUMMARY OF STAFF RECOMMENDATION

Staff is recommending that the Commission, after public hearing, **approve** Public Works Plan (PWP) Amendment No. PWP-4-CSB-15-0001-2, as submitted and **approve** Notice of Impending Development (NOID) No. CSB-NOID-0003-15, as conditioned.

Santa Barbara City College is proposing an amendment to its certified PWP to allow for the replacement of the Campus Center Building. The proposed amendment is project driven and has been submitted in conjunction with one related NOID for the demolition and replacement of the Campus Center Building.

Specifically, the related NOID for the Campus Center Building replacement involves the demolition of the existing 32,384 sq. ft., two-story, 37 ft. high Campus Center Building and construction of a new 32,903 sq. ft., three-story, 54 ft. high, structure that will include accessibility, technological, seismic, energy efficiency and fire safety upgrades. The proposed new Campus Center Building will be 519 sq. ft. larger in size and 17 ft. greater in height than the existing Campus Center to provide for various improvements and upgrades including: improvements to restrooms to satisfy Disabled Access Code requirements and the addition of separate one-hour fire rated utility rooms on each floor to address mechanical, electrical and data storage needs. Although the new campus center will be larger than the existing structure, the footprint of the new building will be significantly reduced from 25,115 sq. ft. to 16,923 sq. ft.

The College is not proposing any changes to the use or capacity of the new building. The proposed, new Campus Center Building will include three classrooms (1,904 sq. ft.), fifteen faculty and staff offices (2,676 sq. ft.), cafeteria and kitchen area (8,391 sq. ft.), culinary arts dining room and kitchen class labs (8,416 sq. ft.), six restrooms (1,542 sq. ft.), storage and utility areas (1,184 sq. ft.), access areas including interior walkways, elevators and stairs (4,316 sq. ft.) and associated landscaping (33,066 sq. ft.).

The campus center building is located in an existing developed area of the campus and will not require the removal of any native vegetation and will not result in any potential impacts to environmentally sensitive habitat areas. In addition, the new building will be almost entirely screened from views from public viewing areas, including beach areas and Shoreline Drive, by other existing campus buildings and landscaping; thus, the proposed increase in height of the structure will not result in any new significant adverse impacts to public views. The College is proposing construction measures that will address air and water quality, public access, the protection of cultural resources, post-construction landscaping of all disturbed soils, the disposal of all construction debris, plans for lighting, bird safe building design standards, as well as plans for the control of erosion, drainage and polluted runoff. For these reasons, staff recommends that the PWP amendment be approved as submitted, and that NOID CSB-NOID-0003-15 be approved subject to one special condition, as described within the staff report.

The standard of review for the proposed PWP Amendment is the policies and provisions of the City of Santa Barbara Local Coastal Program. The standard of review for the related NOID is the policies of the certified PWP, as amended.

Additional Information:
For further information about this Amendment or the related NOID, contact Megan Hudson at the South Central Coastal area office, 89 South California Street, Ventura, CA 93001 {(805) 585-1800}.

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I. PROCEDURAL REQUIREMENTS

STANDARD OF REVIEW—PUBLIC WORKS PLAN AMENDMENT

The standard of review for a Public Works Plan (PWP) amendment submitted after the certification of a Local Coastal Program (LCP) for the jurisdictions affected by the proposed PWP amendment is that the proposed amendment meets the requirements of and is in conformance with the certified LCP. Pursuant to Public Resources Code Section 30605, the Commission shall certify a PWP amendment only if the Commission finds, after full consultation with the affected local governments, that the proposed PWP amendment is in conformity with the certified LCP. In this case, the standard of review for the submitted PWP amendment is the policies of the City of Santa Barbara LCP.

STANDARD OF REVIEW—NOTICE OF IMPENDING DEVELOPMENT

Sections 30605 and 30606 of the Coastal Act and Article 14, Section 13359 of the California Code of Regulations govern the Coastal Commission's review of subsequent development where there is a certified PWP. Section 13354 requires the Executive Director or his designee to review the notice of impending development (NOID) within five working days of receipt and determine whether it provides sufficient information to determine if the proposed development is consistent with the certified PWP. The notice is deemed filed when all necessary supporting information has been received. In this case, because the NOID is for a project identified in a pending PWP amendment that the Commission has not yet acted on, there is insufficient supporting information to determine whether the proposed development is consistent with the certified PWP. Therefore, the NOID is deemed incomplete at this time and cannot be filed until the amendment has been approved by the Commission. In the event that suggested modifications to the PWP amendment required by the Commission result in substantial changes to the proposed development, then the NOID shall be deemed inconsistent with the PWP and shall remain incomplete. A revised or new NOID that is consistent with the PWP must be submitted before development can commence.

Pursuant to Section 13359, within thirty working days of filing the NOID, the Executive Director shall report to the Commission the pendency of the development and make a recommendation regarding the consistency of the proposed development with the certified PWP. After public hearing, by a majority of its members present, the Commission shall determine whether the development is consistent with the certified PWP and whether conditions are required to bring the development into conformance with the PWP.

No construction shall commence until after the Commission votes to determine that the proposed development is consistent with the certified PWP.

The standard of review for a NOID is the PWP, as amended. Section 30606 of the Coastal Act and Sections 13357 through 13359 of Title 14 of the California Code of Regulations govern the Coastal Commission's review of subsequent development where there is a certified PWP. The

Executive Director or his designee must review the NOID (or development announcement) and determine whether it provides sufficient information to determine if the proposed development is consistent with the certified PWP, as amended. The notice is deemed filed when all necessary supporting information has been received and the necessary PWP amendment is certified by the Commission.

II. STAFF RECOMMENDATION: MOTIONS & RESOLUTIONS

A. PWP AMENDMENT NO. PWP-4-CSB-15-0001-2: APPROVAL AS SUBMITTED

MOTION I:

I move that the Commission certify Santa Barbara City College Public Works Plan Amendment No. PWP-4-CSB-15-0001-2, as submitted.

Staff recommends a **YES** vote. Passage of this motion will result in certification of the Public Works Plan amendment as modified and adoption of the following resolution and findings. The motion to certify passes only by an affirmative vote of a majority of the appointed Commissioners.

RESOLUTION I:

The Commission hereby certifies the Santa Barbara City College Public Works Plan Amendment No. PWP-4-CSB-15-0001-2, as submitted, and adopts the findings stated below on the grounds that the amendment, as submitted, conforms with the applicable policies of the certified City of Santa Barbara Local Coastal Program. Certification of the amendment, as submitted, complies with the California Environmental Quality Act as there are no feasible mitigation measures and/or alternatives capable of substantially lessening any significant adverse effects that the approval of the amendment would have on the environment.

B. NOID NO. CSB-NOID-0003-15: APPROVAL WITH CONDITIONS

MOTION II:

I move that the Commission determine that the development described in the Notice of Impending Development CSB-NOID-0003-15 (Campus Center Building Replacement), as conditioned, is consistent with the certified Santa Barbara City College Public Works Plan.

Staff recommends a **YES** vote. Passage of this motion will result in a determination that the development described in the Notice of Impending Development No. CSB-NOID-0003-15 (Campus Center Building Replacement), as conditioned, is consistent with the certified Santa Barbara City College Public Works Plan, as amended, pursuant to Public Works Plan

Amendment No. PWP-4-CSB-15-0001-2, and adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of the Commissioners present.

RESOLUTION II:

The Commission hereby determines that the development described in the Notice of Impending Development No. CSB-NOID-0003-15, as conditioned, is consistent with the certified Santa Barbara City College Public Works Plan, as amended, pursuant to Public Works Plan Amendment No. PWP-4-CSB-15-0001-2 for the reasons discussed in the findings herein.

III. NOTICE OF IMPENDING DEVELOPMENT NO. CSB-NOID-0003-15 SPECIAL CONDITION

1. Consistency with the Santa Barbara City College Public Works Plan

PRIOR TO COMMENCEMENT OF ANY DEVELOPMENT, Santa Barbara City College Public Works Plan Amendment No. PWP-4-CSB-14-0005-1 must be effectively certified and deemed legally adequate by the California Coastal Commission.

IV. FINDINGS FOR THE APPROVAL OF THE PUBLIC WORKS PLAN AMENDMENT (NO. PWP-4-CSB-15-0001-2), AS SUBMITTED AND THE NOTICE OF IMPENDING DEVELOPMENT (NO. CSB-NOID-0003-15), AS CONDTIONED

The following findings support the Commission's approval of the Public Works Plan Amendment No. PWP-4-CSB-15-0001-2, as submitted and the Notice of Impending Development No. CSB-NOID-0003-15, as conditioned. The Commission hereby finds and declares as follows:

A. AMENDMENT DESCRIPTION (PWP-4-CSB-15-0001-2)

Santa Barbara City College is proposing an amendment to its certified Public Works Plan (PWP) to allow for the demolition and replacement of the Campus Center Building. The amendment is proposed in order to accommodate the reconstruction of the Campus Center Building which involves the demolition of a 32,384 sq. ft., 37 ft. high structure and construction of a new 32,903 sq. ft., 54 ft. high structure in the same location. The proposed amendment is project driven and has been submitted in conjunction with one related Notice of Impending Development (NOID) for the demolition and replacement of the Campus Center Building (No. CSB-NOID-0003-15).

The College is proposing an amendment to the PWP to change "Figure 1 – Location of Planned Development" of the PWP to replace the footprint of the existing Campus Center Building with the footprint of the proposed, new Campus Center Building (Exhibit 3).

Additionally, the College's proposed language is shown below with certified PWP language shown in straight type and language proposed by the College to be deleted in ~~strikeout~~ and language to be added in <u>underline</u>.

Table 1.1 of the PWP would be modified as follows:

Table 1.1 Summary of Proposed Campus Modifications				
No.	***Structure***	***New Building Area (GSF)***	***Construction Period (month/year)***	***Occupancy***
1	Life Science/Geology Building Remodel	1,500	9/2000 – 12/2001	January 2002
2	Classrooms/Accessibility Remodel	NA	7/2001 – 8/2002	August 2002
3	School of Media Arts	60,523	Not determined at this time	Not determined at this time
4	Humanities Building Modernization	2,070	8/2012 – 11/2013	November 2013
5	Humanities Building Storage Area Addition[1]; Existing Structure Renovation	755 755	4 months (est.) 6/2013 – 12/2013	1985 January, 2014
6	Humanities Building Outdoor Art Workshop[2]; Existing Structure Renovation: a. Shed-style metal roof. b. Darkroom and equipment storage structure.	2,062 5,300 381	4 months (est.) 8/2013 – 1/2014	1994 January, 2014
7	Drama/Music Building Modernization[3]	7,251 (External); 2,342 (Internal)	9/2009 – 1/2012	January 2012
8	West Campus Classroom and Office Building	30,054	8/2015 – 3/2017	July 2017 (est.)
<u>9</u>	<u>Campus Center Seismic and Code Upgrades</u>	<u>32,903</u>	<u>6/2016 – 6/2018</u>	<u>July 2018 (est.)</u>
NA: Not Applicable-remodeling within existing building footprint				

~~1. [Constructed in 1985 without Coastal Commission Review and Approval]~~
~~2. [Constructed in 1994 without Coastal Commission Review and Approval]~~
~~3. [Constructed in 2009 without Coastal Commission Review and Approval]~~

Proposed Amendment to page 8 of Section 1.3 "Brief Description of LRDP Content & Proposed Development":

Campus Center Seismic and Code Upgrades (Replacement Building - #9 in Table 1.1)
The Campus Center Seismic and Code Upgrades Project involves the demolition and reconstruction of the existing two-story facility (32,384 s.f.) to provide upgrades to current seismic and building and safety code requirements. The reconstruction will provide a three-story complex (32,903 s.f.) on the same site. The minor addition of 519 GSF over the existing structure (a 1.6% increase) results from increasing the fixture count in restrooms to address Disabled Access Code requirements and adding separate one-hour fire-rated utility rooms as required for mechanical, electrical, and data storage on each floor. No increases to existing Campus Center academic or activity programs within the facility including classrooms, laboratories, a computer lab, offices, the Campus cafeteria, and Culinary Arts Dining Hall and teaching facility will occur.

B. NOTICE OF IMPENDING DEVELOPMENT (CSB-NOID-0003-15) DESCRIPTION AND BACKGROUND

Santa Barbara City College is located at 721 Cliff Drive in Santa Barbara, California. The College campus is divided by Loma Alta Drive into East Campus and West Campus. The proposed Campus Center Building Replacement Project will be located on East Campus, adjacent to Friendship Plaza and the Earth and Biological Sciences Building and Humanities Building and entirely within the developed footprint of the existing Campus Center Building (Exhibits 4-6). La Playa Stadium is located to the south of the project site on the northeast corner of Loma Alta Drive and Shoreline Drive. Pershing Park is located to the north of the project site near the intersection of Castillo Street and Shoreline Drive. The Santa Barbara Harbor and associated parking lot are east of the proposed project site.

The NOID (No. CSB-NOID-0003-15) for the Campus Center Building Replacement involves the demolition of the existing 32,384 sq. ft., 37 ft. high, two-story Campus Center Building and the construction of a new 32,903 sq. ft., 54 ft. high, three-story Campus Center Building (Exhibits 7-9). The proposed new Campus Center Building will be 519 sq. ft. larger in size and 17 ft. greater in height than the existing Campus Center.

The College is proposing the replacement of the Campus Center Building to address necessary accessibility, technological, seismic, energy efficiency and fire safety upgrades. The new building will exceed the square footage of the existing Campus Center by 519 square feet due to an increase in the fixture count in restrooms to satisfy Disabled Access Code requirements, as well as the addition of separate one-hour fire rated utility rooms on each floor to address mechanical, electrical and data storage needs. Additionally, the College is proposing the replacement of the existing Campus Center Building to address substantial water damage to the existing structure, as well as health related issues such as the presence of asbestos and lead within existing building materials.

The footprint of the new Campus Center Building will be significantly reduced from 25,115 square feet to 16,923 square feet. The reduction in footprint area of the new building will avoid the need for significant soil disturbances and allow for a consolidation of utilities and infrastructure. As the College is proposing to construct the new building completely within the existing building's footprint, there will be no new excavations in areas designated as environmentally or archeologically sensitive. In order to prepare the building pad for the construction of the new Campus Center Building, the College is proposing approximately 100 cubic yards of cut and approximately 450 cubic yards of fill. The fill is proposed to balance grading on the building pad after demolition of the existing building and before construction of the new building.

The College is not proposing any changes to the use or capacity of the new building. The new Campus Center Building will include three classrooms (1,904 sq. ft.), fifteen faculty and staff offices (2,676 sq. ft.), cafeteria and kitchen area (8,391 sq. ft.), culinary arts dining room and kitchen class labs (8,416 sq. ft.), six restrooms (1,542 sq. ft.), storage and utility areas (1,184 sq. ft.), access areas including interior walkways, elevators and stairs (4,316 sq. ft.) and associated landscaping (33,066 sq. ft.).

The College is proposing construction measures that will address air and water quality, public access, the protection of cultural resources, post-construction landscaping of all disturbed soils, the disposal of all construction debris, plans for lighting, bird safe building design standards, as well as plans for the control of erosion, drainage and polluted runoff. Additionally, the College proposes to transport all demolished concrete to a certified recycling facility outside of the Coastal Zone.

C. CONSISTENCY ANALYSIS

The standard of review for the submitted PWP Amendment is the policies of the City of Santa Barbara LCP. The standard of review for the related NOID is the policies of the College's certified PWP, as amended. Thus, the NOID is not consistent with the certified PWP unless the proposed PWP Amendment (No. PWP-4-CSB-15-0001-2) is approved and certified. **Special Condition One (1)** of the NOID (No. CSB-NOID-0003-15), therefore, stipulates that prior to the commencement of any development, certification of the PWP Amendment (No. PWP-4-CSB-15-0001-2) by the Coastal Commission must be final and effective in accordance with the procedures identified in the California Code of Regulations, Title 14, Division 5.5, Section 13547.

1. Public Access and Recreation

Public Works Plan Amendment No. PWP-4-CSB-15-0001-2

The City of Santa Barbara's Local Coastal Program (LCP) contains policies requiring that adequate public coastal access is maintained throughout the City. Certified policies intended to protect this coastal resource are included in the Shoreline Access, Recreation, Visitor Serving and Public Services Sections of the Land Use Plan. Specifically, the LCP contains a number of

policies which address the management of traffic along the waterfront, including policies which deal with off-street parking requirements to meet peak demands. While the City's LCP does not contain any access policies which pertain specifically to the College, Policy 2.1 provides, in part, "public access in the coastal bluff area of the City shall be maximized consistent with the protection of natural resources, public safety, and private property rights." Additionally, Policy 11.5 of the City's certified LCP provides, in relevant part, "all development in the waterfront area…shall provide adequate off-street parking to fully meet the peak needs." The LCP also contains numerous general policies providing for the implementation of the Coastal Act. Article Two of the Coastal Act's Chapter Three policies addresses public access and provides generally that "development shall not interfere with the public's right of access to the sea."

Santa Barbara City College is proposing an Amendment to its certified PWP to allow for the replacement of the Campus Center Building. The availability of public parking constitutes a significant public access and recreation resource and is as important to coastal access as shoreline access ways. Although the new Campus Center Building proposes a slight increase in square footage, the College is not proposing any change in use or increase to the building's capacity. The proposed replacement is intended to upgrade the existing facilities and will not result in any increase in the number of students, faculty or staff on campus. Therefore, the new Campus Center will not result in any increase to parking demand on campus or new potential impacts to public coastal access or recreation.

Therefore, the submitted Amendment is in conformity with the City of Santa Barbara's LCP public access and recreation resource protection policies and its anticipated parking needs do not create any significant adverse impacts on public access to the coast.

Notice of Impending Development No. CSB-NOID-0003-15

Santa Barbara City College's PWP contains a specific policy intended to facilitate public access to the beach. Policy "Vis 1" states, in relevant part, "Continued public access to and use of the Campus for the purpose of passive recreational uses associated with shoreline access will be encouraged. To assist the public in gaining access through the Campus for passive recreational purposes such as walking, jogging and viewing the ocean, the College will maintain the existing access trail network consisting of Vista Points and signs."

The proposed Campus Center Building replacement will have no significant impacts on coastal access or passive recreational uses. The project site is located within a developed area of the campus and is surrounded by other existing campus buildings. The construction footprint for the proposed building replacement will take place entirely within the existing building footprint. The existing building footprint is located outside of all campus public access corridors. Thus, the replacement of the existing building will not result in any potential adverse impacts to public access.

In addition, construction staging and equipment storage will take place within a fenced off area adjacent to the proposed building replacement site. Construction would occur over a 24-month

period estimated to begin in June 2016. Construction will take place Monday through Friday between the hours of 7:00 a.m. and 4:00 p.m. and there will be no construction activity on federal holidays. Additionally, construction activity involving heavy equipment (i.e. demolition, grading, framing, and all non-finishing and interior work) would not occur simultaneously with any other similar actions on the College's campus.

Further, in order to minimize impacts to traffic circulation of the surrounding roadways and avoid impacts to public access to the coast, the College has proposed a Construction Traffic Control Plan that will be implemented throughout the duration of construction activities. The College proposes to provide traffic controls (i.e. flaggers, signs and orange cones) on the West Campus access road during construction. Further, the College proposes to notify College staff and students within 250 feet and/or adjacent to the project site of the construction schedule at least one week before construction begins. There are no anticipated impacts to public parking.

Therefore, for the above reasons, the submitted NOID CSB-NOID-0003-15 will have no significant impact on the public's access to the College's campus for recreational uses or the public's access to the shoreline. Thus, the NOID is consistent with the College's certified PWP policy regarding public access and recreation.

2. Visual Resources

The City of Santa Barbara's LCP contains various policies aimed at protecting and enhancing public coastal view corridors and vista points. Specifically, Land Use Policy 9.1 requires, in pertinent part, "the existing views to, from, and along the ocean and scenic coastal areas shall be protected, preserved, and enhanced." Additionally, Section 30251 of the Coastal Act, which has been incorporated into the certified PWP, requires that visual qualities of coastal areas be considered and protected, landform alteration minimized, and where feasible, degraded areas enhanced and restored. This policy requires that development be sited and designed to protect views to and along the ocean and other scenic coastal areas. This policy also requires that development be sited and designed to be visually compatible with the character of surrounding areas.

The College's East Campus is located on a bluff top overlooking the Pacific Ocean. Public vistas of the ocean to the south and the Santa Ynez Mountains to the north can be experienced from the view corridors surrounding the Campus. Public views of the proposed site for the Campus Center Building replacement are relatively obscured by surrounding development, landscaping, trees and topography (Exhibits 10-14).

Shoreline Drive is a four-lane roadway that runs generally east/west along the base of the coastal bluff on which East Campus is built. Ledbetter Beach, Ledbetter Park and the Ledbetter public beach parking lots are situated along the south side of Shoreline Drive, seaward of the proposed development site. Public views from Shoreline Drive and Ledbetter Beach, park and parking lots looking toward the development sites are dominated by La Playa Stadium and the East Campus Coastal Sage Scrub Habitat on the coastal bluff which is approximately 175 to 250 feet high. As can be seen in Exhibits 11, 12, 13 and 14, the new building will be almost entirely screened from

views from Ledbetter Beach, park areas, and Shoreline Drive by other existing campus buildings and landscaping; thus, the proposed increase in height of the structure will not result in any new significant adverse impacts to public views. The intersection of Shoreline Drive and Loma Alta Drive represents another prominent public view corridor. Views of the proposed replacement building from this public view corridor are entirely shielded by the proposed building's substantial setback from the East Campus Bluff, existing screening vegetation and the Campus Bookstore.

Therefore, the proposed Campus Center Building is compatible with the height and massing of surrounding existing development on the College's East Campus (Exhibit 10). Although the College is proposing to increase the height of the new Campus Center Building by 17 feet, the surrounding development, landscaping, trees and topography substantially block all public views of the height increase. Moreover, given that the structure is located within an existing developed area of campus surrounded by other structures of similar scale, massing, and height, the new proposed building replacement would not result in any substantial change in the character of the site or its surroundings (Exhibit 10). Thus, the proposed changes to the PWP are consistent with the visual resource protection policies of the City of Santa Barbara's certified LCP and the development proposed in the related NOID is consistent with the visual resource policies of the certified PWP.

3. Environmentally Sensitive Habitat Areas and Water Quality

Public Works Plan Amendment No. PWP-4-CSB-15-0001-2

The Santa Barbara City College campus has three areas of environmentally sensitive habitat that are delineated within the certified PWP. These three areas consist of the oak woodland on the cliff face above Pershing Park adjacent to the east side of East Campus, oak woodland and riparian habitat on Arroyo Honda in the northern and eastern end of West Campus and coastal bluff scrub habitat on the bluff face on West Campus.

The City of Santa Barbara's certified LCP does not include any specific policies regarding habitat protection on the Santa Barbara City College campus, but does contain general policies applicable to the protection of upland and creek habitats and the marine environment within the City. Policy 6.1 provides, in relevant part, "the City through ordinance, resolution, and development controls shall protect, preserve, and where feasible restore the biotic communities." Additionally, Policy 6.2 provides that "the City will support and encourage the enforcement of all laws enacted for the purpose of preserving and protecting marine resources, maintaining optimum populations of marine organisms and maintaining the quality of the marine environment for the protection of human health."

The City of Santa Barbara's LCP incorporates Coastal Act Policy 30240, which states, "environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on those resources shall be allowed within those areas" and, further, "development in areas adjacent to environmentally sensitive habitat areas and parks

and recreation areas shall be sited and designed to prevent impacts which would significantly degrade those areas, and shall be compatible with the continuance of those habitat and recreation areas."

The Campus Center Building replacement is proposed to be sited within an existing developed area that lies approximately 250 feet south of the East Campus Oak Woodland. The Campus Center Building is separated from the East Campus Oak Woodland by other campus development and structures including the existing 47 ft. high Humanities Building. Additionally, the proposed project site is approximately 1,000 feet northwest of the delineated Arroyo Honda riparian habitat and separated from the habitat by other campus development (parking lots and academic buildings). The proposed building replacement will constitute infill development within an existing disturbed area of campus and is sited far enough from areas of delineated environmentally sensitive habitat that it is not expected to result in any new significant adverse impacts to the habitat areas.

The College is proposing to direct all drainage from the proposed building replacement into a bioswale on the east side of the proposed structure that drains into the City of Santa Barbara's City Waterfront drainage system. No sensitive biological species, including native specimen trees, are located adjacent to or within the proposed development sites. The College is not proposing to remove any vegetation for the building replacement.

The proposed building replacement is proposed to take place entirely within the existing building footprint and will not encroach into any delineated environmentally sensitive habitat areas. Further, the designated environmentally sensitive habitat areas on campus are significantly distanced from proposed project site. The College has proposed a suite of construction measures to address any impacts to water quality at and leaving the proposed project site. Thus, the submitted amendment is in conformity with the City of Santa Barbara's LCP biological and habitat protection policies.

Notice of Impending Development No. CSB-NOID-0003-15

Santa Barbara City College's PWP includes policies that protect biological resources. Policy "Bio 1" requires that environmentally sensitive campus habitats will be protected against significant disruption of habitat values" and proscribes development within the delineated environmentally sensitive habitat areas on-campus, listed above. Further, Policy "Bio 1" provides setback requirements from the delineated environmentally sensitive habitat areas on-campus, namely development must be located a minimum of 50 feet from the Arroyo Honda Oak and Riparian Habitat and similarly set back from the coastal bluff scrub.

Accordingly, the proposed Campus Center Building replacement is proposed to be sited approximately 1,000 feet northwest of the Arroyo Honda habitat and approximately 250 feet south of the East Campus Oak Woodland.

"Bio 1" of the College's PWP also includes a policy requiring the "diversion of run-off from top structures into drainage systems designed to eliminate sheet or gully erosion on the terrace bluff or Arroyo Honda areas" and the "design [of] drainage systems to maintain the natural drainage patterns of established vegetated areas of these two areas." Section 2.8 of the PWP provides the following applicable water quality policies:

> ***WQ 1 Minimize Introduction of Pollutants***
> *Design and manage development to minimize the introduction of pollutants into coastal waters (including ocean, estuaries, wetlands, rivers, streams and lakes) to the maximum extent practicable.*
>
> ***WQ 2 Minimize Increases in Peak Runoff Rate***
> *Design and manage development to minimize increases in peak runoff rate, to avoid detrimental water quality impacts caused by excessive erosion or sedimentation.*
>
> ***WQ 3 Protect Good Water Quality and Restore Impaired Waters***
> *Promote both the protection of good water quality and the restoration of impaired waters.*
>
> ***WQ 4 Incorporate Effective Site Design and Source Control BMPs***
> *Include effective site design and source control Best Management Practices (BMPs) in all developments, where feasible.*
>
> ***WQ 5 Apply and Maintain Source Control BMPs***
> *Require SBCC or local government, as applicable, to apply and maintain source control BMPs throughout the life of the development.*
>
> ***WQ 6 Preserve Functions of Natural Drainage Systems***
> *Site and design development to preserve the infiltration, purification, and retention functions of natural drainage systems that exist on the site.*
>
> ***WQ 7 Minimize Impervious Surfaces***
> *Minimize impervious surfaces in new development, especially directly connected impervious areas, and where feasible, increase the area of pervious surfaces in redevelopment.*
>
> ***WQ 8 Infiltrate Runoff***
> *Develop and maintain BMPs to retain or infiltrate dry weather runoff and runoff from the design storm on the development site, so that the impacts of new or redeveloped impervious surfaces are avoided or minimized in order to preserve natural hydrologic conditions to the maximum extent practicable. Alternative management practices may be substituted where it can be shown that infiltration BMPs may result in adverse impacts (e.g. significantly increased risk of slope failure or impacts to an unconfined aquifer).*

WQ 9 Minimize Polluted Runoff from Construction
Minimize erosion, sedimentation, and other polluted runoff from development's construction-related activities, to the maximum extent practicable.

WQ 10 Minimize Land Disturbance During Construction
Minimize development's land disturbance activities during construction (e.g., clearing, grading, and cut-and-fill), especially in erosive areas (including steep slopes, unstable areas, and erosive soils), to avoid detrimental water quality impacts caused by increased erosion or sedimentation. Incorporate soil stabilization BMPs on disturbed areas as soon as feasible.

WQ 11 Incorporate Treatment Control BMPs Where Necessary
Require structural treatment BMPs along with site design and source control measures when the combination of site design and source control BMPs is not sufficient to protect water quality.

WQ 12 Size Treatment Controls Appropriately
Where structural BMPs are required for post-construction treatment of runoff, structural BMPs (or suites of BMPs) shall be designed to treat, infiltrate, or filter the amount of storm water runoff produced by all storms up to and including the 85th percentile, 1-hour storm event (with an appropriate safety factor of 2 or greater) for flow-based BMPs.

WQ 13 Maintain Structural Treatment Control BMPs
Require the inspection, cleaning, and repair of structural treatment control BMPs as necessary, to ensure proper functioning for the life of the development.

Water Quality Development Standards

WQ 1 *During construction, washing of concrete trucks, paint, equipment, or similar activities shall occur only in areas where polluted water and materials can be contained for subsequent removal from the site. Wash water shall not be discharged to the storm drains, street, drainage ditches, creeks or wetlands. Areas designated for washing functions shall be at least 100 feet from any storm drain, water body, or sensitive biological resources. The location(s) of the washout area(s) shall be clearly noted at the construction site with signs.*

WQ 2 *Concrete, asphalt, and seal coat shall be applied during dry weather to prevent storm water contamination during roadwork or pavement construction. Storm drains and manholes within the construction area shall be covered when paving or applying seal coat, slurry, fog seal, etc.*

WQ 3 *Construction materials and waste such as paint, mortar, concrete slurry, fuels, etc. shall be stored, handled, and disposed of in a manner that minimizes the potential for storm water contamination.*

WQ 4 *The final drainage plan shall incorporate appropriate BMPs to reduce impervious project surfaces and to minimize associated off-site storm flow such that no increase in stormwater runoff flow velocities relative to existing conditions occur. The drainage plan shall incorporate, at a minimum, the following BMPs to reduce impervious surfaces:*

- ***a.*** *Construct roof runoff to drain into the landscape areas to the maximum extent;*
- ***b.*** *Design parking and landscaped areas to direct all hardscape runoff across planted areas; and*
- ***c.*** *Construct the landscaped areas to retain runoff.*

The proposed development site for the replacement of the Campus Center Building is surrounded by existing campus development and is not adjacent to any water body, riparian area, creek or wetland. Arroyo Honda, which serves as an intermittent drainage corridor, is approximately 1,000 feet to the southwest and separated from the proposed development site by other campus development (parking lots and academic buildings). The College has proposed a Water Quality Management Plan that incorporates all criteria enumerated by the PWP above and will prevent construction related activities from polluting water quality at the project site and flows leaving the project site. The College is also proposing to direct all drainage from the proposed building replacement into a bioswale on the east side of the proposed structure that drains into the City of Santa Barbara's City Waterfront drainage system.

The proximity of the College to the coast allows for the potential presence of avian fauna, both resident and migratory. Bird mortality due to collision with glass windows, especially the windows of tall structures, is a significant and well-documented problem. The College has proposed design standards for the new Campus Center Building that require bird-safe building treatments for the façade, glazing and lighting. Specifically, the College proposes to utilize multiple glazing treatments such as fritting, permanent stencils, frosted, non-reflective or angled glass, exterior screens, decorative latticework or grills, physical grids placed on the exterior of glazing, or UV patterns visible to birds to reduce the amount of untreated glass to less than thirty-five percent of the building façade. Additionally, all glazing is proposed to have a "reflectivity out" coefficient of less than thirty percent. The College has also proposed a Lighting Plan which requires all fixtures to be Dark Sky Compliant, screened, low glare design, and use LED bulbs and the best available visor technology to minimize light spill and direct lighting downward. The College proposes to use the lowest intensity lighting practicable to minimize lighting impacts on sensitive bird species. Also, programmable timing devices are proposed to turn off unnecessary lights when not in use.

Additionally, the College is proposing a Final Landscaping Plan to address all disturbed soils for erosion control purposes that result from construction of the new Campus Center Building. The proposed landscaping is comprised exclusively of drought-tolerant native and Mediterranean species propagated from locally collected genetic stock or purchased from local nurseries. No plants will be utilized that are listed as invasive by the California Invasive Plant Council and no new lawn areas or irrigation systems are proposed. The existing reclaimed water irrigation systems will be retained and used for the new landscaping. The College is further proposing to

maintain all plantings in good growing condition throughout the life of the project, and whenever necessary, replace dead material with new plant materials. Rodenticides containing any anticoagulant compounds shall not be used.

For the reasons discussed above, the NOID is consistent with the College's certified PWP policies regarding water quality and environmentally sensitive habitat areas.

4. Geologic Stability

Public Works Plan Amendment No. PWP-4-CSB-15-0001-2

The City of Santa Barbara's LCP does not contain any applicable policies specifically related to geologic stability, but the LCP does incorporate Section 30253 of the Coastal Act which requires the design and siting of any new buildings to assure stability and structural integrity such that they do not create erosion, instability, or destruction of the site or surrounding areas. The College has submitted a "Geotechnical Engineering and Geologic Hazards Report" (dated February 24, 2015 and revised March 5, 2015) that analyzes the impacts of the proposed Campus Center Building replacement upon the geology and soils of the site.

Detailed field excavations did not identify the presence of any fault boundaries at the proposed building site and engineering designs to address seismic shaking have been incorporated into the design of the proposed building. The closest active fault to the site is the Mesa Fault, which lies approximately 2,000 feet to the northwest. Additionally, the potential for liquefaction and soil expansion onsite resulting from seismic activity is low. The proposed cut and fill operations for the development are minimal (100 cu. yds. of cut and approximately 450 cu. yds. of fill) and the proposed development will be sited a minimum of approximately 395 feet from the bluff top and a maximum of approximately 520 feet from the bluff top in order to ensure an adequate geologic setback for structural and geological stability. Therefore, the proposed replacement of the Campus Center Building is in conformity with the geologic stability policies of the Coastal Act which has been incorporated by reference into the City's LCP.

Notice of Impending Development No. CSB-NOID-0003-15

Santa Barbara City College's PWP includes several policies that protect the geologic integrity of the campus and the surrounding areas. The PWP states the following, in relevant part:

> ***Geo 1*** *New development will be designed and sited to minimize risks to life and property, to assure structural integrity, and to avoid erosion, geologic instability or destruction of the site.*
>
> *Soils:*
>
> *a. Prior to the siting and structural design of any facility on either East or West Campus, soils analysis, including boring samples will be undertaken by a qualified soils engineer. Based upon the results of the analyses, the soils*

engineer will prepare a report with recommendations for designing building foundations and minimizing soil erosion both during and after construction.

If construction is to occur over the rainy season, the report shall also identify temporary erosion control measures such as berms and appropriate locating and covering of stockpiled soils to minimize erosion of and from the site.

Incorporate silt traps in all new drainage system grates. Develop a maintenance plan to regularly clean these traps. Ensure that no vegetation cuttings or cleaning chemicals are placed in the drains.

Post-construction maintenance will include the provision of positive drainage systems following, to the extent possible, the natural drainage patterns of the Campus.

The recommendations of the soils engineering report will be incorporated into the design, construction and post-construction site maintenance of projects.

Revegetation for Erosion Control:

b. *Revegetation (landscaping) of the project site will be accomplished according to a landscape plan relying on drought tolerant vegetation to hold soils in place. The plan will be prepared by a licensed landscape architect with professional experience in drought-tolerant material landscaping…The proposed Plan will be reviewed by a qualified botanist. The Plan will be prepared and approved concurrently with the construction drawings and its implementation will begin at the earliest practical point of project construction.*

Geologic Stability:

c. *Projects will be designed to sustain impacts and minimize damage to life and property from the maximum credible earthquake which could impact the building site. Complete a fault investigation in association with the possible unnamed fault identified in the west end of the West Campus bluff to determine whether the fault is active, potentially active, or inactive; or whether no fault actually exists. If a fault is identified, set back the structure a sufficient distance to minimize potential surface fault rupture to less than significant.*

d. *Projects will be sited a sufficient distance from the edge of the seaward bluff to provide a minimum of 75 years structural integrity from bluff retreat without resorting to bluff stabilization devices.*

> ***Geo 2*** *Best available erosion and sediment control measures shall be implemented during grading and construction. Best available erosion and sediment control measures shall include but not be limited to the use of sediment basins, gravel bags, silt fences, geo-bags or gravel and geotextile fabric berms, erosion control blankets, coir rolls, jute net and straw bales. Drainage channel inlets shall be protected from sediment-laden waters by use of inlet protection devices such as gravel bag barriers, filter fabric fences, block and gravel filters, and excavated inlet sediment traps. Sediment control measures shall be maintained for the duration of the grading period and until graded areas have been stabilized by structures, long-term erosion control measures, or landscaping.*
>
> ***Geo 3*** *Stabilized project site construction entrances shall be installed to prevent sediment from being tracked off of the construction site. Stabilizing measures shall include but not be limited to the use of gravel pads, steel rumble plates, temporary paving, etc. Any sediment or other materials tracked off site shall be removed the same day as they are deposited, without the use of water washing.*
>
> ***Geo 4*** *All graded areas outside of proposed structural footprints shall be vegetated within two (2) weeks of grading completion in those areas, unless it is demonstrated that landscaping would preclude access to adjacent construction activities.*

The College has submitted a "Geotechnical Engineering and Geologic Hazards Report" (dated February 24, 2015 and revised March 5, 2015) that analyzes the impacts of the proposed Campus Center Building replacement upon the geology and soils of the site. Detailed field excavations did not identify the presence of any fault boundaries at the proposed building site and engineering designs to address seismic shaking have been incorporated into the design of the proposed building. Additionally, the potential for liquefaction and soil expansion onsite resulting from seismic activity is low. The proposed cut and fill operations for the development are minimal (100 cu. yds. of cut and approximately 450 cu. yds. of fill) and the proposed development will be sited a minimum of 395 ft. and a maximum of approximately 520 ft. from the bluff top in order to ensure an adequate geologic setback for structural and geological stability.

Additionally, the College is proposing that all plans be in conformity with the Geotechnical Engineer's recommendations and the requirements of "Geo 1", "Geo 2" and "Geo 3" listed above. The College is proposing an Interim Erosion Control Plan that conforms with "Geo 2" and "Geo 3" and incorporates Construction Best Management Practices to maintain soil placement on the site and prevent erosion from occurring during construction. The College is also proposing a Final Landscaping Plan that conforms with "Geo 4" to ensure that soil placement is maintained and prevent erosive impacts of the development post construction. Therefore, the proposed development of the Campus Center Building replacement is in conformity with the geologic stability policies of the College's PWP.

V. CALIFORNIA ENVIRONMENTAL QUALITY ACT

Pursuant to Section 21080.9 of the California Environmental Quality Act ("CEQA"), the Coastal Commission is the lead agency responsible for reviewing PWPs and NOIDs for compliance with CEQA. In addition, Section 13096 of the Commission's administrative regulations requires Commission approval of NOIDs to be supported by a finding showing the application to be consistent with any applicable requirements of CEQA. The Secretary of Resources Agency has determined that the Commission's program of reviewing and certifying PWPs qualifies for certification under Section 21080.5 of CEQA.

Section 21080.5(d)(2)(A) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect which the activity may have on the environment. Section 21080.5(d)(I) of CEQA and Section 13540(f) of the California Code of Regulations require that the Commission not approve or adopt a PWP, "…if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse impact which the activity may have on the environment." For the reasons discussed in this report, the proposed PWP Amendment is consistent with the policies and provisions of the City of Santa Barbara LCP and no feasible alternatives or mitigation measures are available which would substantially lessen any significant adverse effects which the approval would have on the environment.

The College has proposed feasible mitigation measures within the NOID that will reduce environmental impacts of the new development. The Commission has imposed one special condition that requires the PWP amendment to be certified before any development pursuant to the submitted NOID can commence. There are no feasible alternatives or additional mitigation measures that would substantially lessen any significant adverse impact that the proposed activities may have on the environment. Therefore, the Commission finds that the NOID is consistent with CEQA, the certified City of Santa Barbara LCP, and the applicable provisions of the Santa Barbara City College PWP.

APPENDIX A

Santa Barbara City College 1985 Public Works Plan; Geotechnical Engineering and Geologic Hazards Report, Santa Barbara City College Campus Center dated February 24, 2015 (revised March 5, 2015) and prepared by Earth Systems Pacific; Addendum No. 1 to Geotechnical Engineering and Geologic Hazards Report dated June 2, 2015 and prepared by Earth Systems Pacific

RESOLUTION
OF THE GOVERNING BOARD OF THE
SANTA BARBARA COMMUNITY COLLEGE DISTRICT

RE: SANTA BARBARA CITY COLLEGE
LONG RANGE DEVELOPMENT PLAN / PUBLIC WORKS PLAN AMENDMENT
CAMPUS CENTER SEISMIC AND CODE UPGRADES PROJECT

WHEREAS, the Santa Barbara Community College District Board of Trustees reviewed Amendments to the College's Long Range Development Plan (also known as the Public Works Plan); specifically, the Board of Trustees reviewed and approved:

Campus Center Seismic and Code Upgrades Project. This project entails the demolition and reconstruction of the existing two-story facility (32,384 s.f.) to provide upgrades to current seismic and building and safety code requirements. The reconstruction will provide a three-story complex (32,903 s.f.) on the same site. The minor addition of 519 s.f over the existing structure (a 1.6% increase) results from increasing the fixture count in restrooms to address Disabled Access Code requirements and adding separate one-hour fire-rated utility rooms as required for mechanical, electrical, and data storage on each floor. No increases to existing Campus Center academic or activity programs within the facility including classrooms, laboratories, a computer lab, offices, the Campus cafeteria, and Culinary Arts Dining Hall and teaching facility will occur.

WHEREAS, this Public Works Plan Amendment will take effect automatically once the California Coastal Commission certifies it and this body receives and acknowledges receipt of the Commission's resolution of certification, unless the Commission certifies with suggested modifications.

NOW, THEREFORE, BE IT RESOLVED that the Board of Trustees authorize the Vice President of Business Services to submit the above document to the California Coastal Commission for approval.

PASSED AND ADOPTED by the Board of Trustees of the Santa Barbara Community College District this 13th day of August, 2015 by the following vote:

Resolution No. 4 (2015-16)

Ayes: Trustee Croninger, Trustee Kugler, Trustee Haslund, Trustee Nielsen, Trustee Blum, Trustee Abboud, Trustee Gallardo

Noes: None

Absent: None

Concur: Student Trustee Gibson

Dr. Lori Gaskin
Superintendent/President and
Secretary/Clerk to the Board of Trustees

Exhibit 1
Resolution for Campus Center Building Replacement
PWPA No. PWP-4-CSB-15-0001-2

RESOLUTION
OF THE GOVERNING BOARD OF THE
SANTA BARBARA COMMUNITY COLLEGE DISTRICT

RE: SANTA BARBARA CITY COLLEGE
NOTICE OF IMPENDING DEVELOPMENT
CAMPUS CENTER SEISMIC AND CODE UPGRADES PROJECT

WHEREAS, the Santa Barbara Community College District Board of Trustees reviewed Amendments to the College's Long Range Development Plan (also known as the Public Works Plan); specifically, the Board of Trustees reviewed and approved:

Campus Center Seismic and Code Upgrades Project. The project entails the demolition and reconstruction of the existing two-story facility (32,384 s.f.) to provide upgrades to current seismic and building and safety code requirements. The reconstruction will provide a three-story complex (32,903 s.f.) on the same site. The minor addition of 519 s.f. over the existing structure (a 1.6% increase) results from increasing the fixture count in restrooms to address Disabled Access Code requirements and adding separate one-hour fire-rated utility rooms as required for mechanical, electrical, and data storage on each floor. No increases to existing Campus Center academic or activity programs within the facility including classrooms, laboratories, a computer lab, offices, the Campus cafeteria, and Culinary Arts Dining Hall and teaching facility will occur.

WHEREAS, this Notice of Impending Development will take effect automatically once the California Coastal Commission certifies it and this body receives and acknowledges receipt of the Commission's resolution of certification, unless the Commission certifies with suggested modifications.

NOW, THEREFORE, BE IT RESOLVED that the Board of Trustees authorize the Vice President of Business Services to submit the above document to the California Coastal Commission for approval.

PASSED AND ADOPTED by the Board of Trustees of the Santa Barbara Community College District this 13th day of August, 2015 by the following vote:

Resolution No. 5 (2014-15)

Ayes: Trustee Croninger, Trustee Kugler, Trustee Haslund, Trustee Nielsen, Trustee Blum, Trustee Abboud, Trustee Gallardo

Noes: None

Absent: None

Concur: Student Trustee Gibson

Dr. Lori Gaskin
Superintendent/President and
Secretary/Clerk to the Board of Trustees

Exhibit 2
Resolution for Campus Center Building Replacement
NOID No. CSB-NOID-0003-15

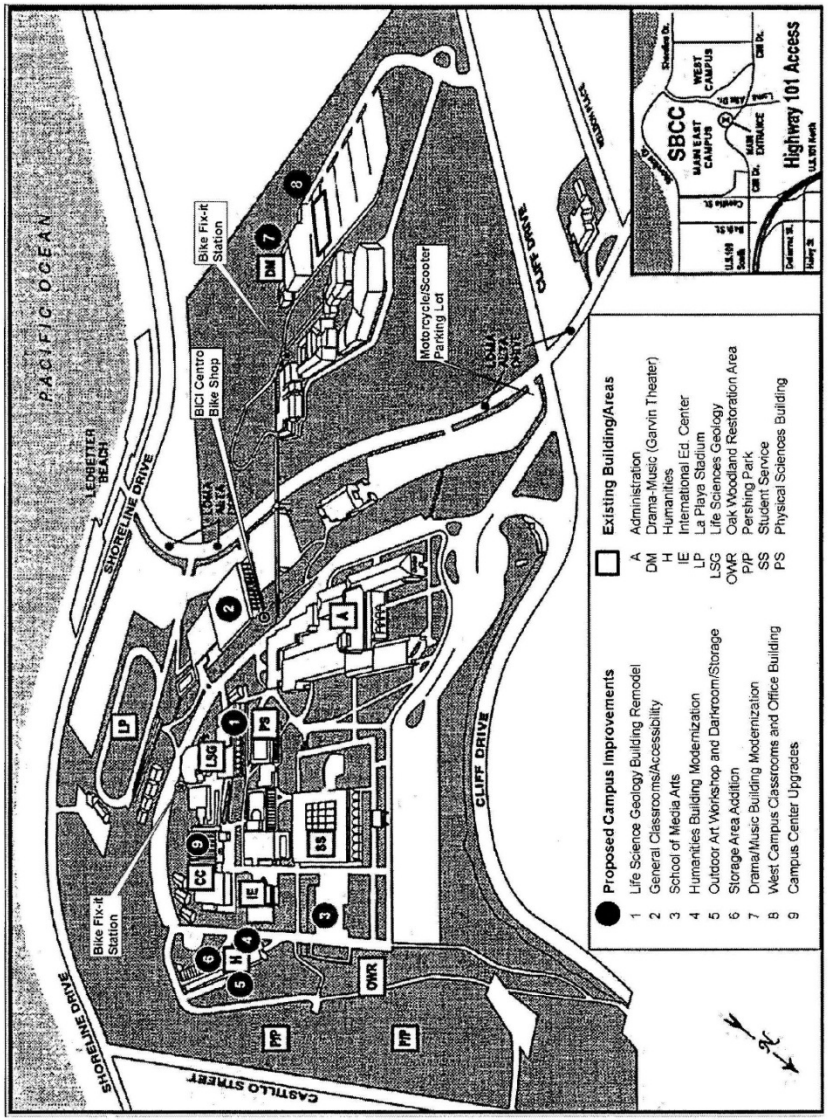


FIGURE 1 – LOCATION OF PLANNED DEVELOPMENT

Exhibit 3
Revised Footprint for Figure 1 of Public Works Plan
NOID No. CSB-NOID-0003-15

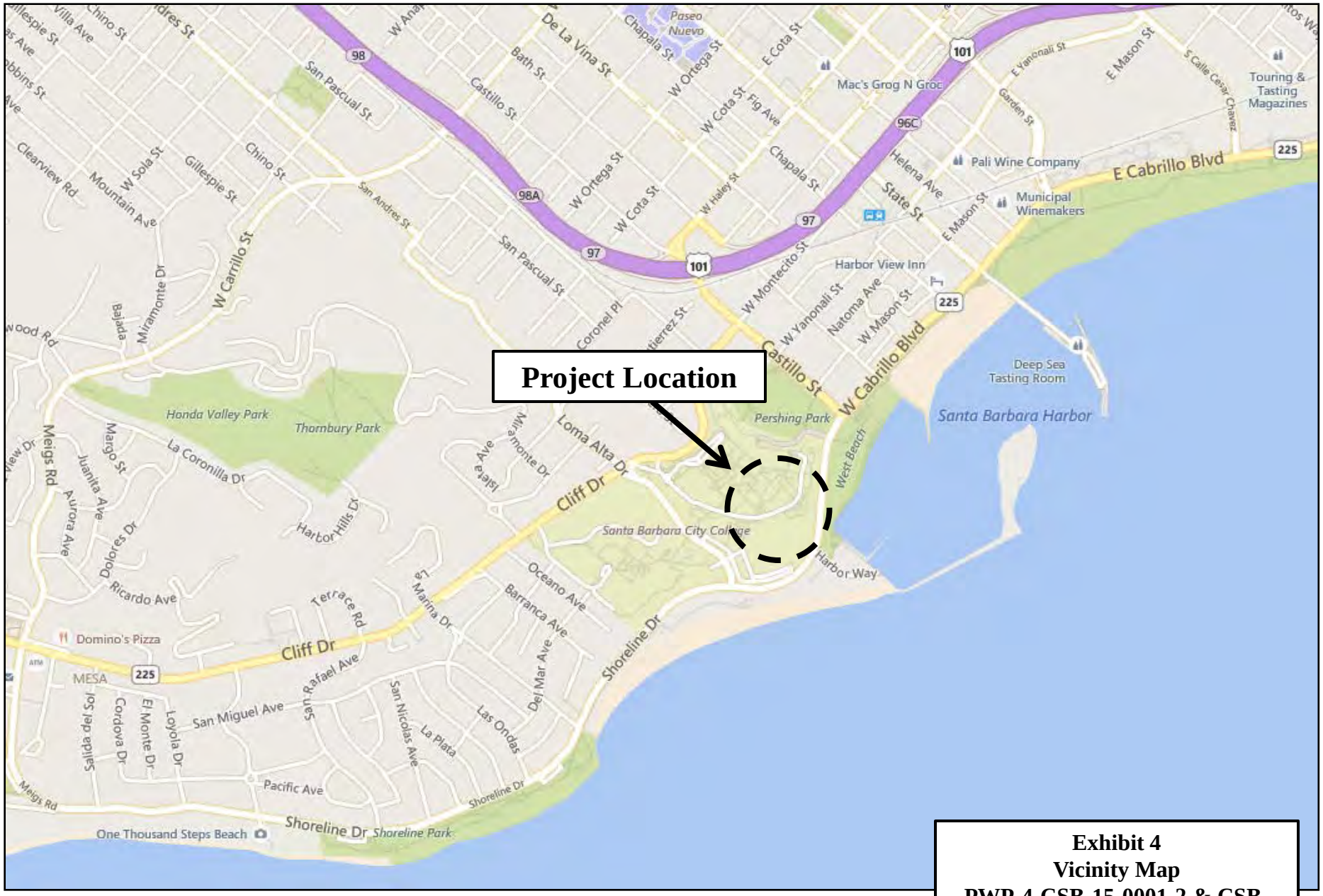


Exhibit 4
Vicinity Map
PWP-4-CSB-15-0001-2 & CSB-NOID-0003-15

Exhibit 5
Project Site Aerial Photo
PWP-4-CSB-15-0001-2 & CSB-NOID-0003-15

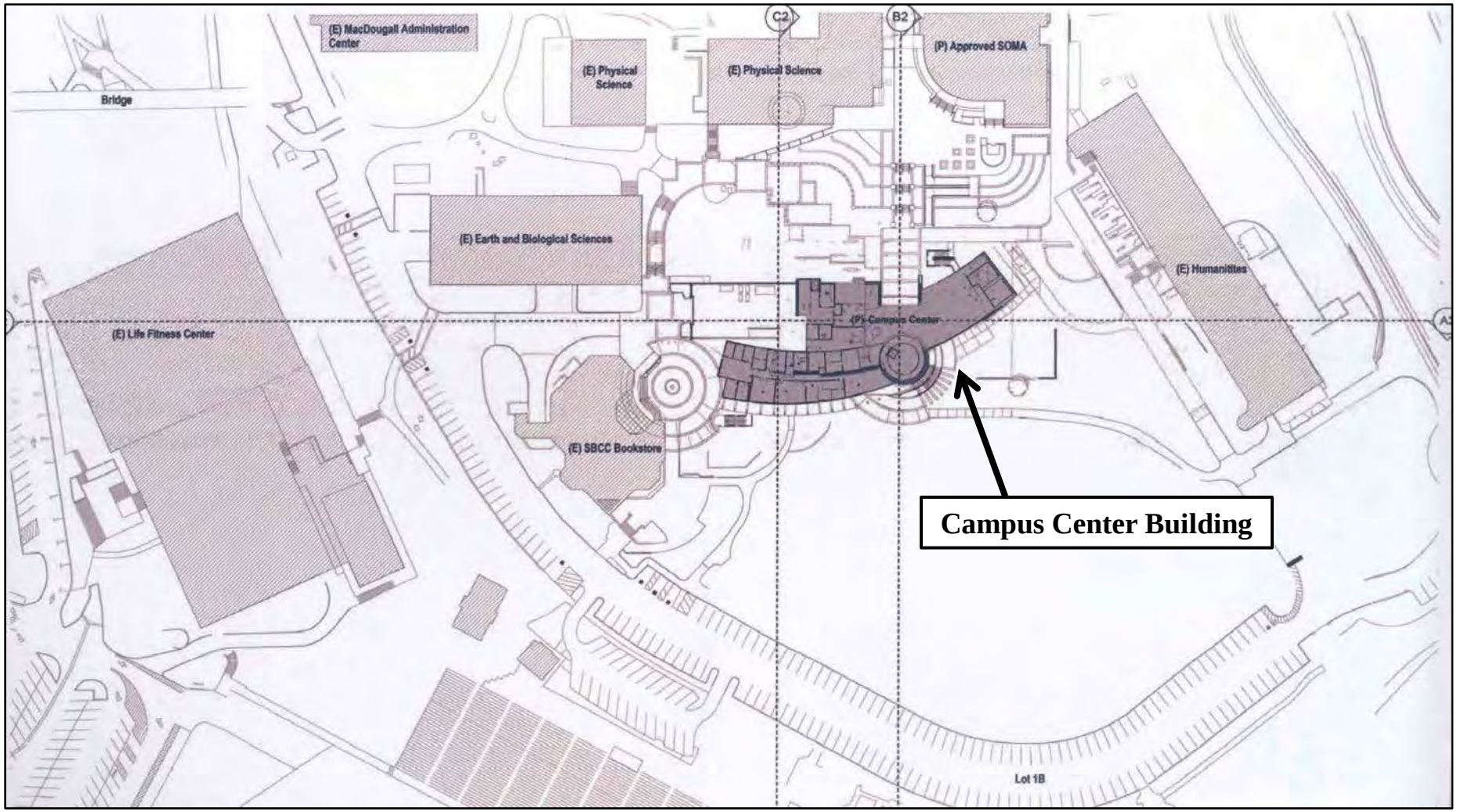


Exhibit 6
Site Plan for Campus Center Building Replacement
PWP-4-CSB-15-0001-2 & CSB-NOID-0003-15

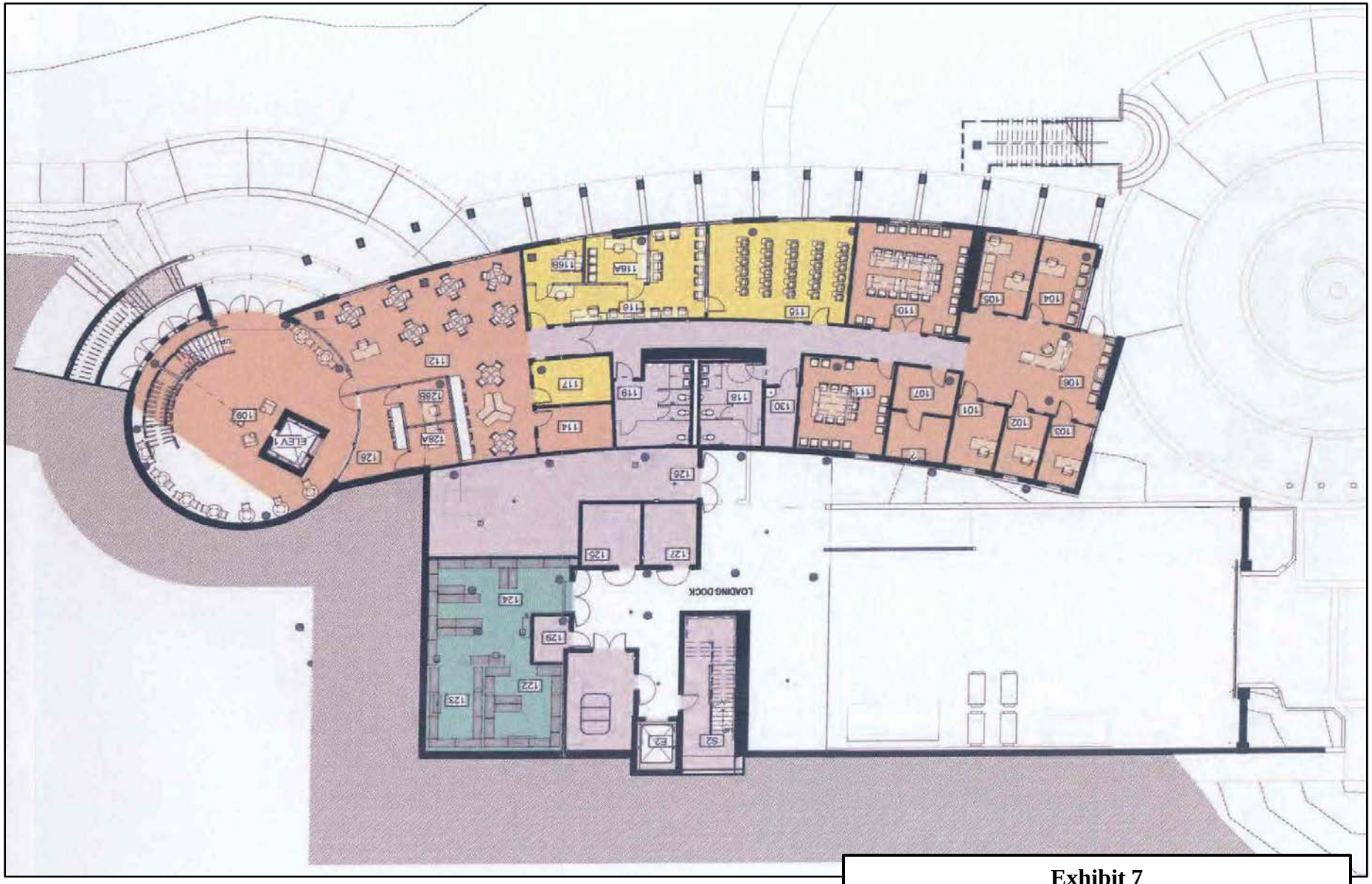


Exhibit 7
First Floor Plan for New Campus Center Building
PWP-4-CSB-15-0001-2 & CSB-NOID-0003-15

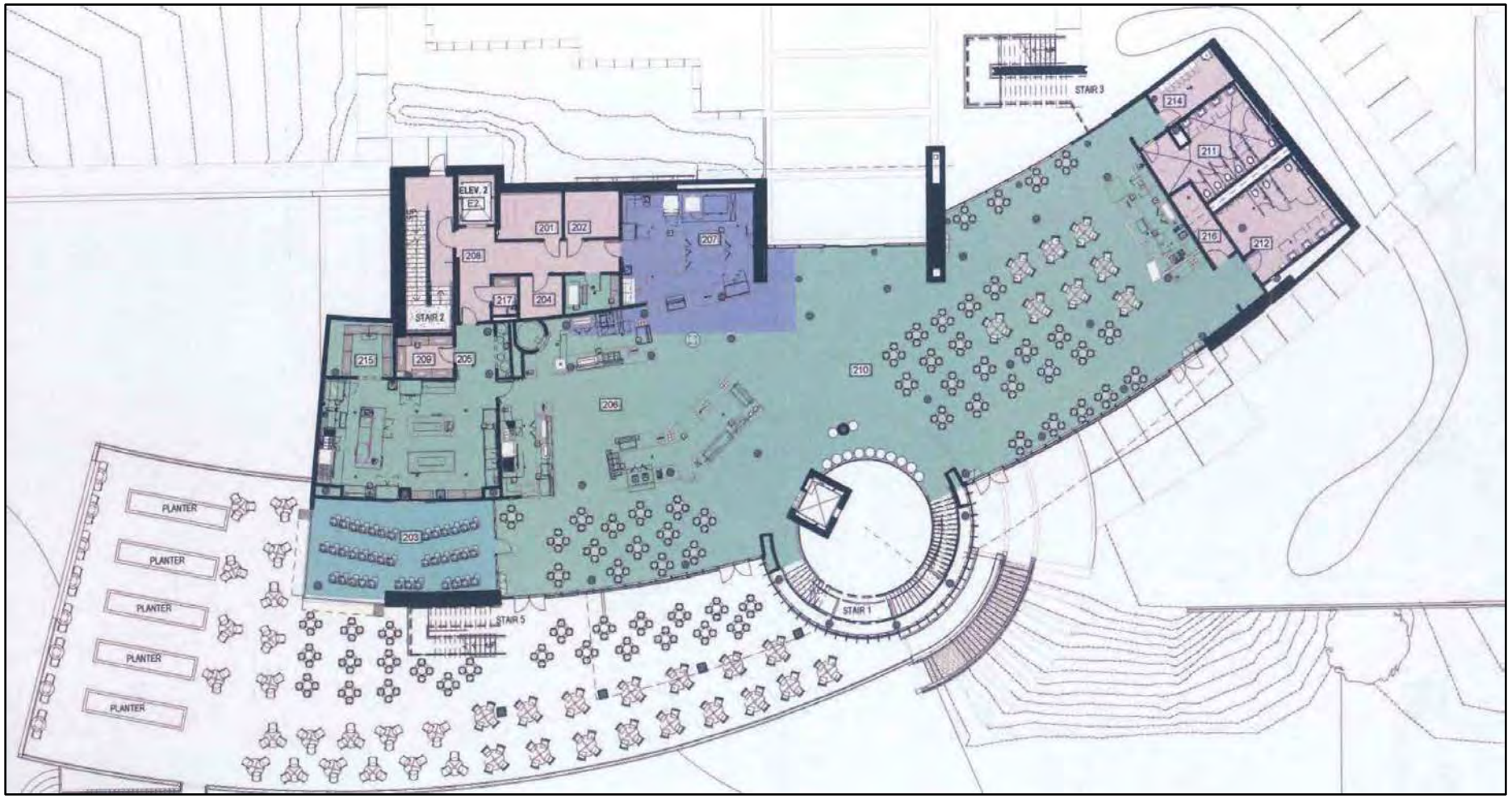


Exhibit 8
Second Floor Plan for New Campus Center Building
PWP-4-CSB-15-0001-2 & CSB-NOID-0003-15

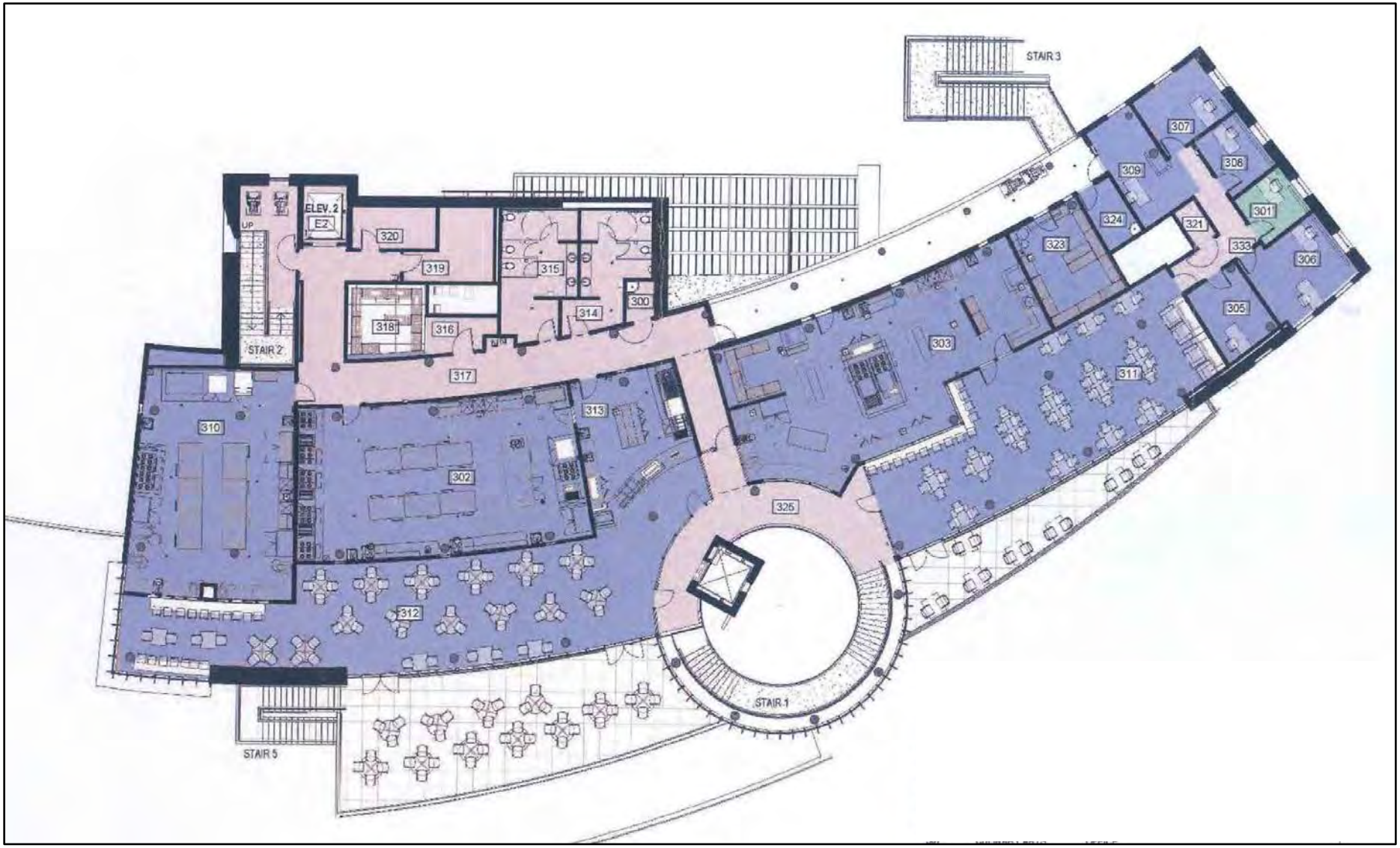


Exhibit 9
Third Floor Plan for New Campus Center Building
PWP-4-CSB-15-0001-2 & CSB-NOID-0003-15

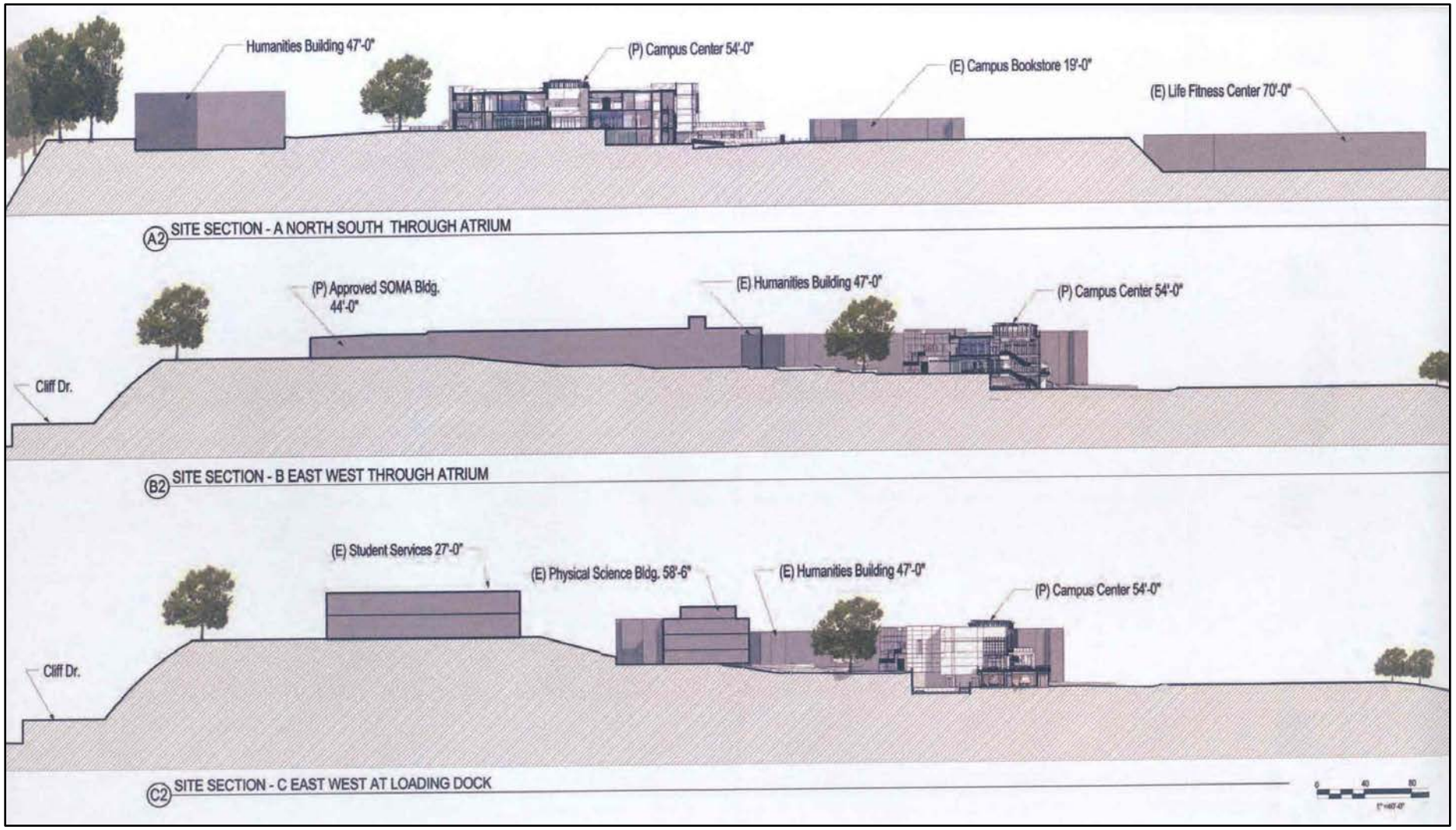
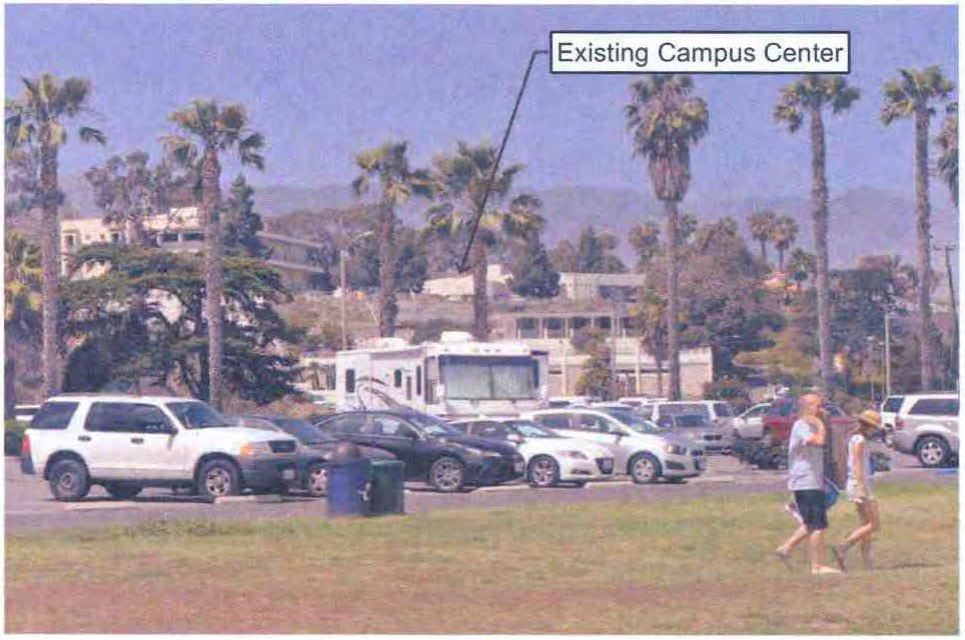


Exhibit 10
Building Heights of New Campus Center Building & Surrounding Development
PWP-4-CSB-15-0001-2 & CSB-NOID-0003-15

Existing

Proposed

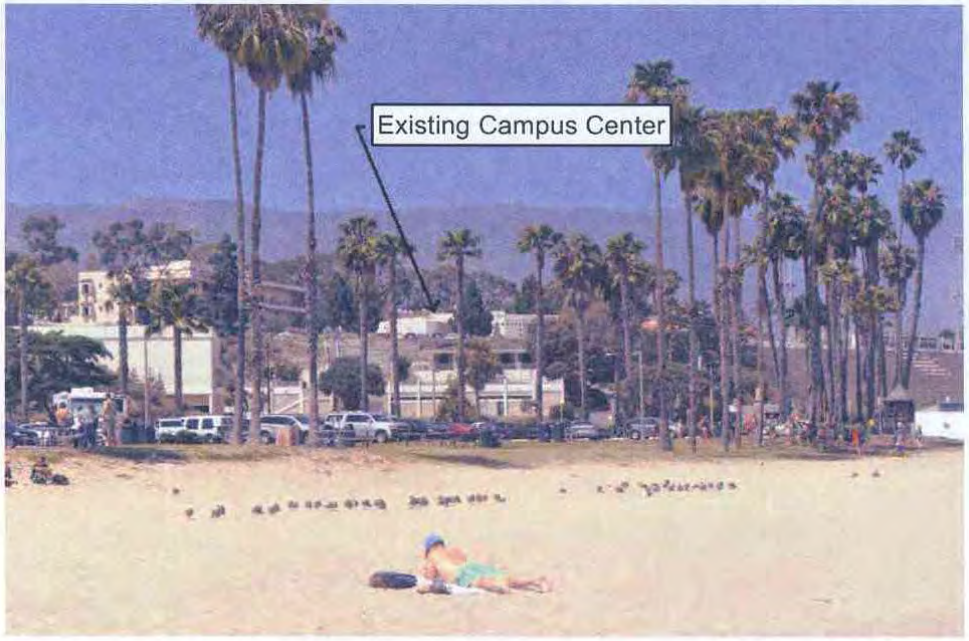
Exhibit 11
View of Campus Center Building from Ledbetter Parking Lots
PWP-4-CSB-15-0001-2 & CSB-NOID-0003-15



Existing

Proposed

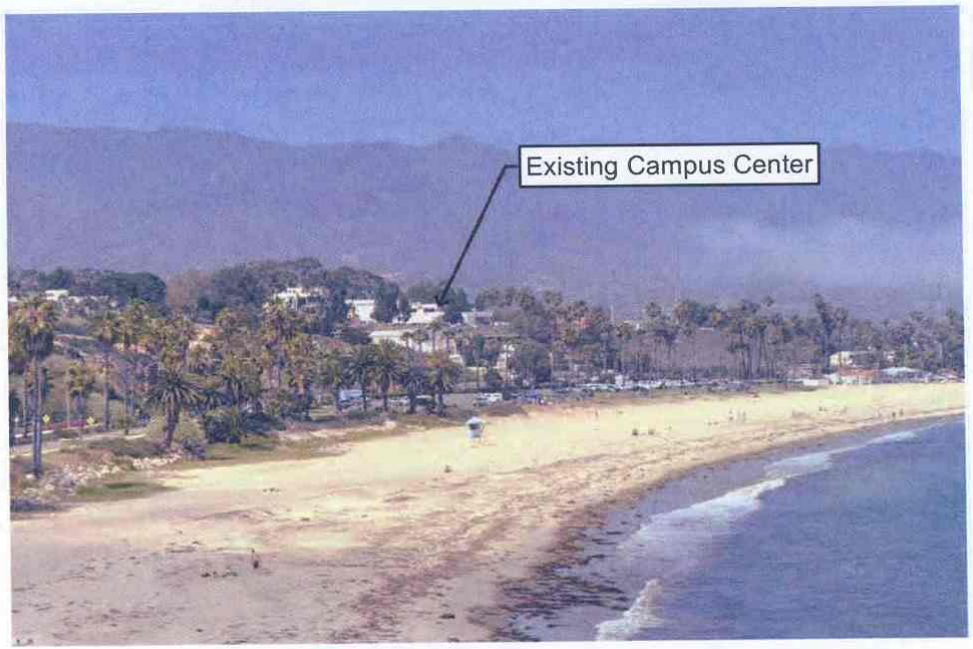
Exhibit 12
View of Campus Center Building from Ledbetter Beach Park
PWP-4-CSB-15-0001-2 & CSB-NOID-0003-15



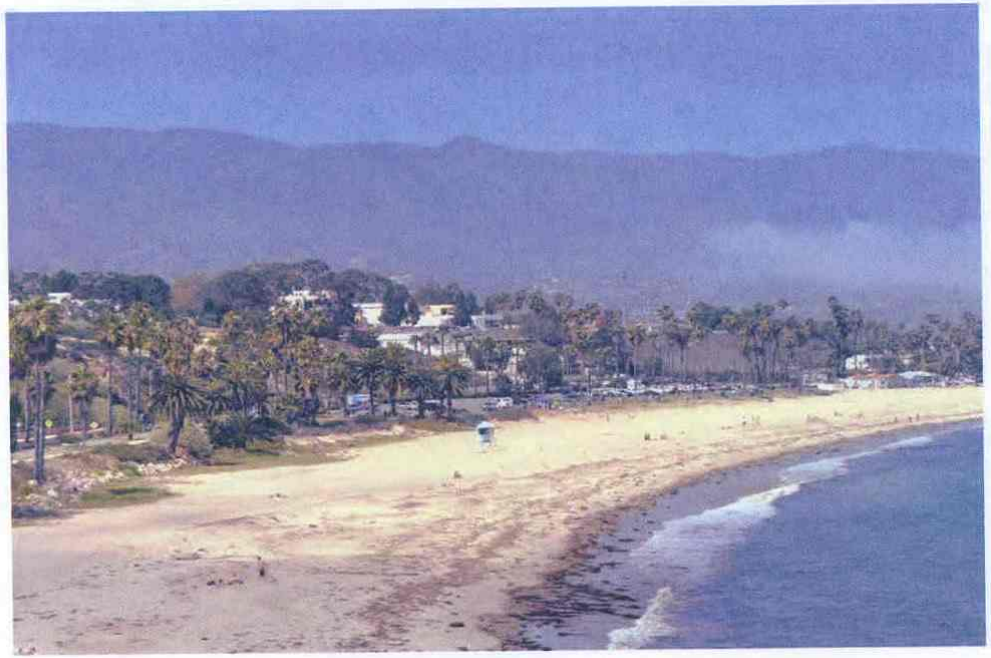
Existing

Proposed

Exhibit 13
View of Campus Center Building from Ledbetter Beach
PWP-4-CSB-15-0001-2 & CSB-NOID-0003-15



Existing



Proposed

Exhibit 14
View of Campus Center Building from Shoreline Park
PWP-4-CSB-15-0001-2 & CSB-NOID-0003-15