

CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST AREA
SOUTH CALIFORNIA ST., SUITE 200
VENTURA, CA 93001
(805) 641-0142

RECORD PACKET COPY



August 24, 2000

TO: Commissioners and Interested Persons

FROM: Charles Damm, Senior Deputy Director
Gary Timm, District Manager
Mark H. Capelli, Coastal Program Analyst

RE: **Notice of Impending Development 1-00, Pursuant to the Santa Barbara City College Public Works Plan** for Public Hearing and Commission Action at the meeting of September 12-15, 2000, in Eureka.

SUMMARY AND STAFF RECOMMENDATION

The impending development consists of improvements to the Life Science/Geology building, including removal of asbestos insulation, seismic/structural and ventilation upgrade, remodeling of existing instruction and faculty space, and a 1,500 square foot addition consisting of bathrooms and a stairway.

The required items necessary to provide a complete notice of impending development were received in the South Central Coast Office on August 16, 2000, and the notice was deemed filed on August 16, 2000. Staff is recommending that the Commission determine that the impending development is consistent with the certified Public Works Plan as submitted.

I. Procedure

Section 30606 of the Coastal Act and Article 14, §13547 through §13550 of the California Code of Regulations govern the Coastal Commission's review of subsequent development where there is a certified Public Works Plan. Section 13549(b) requires the Executive Director or his designee to review the notice of impending development (or development announcement) within ten days of receipt and determine whether it provides sufficient information to determine if the proposed development is consistent with the certified. The notice is deemed filed when all necessary supporting information has been received.

Within thirty days of filing the notice of impending development, 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 Public Works Plan. After public hearing, by a majority of its members present, the Commission shall determine whether the development is consistent with the certified Public Works Plan and whether conditions are required to bring the development into conformance with the Public Works Plan. No construction shall commence until after the Commission votes to render the proposed development consistent with the certified Public Works Plan.

II. Staff Recommendation: Motion and Resolution

MOTION: *I move that the Commission determine that the development described in the Notice of Impending Development 1-00, as submitted, is consistent with the Public Works Plan Public Works Plan.*

STAFF RECOMMENDATION:

Staff recommends a YES vote. Passage of this motion will result in a determination that the development described in the Notice of Impending Development 1-00, as submitted, is consistent with the certified Santa Barbara City College Public Works Plan and adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of the Commissioners present.

RESOLUTION TO DETERMINE DEVELOPMENT IS CONSISTENT WITH PUBLIC WORKS PLAN:

The Commission hereby determines that the development described in the Notice of Impending Development 1-00, as conditioned, is consistent with the certified Santa Barbara City College Public Works Plan for the reasons discussed in the findings herein.

III. Special Conditions

None

IV. Findings and Declarations

The Commission finds and declares as follows:

A. Background

Santa Barbara City College is located south of the U.S. 101 Highway and the downtown area of Santa Barbara, and lies within the City limits of the City of Santa Barbara which has a fully certified Local Coastal Program. The Commission certified the Public Works Plan (PWP) for Santa Barbara City College in November 1985, and has amended the plan several times over the last 15 years, most recently in August 2000 to allow for the rehabilitation of the existing Life Science/Geology building.

The certified PWP does not assign individual areas with categories of land use, with the exception of sensitive habitats including the oak scrub woodland along the east campus overlooking Pershing Park, the scrub habitat on the bluff overlooking West Beach and Santa Barbara Harbor, and the eucalyptus trees and oak grove and riparian habitat inland of the West Campus in Arroyo Honda. Consequently, the PWP does not include a conventional land use map designating different type and intensities of land use, such as typically found in Local

Coastal Program Land Use Plan maps or as found in the Long Range Development Plan for the University of California, Santa Barbara. However, specific buildings and sites are designated for specific purposes; these designations are augmented by the text of the PWP.

B. Description of Impending Development

The impending development consists of improvements to the existing Life Science/Geology building, including the removal of asbestos insulation, a seismic/structural and ventilation upgrade, remodeling of existing instructional and faculty space, and a 1,500 square foot addition to accommodate bathrooms and a stairway.

The project site is located on the southwest portion of the Main Campus immediately south of Physical Science Building and would not require any substantial encroachment into existing undeveloped areas, with the exception of the 1,500 square foot expansion to accommodate the restrooms and stairway. Construction will occur over a 17-month period, commencing in 2000, and would require the temporary relocation of classrooms/labs into 20 temporary building to be located within vacant areas within the College campus.

C. Consistency With Certified Public Works Plan

The proposed rehabilitation of the existing Life Science/Geology Building was specifically provided for (along with the remodel of the Physical Sciences Building) in PWP Amendment 1-2000 certified by the Commission at its August 2000 meeting.

1. Parking and Traffic

Consistent with Section 30210 of the Coastal Act, the Public Works Plan requires the provision of adequate parking to ensure that campus use will not adversely impact nearby coastal access to public beaches within the City of Santa Barbara. The impending development consists solely of the removal of asbestos insulation, a seismic/structural and ventilation upgrade, remodeling of existing instructional and faculty space, and a 1,500 square foot addition to accommodate bathrooms and a stairway. As a result, the pending development will not expand classroom or faculty space and will not contribute to any increase in parking demands or car trips.

Therefore, the Commission finds that the notice of impending development, as submitted, is consistent with the applicable policies of the Public Works Plan concerning parking and traffic.

2. Coastal Resources

The Public Works Plan contains a number of specific policies for the protection of coastal resources, including environmentally sensitive habitats, visual resources, archaeological sites, and surface water quality. As noted above, the proposed pending development consists solely of the removal of asbestos insulation, a seismic/structural and ventilation upgrade, remodeling of existing instructional and faculty space, and a 1,500 square foot addition to accommodate

bathrooms and a stairway. There will be not change in the height of the existing structure. Ground disturbance would be limited to the construction of the bathroom and stairway that is located in an already developed area of the Main Campus. The Environmental Impact Report prepared for this project found that the project would have no significant effect on any of the coastal resources on or immediately adjacent to the project site.

Therefore, the Commission finds that the notice of impending development, as submitted, is consistent with the applicable policies of the Public Works Plan concerning coastal resources, including environmentally sensitive habitats.

EXHIBIT NO.	2
APPLICATION NO.	
PWP	1-2000
S.B. City College	

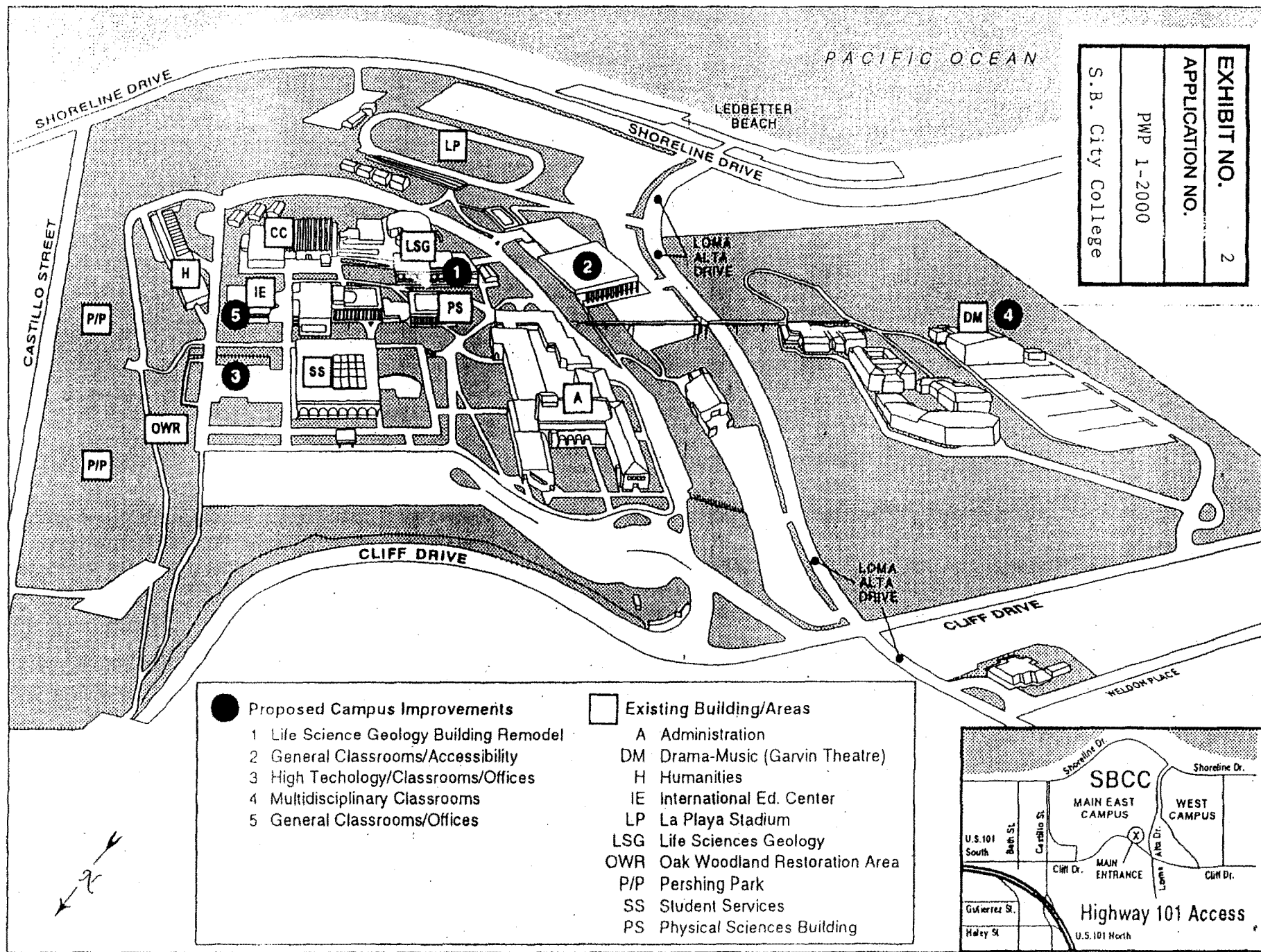


Figure 2-2. SBCC Main Campus, Proposed Improvements

**Table 1-1
Summary of Impacts and Mitigations**

<i>Resource</i>	<i>Description of Impact</i>	<i>Mitigation</i>	<i>Residual Impact</i>
LRDP IMPROVEMENT PROJECTS			
Life Science Geology (Existing Remodel)			
Air Quality	Combustive emissions due to heavy equipment usage have been included in the 1998 CAP and are not expected to contribute to the County O3 nonattainment status. Grading for the 1,500 GSF bathroom area would produce minimal amounts of fugitive dust (PM10) emissions.	None required.	Less than significant (Class III).
	Removal of insulation containing asbestos during renovation activities would pose a potentially significant public health threat.	Compliance with APCD Rule 1001, measures for the control of asbestos emissions (National Emissions Standards for Hazardous Air Pollutants, Subpart M).	Less than significant (Class II).
Archaeological Resources	The proposed remodel would result in minimal ground disturbance within the College's LRDP Archaeological Element low sensitivity area.	None required.	Less than significant (Class III).
Geologic Processes	Minor ground disturbances for the 1,500 GSF bathroom have less than significant erosional impacts. All other improvements would take place within the existing structure.	None required	Less than significant (Class III).
Noise	Construction would not elevate noise levels above the existing 60 dBA currently experienced by off-site receptors.	None required.	Less than significant (Class III).
Transportation and Parking	Short-term increases in employee traffic, truck trips, and heavy equipment trips from construction activity could cause short-term impacts to the campus parking and circulation system, as well as the adjacent street network.	TR-1: Incorporate the following measures during construction activity: a. Schedule a construction conference prior to the beginning of construction projects to discuss measures to reduce potential construction related impacts. Representatives from the building contractor, SBCC and the City will be present. b. Route construction traffic to minimize trips through the surrounding residential neighborhoods and on campus.	Less than significant (Class II).
Notes: Class I Significant, unavoidable Class II Significant, but reasonably mitigated Class III Adverse, but less than significant			

EXHIBIT NO. 3
APPLICATION NO.
1-2900
S.B. City College

**Table 1-1
Summary of Impacts and Mitigations**

<i>Resource</i>	<i>Description of Impact</i>	<i>Mitigation</i>	<i>Residual Impact</i>
LRDP IMPROVEMENT PROJECTS			
Life Science Geology (Existing Remodel)			
Transportation and Parking (cont.)	See previous page.	<p>c. Avoid scheduling of construction truck trips during morning and evening peak hours (7:00 A.M. to 9:00 A.M. and 4:00 P.M. to 6:00 P.M.) to minimize impacts during commute periods.</p> <p>d. Prohibit construction on Saturday, Sunday, holidays and between the hours of 5:00 P.M. and 7:00 A.M.</p> <p>e. Develop a parking plan to provide alternative parking for periods when campus parking facilities are affected by construction activity. The plan shall include parking needs for students, staff, and construction workers</p>	Less than significant (Class II).
Visual Resources	Improvements to this building would be limited to the interior of the structure and would have no effect on existing visual resources. Some construction activities could be visible from the harbor area. Construction would not obstruct any important public view corridors.	None required.	Less than significant (Class III).
General Classrooms/Accessibility - Gymnasium (Existing Remodel)			
Air Quality	Impacts would mainly occur from combusive emissions due to heavy equipment usage. Construction emissions from land use development projects have been included in the 1998 CAP and are not expected to contribute to the County O3 nonattainment status. Earth moving would produce minimal amounts of fugitive dust (PM10) emissions, as this activity would be enclosed within the existing building structure.	None required.	Less than significant (Class III).
Archaeological Resources	Remodeling would occur within the existing building footprint and all excavations would be within previously disturbed soils such that the potential to encounter intact archaeological deposits is very unlikely.	None required.	Less than significant (Class III).
Notes: Class I Significant, unavoidable Class II Significant, but reasonably mitigated Class III Adverse, but less than significant			