

CALIFORNIA COASTAL COMMISSION

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

**W 11e****ADDENDUM**

April 8, 2008

TO: COMMISSIONERS AND INTERESTED PARTIES

FROM: SOUTH CENTRAL COAST DISTRICT OFFICE

RE: Agenda Item **W11e** for Commission Hearing in Santa Barbara on April 9, 2008, **SBCC Public Works Plan Notice of Impending Development No. 1-2008**

The purpose of this addendum is to add a landscaping condition, Special Condition 4, to ensure that the landscaping associated with the new structure will consist of primarily native, drought-tolerant species and to prohibit planting of invasive species.

1. Add Special Condition 4 on page 6 of the staff report dated March 26, 2008, as follows:

4. Landscaping

Vegetated landscaped areas shall only consist of native plants or non-native drought tolerant plants, which are non-invasive. No plant species listed as problematic and/or invasive by the California Native Plant Society (<http://www.CNPS.org/>), the California Invasive Plant Council (formerly the California Exotic Pest Plant Council) (<http://www.cal-ipc.org/>), or as may be identified from time to time by the State of California shall be employed or allowed to naturalize or persist on the site. No plant species listed as a "noxious weed" by the State of California or the U.S. Federal Government shall be utilized within the property.

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**W 11e**

Filed: 3/24/2008
30th Day: 4/23/2008
Staff: James Johnson
Staff Report: 3/26/2008
Hearing Date: 4/9/2008

STAFF REPORT: NOTICE OF IMPENDING DEVELOPMENT

TO: Commissioners and Interested Parties

FROM: Jack Ainsworth, Deputy Director
Steve Hudson, District Manager
Shana Gray, Supervisor
James Johnson, Coastal Program Analyst

**RE: SANTA BARBARA CITY COLLEGE NOTICE OF IMPENDING DEVELOPMENT:
No. 1-2008.** Public Hearing and Final Action at the California Coastal Commission Hearing, April 9, 2008, Santa Barbara County Board of Supervisors Hearing Room, 105 E. Anapamu Street, Santa Barbara.

Synopsis**Background**

This Notice of Impending Development (NOID) is for the construction of a 60,523 sq. ft. School of Media Arts Building (SOMA) on East Campus.

The entire Santa Barbara City College campus 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 for Santa Barbara City College in November 1985, and it has amended the plan several times over the last 22 years. The Santa Barbara City College (SBCC) District submitted Public Works Plan Amendment (PWPA) No. 1-2008 on March 13, 2008 and an associated Notice of Impending Development (NOID) No. 1-2008 on March 24, 2008. The NOID was filed as complete on March 24, 2008.

It is important to note that although SBCC has what it refers to as a "Long Range Development Plan", which is now proposed to be amended by Public Works Plan (PWP) Amendment No. 1-2008, this Plan was certified as a "Public Works Plan" in 1985 pursuant to Coastal Act Sections 30515 and 30605 to promote greater efficiency for the planning of any public works or college development projects as an alternative to project-by-project review.

The existing certified SBCC PWP, as previously amended pursuant to the Commission's certification of SBCC PWP Amendment 1-2006 in April, 2007, and the Commission's previous approval of the related Notice of Impending Development (NOID) 1-2007 provides for the construction of a new 60,523 sq. ft. SoMa Building within the existing City College East Campus area and the removal of three oak trees (Exhibits 8-11). The 60,523 square foot (gross) structure will accommodate existing on-campus College programs that are currently operating with insufficient classrooms and laboratories, due to space limitations and/or outdated facilities.

The purpose of this new Notice of Impending Development (NOID) 1-2008 is to allow Santa Barbara City College (SBCC) to make minor changes to the design of the SoMa Building that was previously approved by the Commission pursuant to the previously certified PWP Amendment 1-2006 and NOID 1-2007 in April 2007. The College is changing the previously approved project to achieve greater cost-benefit efficiencies and to avoid the removal of three oak trees as previously allowed. The means to accomplish these objectives are to reduce the numbers of levels from five levels (i.e., three above-ground and two sub-surface) to three (two above-ground with a small sub-floor basement level). Total square footage would remain the same, but grading would be reduced from 59,000 to only 8,000 cubic yards, maximum structural height above and below grade would be reduced from 78 ft. in height to only 44 ft. in height (building height above grade would be reduced from 54-78 feet with a clock tower to only 35-44 feet in height with two heating/ventilation roof access projections and no clock tower), and the loss of three oak trees would be completely avoided. The proposed building revisions results in the same building site with a minor extension to the south for the SoMa Building footprint on SBCC's East Campus within a developed area presently occupied by temporary trailers, walkways, and other paved surfaces.

The revised SoMa Building proposed in NOID No. 1-2008 will further reduce impacts on coastal resources, including landform alteration, biological, and visual resources, as compared to the SoMa Building previously approved in NOID No. 1-2007 (Exhibits 1-11). The previously approved grading will be reduced by approximately 90%, no oak trees will be removed, the building setback from the canopy of the adjacent oak woodland on the eastern slope will be increased from 20 feet to 70 feet, the building mass will be reduced from 5 levels to 3 levels, and the height will be reduced from 54-78 feet to no more than 35-44 feet above finished grade.

Staff Recommendation:

The staff recommends that the Commission determine that the proposed Notice of Impending Development (NOID) for this impending project is **Consistent** with the certified PWP, as amended by the related PWP Amendment No. 1-2008. with three special conditions addressing 1) consistency with the SBCC PWP as amended by PWP Amendment No. 1-2008, 2) oak tree monitoring plan, and 3) water quality management plan.

Additional Information

For further information about this amendment or the related notice of impending development, contact James Johnson at the South Central Coastal area office, 89 South California Street, Ventura, CA 93101 (805) 585-1800.

Exhibits

1. Location Map
2. Campus Plan
3. Proposed SoMa Building on East Campus & West Campus Expanded Parking Area Approved 4/2007
4. SoMa Site Plan
5. SoMa First Floor & Basement Plans
6. SoMa Second Floor Plans
7. SoMa Elevations and Sections
8. SoMa Site Plan/Footprint Approved 4/2007 Compared to Proposed Revisions 3/2008
9. SoMa West Elevation Approved 4/2007 Compared to Proposed Revisions 3/2008
10. SoMa North Elevation Approved 4/2007 Compared to Proposed Revisions 3/2008
11. SoMa South Elevation Approved 4/2007 Compared to Proposed Revisions 3/2008

Standard of Review and Procedure for NOID

The standard of review for a Notice of Impending Development (NOID) is the Public Works Plan (PWP). Section 30606 of the Coastal Act and §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 Public Works Plan. The Executive Director or his designee must review the notice of impending development (or development announcement) and determine whether it provides sufficient information to determine if the proposed development is consistent with the certified Public Works Plan as Amended. The notice is deemed filed when all necessary supporting information has been received and any necessary PWP Amendment is certified by the Commission.

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.

I. NOID 1-2008: Approval With Conditions

MOTION I: I move that the Commission determine that the development described in the Notice of Impending Development 1-2008 (SOMA Building), as conditioned, is consistent with the certified Santa Barbara City College Public Works Plan (Long Range Development 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 1-2008 as conditioned, is consistent with the certified Santa Barbara City College Public Works Plan (Long Range Development Plan) as amended pursuant to PWP Amendment 1-2008, and adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of the Commissioners present.

RESOLUTION I: TO DETERMINE DEVELOPMENT IS CONSISTENT WITH PWP:

The Commission hereby determines that the development described in the Notice of Impending Development 1-2008, as conditioned, is consistent with the certified Santa Barbara City College Public Works Plan (Long Range Development Plan), as amended pursuant to PWP Amendment 1-2008 for the reasons discussed in the findings herein.

II. Notice of Impending Development 1-2008 Special Conditions

1. Consistency with the SBCC PWP, as Amended by PWP Amendment No. 1-2008

Prior to the commencement of development, Public Works Plan Amendment 1-2008 must be effectively certified and deemed legally adequate by the California Coastal Commission.

2. Oak Tree Monitoring Plan

The permittee shall provide for an arborist or specialist in native tree care to inspect the SoMa Building utility trench(s) excavated within the vicinity of the existing specimen oak tree located east of the proposed SoMa Building upon completion. The arborist or specialist shall treat observed oak tree roots as needed to ensure that the roots heal properly.

3. Water Quality Management Plan

- A. Prior to the commencement of development, the permittee shall submit for the review and approval of the Executive Director, two (2) copies of a Final Water Quality Management Plan (WQMP) for the construction phase and post-construction phase of the project, prepared by a licensed water quality

professional, and shall include plans, descriptions, and supporting calculations. The WQMP shall include the measures for water quality protection described in NOID 1-2007 (and including GEO-1, GEO-2, GEO-3, GEO-4, DRN-1, DRN-2, DRN-3, DRN-4, DRN-5, and DRN-6). In addition to the specifications above, the plan shall be in substantial conformance with the following requirements:

1. Appropriate structural and non-structural BMPs (site design, source control and treatment control) shall be designed and implemented to minimize water quality impacts to surrounding coastal waters.
2. Irrigation and the use of fertilizers and other landscaping chemicals shall be minimized.
3. Trash, recycling and other waste containers, as necessary, shall be provided. All waste containers anywhere within the development shall be covered, watertight, and designed to resist scavenging animals.
4. The detergents and cleaning components used on site shall comply with the following criteria: they shall be phosphate-free, biodegradable, and non-toxic to marine wildlife; amounts used shall be minimized to the maximum extent practicable; no fluids containing ammonia, sodium hypochlorite, chlorinated solvents, petroleum distillates, or lye shall be used.
5. Runoff from all roofs and walkways shall be collected and directed through a system of structural BMPs designed and implemented to collect and treat runoff and remove pollutants of concern (including heavy metals, oil and grease, hydrocarbons, trash and debris, sediment, nutrients and pesticides) through infiltration, filtration and/or biological uptake. The drainage system shall also be designed to convey and discharge runoff from the developed site in a non-erosive manner.
6. Post-construction structural BMPs (or suites of BMPs) shall be designed to treat, infiltrate or filter the amount of stormwater runoff produced by all storms up to and including the 85th percentile, 24-hour storm event for volume-based BMPs, and/or the 85th percentile, 1-hour storm event, with an appropriate safety factor (i.e., 2 or greater), for flow-based BMPs.
7. All BMPs shall be operated, monitored, and maintained for the life of the project and at a minimum, all structural BMPs shall be inspected, cleaned-out, and where necessary, repaired at the following minimum frequencies: (1) prior to October 15th each year; (2) during each month between October 15th and April 15th of each year and, (3) at least twice during the dry season.
8. Debris and other water pollutants removed from structural BMP(s) during clean-out shall be contained and disposed of in a proper manner.

9. It is the permittee's responsibility to maintain the drainage system and the associated structures and BMPs according to manufacturer's specifications.

B. The permittee shall undertake development in accordance with the approved final plans. Any proposed changes to the approved final plans shall be reported to the Executive Director. No changes to the approved final plans shall occur without a SBCC NOID amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

III. FINDINGS AND DECLARATIONS

The following findings support the Commission's approval of the Notice of Impending Development, as conditioned. The Commission hereby finds and declares as follows:

A. BACKGROUND AND PREVIOUS COMMISSION ACTIONS

The Commission certified a Public Works Plan (PWP) for the Santa Barbara City College in November 1985, and the Commission has certified amendments to that plan several times over the past 21 years. The campus is located entirely within the City of Santa Barbara. In 1987 the Commission certified the Local Coastal Program for the City of Santa.

Santa Barbara City College is a fully accredited two-year community college consisting of a 74-acre campus sited south of U.S. 101 on a marine terrace overlooking Shoreline Drive, Leadbetter Beach, the Santa Barbara Harbor and the ocean. The East Campus entrance is on Cliff Drive (State Route 225) on the College's north boundary. The college is divided into an east and west campus by Loma Alta Drive, a City street running from Shoreline Drive to Cliff Drive. The City's Pershing Park forms the east boundary of the Campus. A former coastal bluff, now inland of Shoreline Drive, forms the south boundary of the campus. Residential areas are located to the west and north of the campus. The Santa Barbara City College enrollment for Spring 2008 is approximately 14,247 students.

The Santa Barbara City College (SBCC) District Public Works Plan Amendment (PWPA) No. 1-2006 and an associated Notice of Impending Development (NOID) No. 1-2007 was approved by the Commission in April 2008. The approved PWP Amendment No. 1-2006 designated a specific building site for the School of Media Arts Building (SoMa) on East Campus, expand a turnaround/drop off circle and re-stripe it to increase the size of a surface parking area and relocate the turnaround/drop-off/bus stop circle in the same area adjacent to the Garvin Theater on West Campus, and add a Transportation Demand Management Plan to the PWP (Exhibit 3, 8-11). The purpose of this new NOID 1-2008 is to allow Santa Barbara City College (SBCC) to make minor changes to the design of the SoMa Building that was previously approved

by the Commission pursuant to the previously certified PWP Amendment 1-2006 and NOID 1-2007 in April 2007. In addition, SBCC has submitted a request for Minor Amendment 1-2008 to the PWP to incorporate the changes proposed by this NOID for the SOMA Building Project. This related Minor PWP Amendment 1-2008 is scheduled to be reported to the Commission at the April 2008 Commission Meeting.

It is important to note that although SBCC has what it refers to as a "Long Range Development Plan", this planning document was certified as a "Public Works Plan" in 1985 as required by Coastal Act Sections 30515 and 30605 to promote greater efficiency for the planning of any public works or college development projects as an alternative to project-by-project review. As a result, these amendments to the SBCC Long Range Development Plan were not processed as a Long Range Development Plan Amendments under the Coastal Act, but rather as Public Works Plan Amendments.

B. Description of Impending Development

The impending development consists of the proposed SOMA building located directly east of the existing two story Student Center on the East Campus within the previously defined footprint of the High Technology/Classroom Offices Building (Exhibits 1-7). This proposed site is located in the north central portion of East Campus surrounded by existing buildings on three sides and a parking lot located to the north. The site is currently developed as a student plaza with a fountain, seating areas, concrete patio, sidewalk light post, five temporary trailers/temporary buildings, walkways, and other paved surfaces which are all proposed for removal. No native vegetation will be removed and there are no environmentally sensitive habitat areas within the development area.

The existing certified SBCC PWP, as previously amended pursuant to the Commission's certification of SBCC PWP Amendment 1-2006 in April, 2007, and the Commission's previous approval of the related Notice of Impending Development (NOID) 1-2007 provides for the construction of a new 60,523 sq. ft. SoMa Building within the existing City College East Campus area and the removal of three oak trees. However, the purpose of this new NOID 1-2008 is to allow Santa Barbara City College (SBCC) to make minor changes to the design of the SoMa Building that was previously approved by the Commission pursuant to the previously certified PWP Amendment 1-2006 and NOID 1-2007 in April 2007.

The College is changing the previously approved project to achieve greater cost-benefit efficiencies and to avoid the removal of three oak trees, as previously authorized. The means to accomplish these objectives are to reduce the numbers of levels from five levels (i.e., three above-ground and two sub-surface) to three (two above-ground with a small sub-floor basement level). Total square footage would remain the same, but grading would be reduced from 59,000 to only 8,000 cubic yards, maximum structural height above and below grade would be reduced from 78 ft. in height to only 44 ft. in height (building height above grade would be reduced from 54-

78 feet with a clock tower to only 35-44 feet in height with two heating/ventilation roof access projections and no clock tower), and the loss of three oak trees would be completely avoided. The proposed building revisions results in the same building site with a minor extension to the south for the SoMa Building footprint on SBCC's East Campus within a developed area presently occupied by temporary trailers, walkways, and other paved surfaces.

The revised SoMa Building proposed in NOID No. 1-2008 will further reduce impacts on coastal resources, including landform alteration, biological, and visual resources, as compared to the SoMa Building previously approved in NOID No. 1-2007. The previously approved grading will be reduced by approximately 90%, no oak trees will be removed, the building setback from the canopy of the adjacent oak woodland on the eastern slope will be increased from 20 feet to 70 feet, the building mass will be reduced from 5 levels to 3 levels, and the height will be reduced from 54-78 feet to no more than 35-44 feet above finished grade.

The SOMA building would exclusively accommodate existing on-campus College programs that are currently operating with insufficient classrooms and laboratories due to space limitations and/or outdated facilities. The building would include classrooms, a film studies theater, laboratories, TV studio, sound stage, darkrooms, common areas, and faculty and administrative offices. The SOMA building includes a gross area of 60,523 sq. ft. with an interior area of 41, 490 sq. ft. with three levels including one basement and two above ground levels. The height of the structure would be 35 feet above existing grade to the roof line while two heating/ventilation roof access projections would extend to 44 feet above existing grade. The adjoining Student Services building is about 30 feet high. (Exhibits 1-7)

Nine existing College departments and facilities that would be consolidated in the SOMA building include the following:

1. Communications
2. Computer Labs
3. East Campus Classrooms
4. Film Studies
5. Faculty Resource Center
6. Graphic Arts Design
7. Journalism
8. Occupation Education
9. Multimedia Arts and Technology

Existing College administrative functions that would be co-located in this building include the following:

1. Alternative / Distance Learning Center
2. East Campus Classrooms
3. Informational Resource Programs
4. Occupational Education

Existing space vacated by these ongoing on-campus educational programs relocated to the SOMA building would be made available for remaining departments to expand and take advantage of upgraded facilities. Project grading consists of approximately 5,715 cu. yds. of cut, 2,140 cu. yds. of fill, and 3,575 cu. yds. of export. Fragmented concrete will be hauled to the City of Santa Barbara waste recovery facility at Quarantina Street, while other excess soil will be transported to an existing storage area adjacent to campus Parking Lot 3 and stockpiled for future minor campus landscaping uses or hauled offsite to approved off campus disposal sites. No native trees are proposed for removal.

C. CONSISTENCY WITH CERTIFIED PUBLIC WORKS PLAN, AS AMENDED

The impending development consists of constructing the proposed 60,523 sq. ft. SOMA building. This development is specifically provided for in the PWP Minor Amendment 1-2008 to be reported to the Commission at its April 2008 meeting. Therefore, in order to ensure that this notice will be consistent with the certified PWP, Special Condition No. 1 requires that prior to the commencement of development, Public Works Plan Amendment 1-2008 must be effectively certified and deemed legally adequate by the California Coastal Commission.

a. Parking, Traffic and Coastal Access

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 new SOMA building is designed to consolidate existing campus departments, facilities, and administrative functions, including the following: Communications; Computer Labs; East Campus Classrooms; Film Studies; Faculty Resource Center; Graphic Arts Design; Journalism; Occupation Education; Multimedia Arts and Technology; Alternative / Distance Learning Center; East Campus Classrooms; Informational Resource Programs; and Occupational Education.

As a result of consolidating existing programs in the SOMA building, five portable buildings accommodating East Campus Classrooms, Faculty Resource Center, Security, and International Education would be removed from the campus after any short term use as temporary spaces for programs needing to relocate during other interior remodeling projects. Existing space vacated by these ongoing on-campus educational programs relocated to the SOMA building would be made available for remaining departments to expand and take advantage of upgraded facilities.

In addition, as a result of the Commission's approval of SBCC NOID No. 1-2007 in April 2007, surface parking expansion was previously approved by the Commission to add 60 new spaces within an existing turnaround and drop-off circle on West Campus. These additional spaces, in conjunction with several modifications regarding public

transportation improvements on and near campus, as required by the Commission as part of PWP Amendment 1-2006, were determined by the Commission to be adequate in order to provide for any additional parking demand generated by the SoMa Building. No changes are proposed to the previously approved parking plan as part of this new NOID. Thus, all previously proposed parking improvements on campus will be constructed consistent with, and pursuant to, the Commission's previous approval of NOID 1-2007

Despite data that would suggest declining pressure on campus parking demand, the College recognizes that historical parking vacancy rates are less than 5%, and delays in finding spaces occur during peak class periods, particularly between 10:00 a.m. and 12:00 noon during the first six weeks of the semester. The maximum capacity of the SOMA building is 736 students; however, during the peak parking period between 10:00 am and 12:00 noon, the expected use is 552 students. Therefore, additional surface parking is being provided equivalent to provide a 5% parking vacancy within existing campus parking lots with a total of 2496 spaces. Reducing the parking occupancy from 97% to 95% would require an additional 50 spaces. The projected demand for new parking for the SOMA Building is limited to additional maintenance and landscape personnel totaling about 12 persons requiring about 10 more spaces. The net number of parking spaces generated by the SOMA building student and staff activities, subtracting those spaces associated with the five temporary buildings that would be removed as part of the project would be negligible. As a result, the total of 60 new spaces would be constructed within the expanded existing turnaround drop-off circle area, as a result of the Commission's approval of SBCC NOID No. 1-2007 in April 2007 (Exhibit 3). The provision of 60 new parking spaces on West Campus would completely address the campus need to provide for peak parking requirements within the waterfront as required by the City of Santa Barbara LCP.

Therefore, the Commission finds that the Notice of Impending Development, as conditioned, is consistent with the applicable policies of the Public Works Plan concerning parking, traffic, and coastal access.

b. Coastal Resources

The Public Works Plan contains a number of specific policies for the protection of coastal resources, including environmentally sensitive habitats and surface water quality. As noted above, the proposed pending development consists of three components: a new SOMA building, expanded parking area, and relocated turnaround and drop-off circle in the same area.

1. Coast Live Oak Trees

Ground disturbance would be limited to East Campus in existing developed areas for the proposed SoMa Building. The physical development associated with the proposed new SOMA building will be located in an existing developed area on the campus. As originally approved pursuant to NOID 1-2007, the SoMa Building would have been constructed approximately 20 ft. from the dripline of an adjacent oak woodland area

and three oak trees in planters (located within the developed area of campus) would have been removed. As now proposed, the project has been modified so that all development, including grading for the SOMA building will be setback approximately 70 feet from the dripline of an existing mature oak tree and approximately 293 oak tree plantings that have been established (as confirmed by SBCC Oak Restoration Program Manager in 2006) in the East Campus Oak Woodland Restoration Area along the East Campus mesa slope. An existing concrete walkway, two foot high retaining wall and fence separate the East Campus developed area from the oak woodland on the descending slope. Although, as now revised, the construction of the SOMA building will not require the removal of any coast live oak trees, the trenching of utilities for the SoMa Building still has the potential to affect the roots of the one specimen tree which was previously approved to be removed due to necessary trenching within a portion of the dripline. The tree is large, approximately 6 feet in diameter as measured 4 ½ feet above grade and located within a large concrete planter surrounded by concrete walkways on two sides and a building. The College has indicated that the trenching is relatively minor and not expected to adversely impact the tree. However, SBCC has revised the project to not only retain this tree but is now proposing to include mitigation monitoring to protect this oak tree during trenching. Monitoring will be conducted by an arborist or environment specialist with experience in native tree care and will involve inspecting all trenches excavated in the vicinity of this specimen oak tree. If any damaged roots are observed, the arborist/specialist will treat observed oak tree roots, as needed, to ensure that the roots heal properly. In order to minimize adverse impacts to oak trees and to ensure the applicant's proposal is adequately implemented, Special Condition No. Two (2) has been required.

Therefore, the Commission finds that the Notice of Impending Development, as conditioned, is consistent with the applicable policies of the Public Works Plan concerning protection of environmentally sensitive habitat areas.

2. Storm Water Pollution Control

The proposed development has the potential to adversely impact coastal water quality through the removal of native vegetation, increase of impervious surfaces, increase of runoff, erosion and sedimentation, and introduction of pollutants such as trash, hydrocarbons, sediment, nutrients, and pesticides.

The FEIR Addendum identifies potential short term impacts resulting from grading, including erosion and runoff, as potentially significant with specific mitigation measures to reduce these potential short term impacts to a less than significant level. These mitigation measures include four specific Best Management Program measures, including a Construction General Permit of the National Pollutant Discharge Elimination System issued by the California Regional Water Quality Control Board, for construction and for post-construction maintenance of positive drainage systems.

As amended in PWPA No. 1-2006, there are 13 Water Quality policies designed to protect the creek and marine water quality environment on and off the SBCC campus.

Development in this area is also subject to the National Pollutant Discharge Elimination System (NPDES) Phase II requirements for storm water pollution control, established by the State Water Quality Control Board. In addition, NOID 1-2007 has proposed several measures to protect water quality both during construction and for the long-term of the development. These measures include erosion and sediment control practices, storage and handling of construction materials, vegetated areas designed to retain runoff, and parking lot sweeping and cleaning practices.

The FEIR Addendum identified potential short term impacts resulting from grading, including erosion and runoff, as potentially significant with specific mitigation measures to reduce these potential short term impacts to a less than significant level. These mitigation measures include four specific Best Management Program measures, including a Construction General Permit of the National Pollutant Discharge Elimination System issued by the California Regional Water Quality Control Board, for construction and for post-construction maintenance of positive drainage systems. As part of construction activities, a Storm Water Pollution Prevention Plan (SWPPP) is required to minimize the effects of erosion and sedimentation, polluted runoff generated by construction activity and chemicals associated with construction activity.

The SoMa building includes a new subsurface storm drain system constructed adjacent to the east side of the building using concrete catch basins with cleanouts. This drain system will be tied into the existing master stormwater system that conveys runoff to existing storm drains as required by PWP policies. Drainage improvement will be consistent with the campus Storm Water Pollution Prevention Plan and Stormwater Mitigation Plan to ensure compliance with NPDES Phase II permit regulations including Best Management Practices (BMPs) to reduce impervious project surfaces and to minimize associated off-site storm flow such that no increase in stormwater runoff velocities relative to existing conditions occur.

Although several measures have been proposed to minimize impacts related to the proposed development, they do not address all aspects of water quality impacts, and additional measures must be implemented to achieve maximum water quality protection and ensure consistency with the PWP water quality policies. Special Conditions 1.B and 1.C requires the submittal of a Water Quality Management Plan (WQMP) for the construction and post-construction phase of the project. In addition to requiring the measures in NOID 1-2007 to be included in the WQMP, Special Conditions 1.B and 1.C also outlines additional measures to be incorporated into the plan. These include minimizing irrigation and the use of fertilizers for landscaped areas, a system of structural BMPs to address specific pollutants, and sizing and maintenance requirements for the BMPs. With these additional measures required by Special Conditions 1.B and 1.C water quality will be adequately protected.

Therefore, the proposed project, as conditioned, will not have any impacts on coastal habitat and water quality resources on and off the SBCC campus. 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.

IV. CEQA

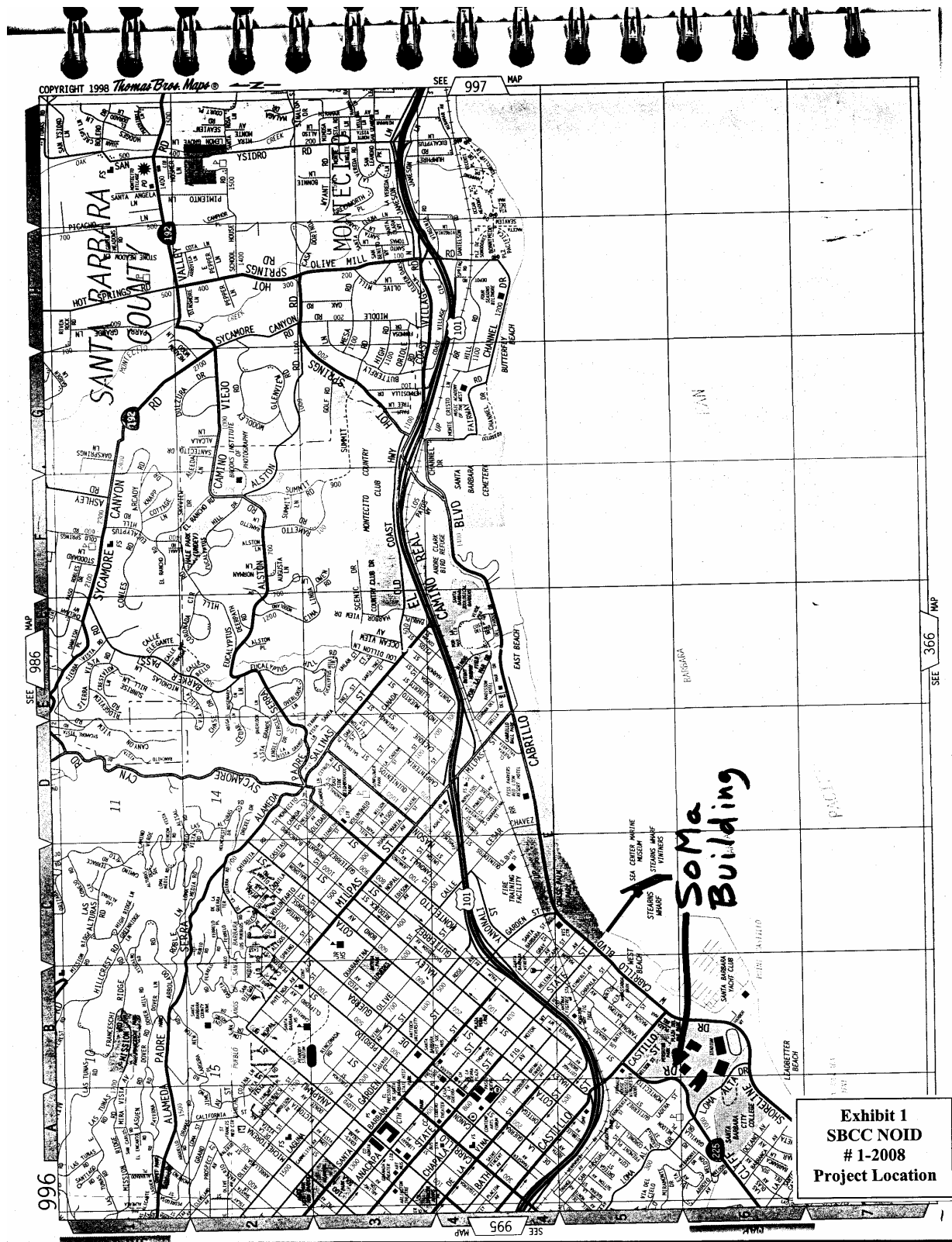
The proposed amendment is to the Santa Barbara City College Public Works Plan, which the Commission originally certified in 1985.

CEQA requires the consideration of alternatives and mitigation measures that would lessen any significant environmental impacts that the proposal would otherwise have on the environment. As discussed in the findings above, for the implementation of the SBCC NOID No. 1-2008, as conditioned herein, are consistent with the applicable policies of the City of Santa Barbara's certified Local Coastal Program and the SBCC PWP as amended, respectively. SBCC Board of Trustees adopted a Final Environmental Impact Report Addendum for the SBCC SoMa Project on December 13, 2007.

Staff considered alternative locations for the proposed SOMA building finding that there were no other feasible locations to locate the building on campus. The SOMA building is proposed to consolidate existing on campus educational and administrative programs. Therefore, there are no less environmentally damaging or feasible locations or project mitigations for these project proposals available. As modified and conditioned, the proposal will have no remaining significant impacts on the environment, and thus, there are no additional alternatives or feasible mitigation measures that could reduce any remaining significant impacts of the Amendment and the proposed project on the environment.

The NOID, as conditioned, is therefore consistent with the provisions of the California Environmental Quality Act, the City of Santa Barbara's certified Local Coastal Program, and with the SBCC PWP as amended.

sbcc noid 1-2008 report final



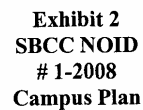
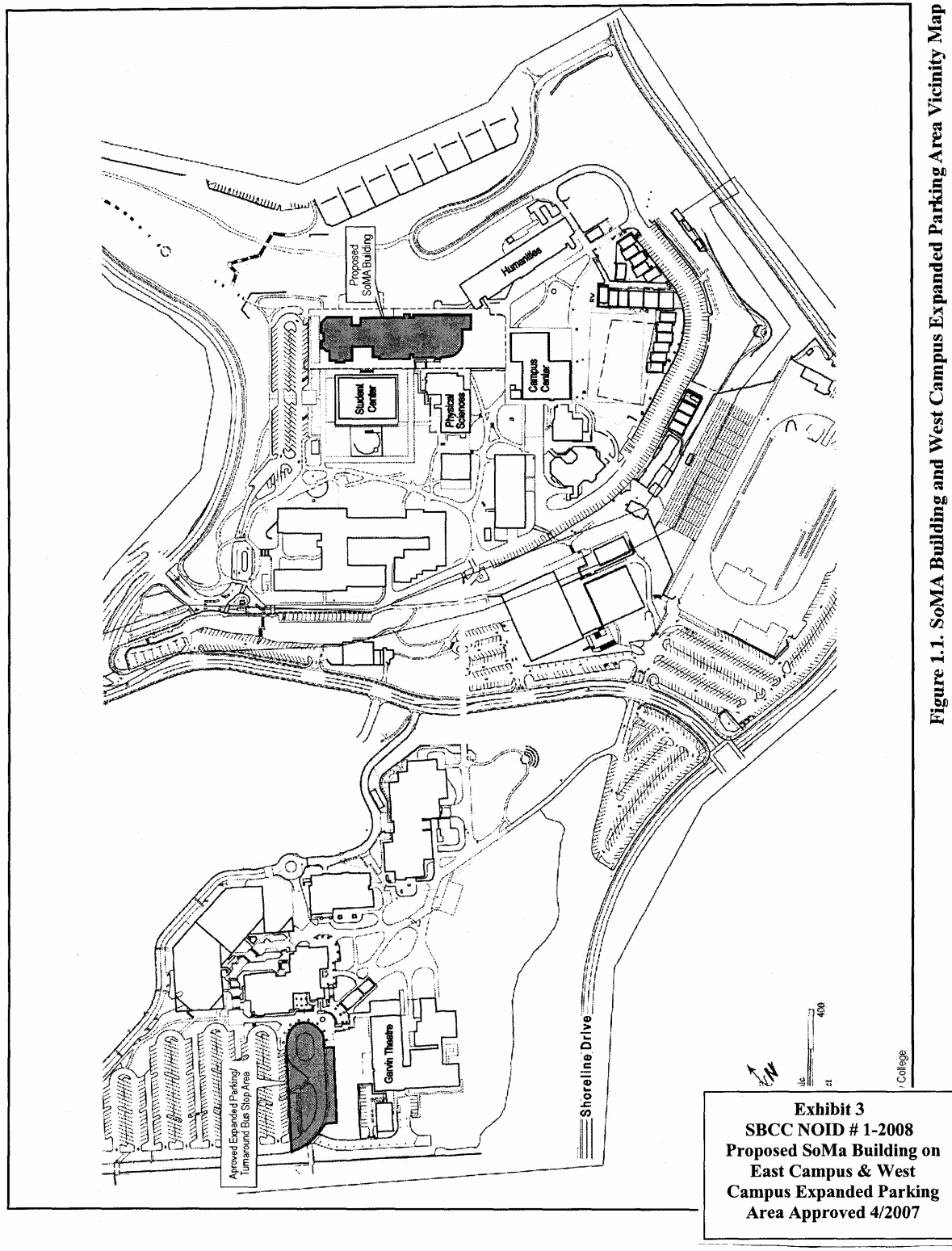


Figure 1.0 - Location of Planned Development.



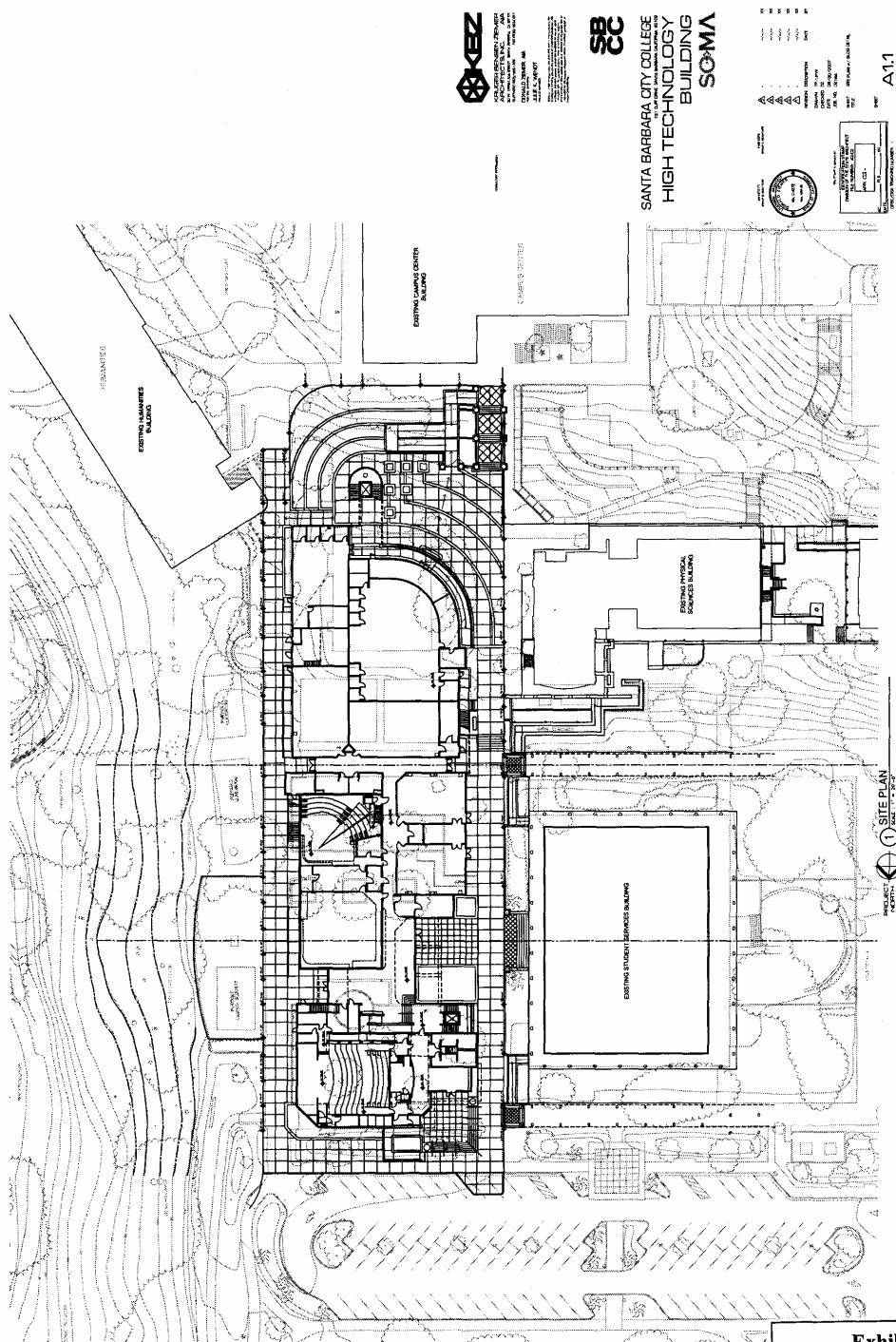
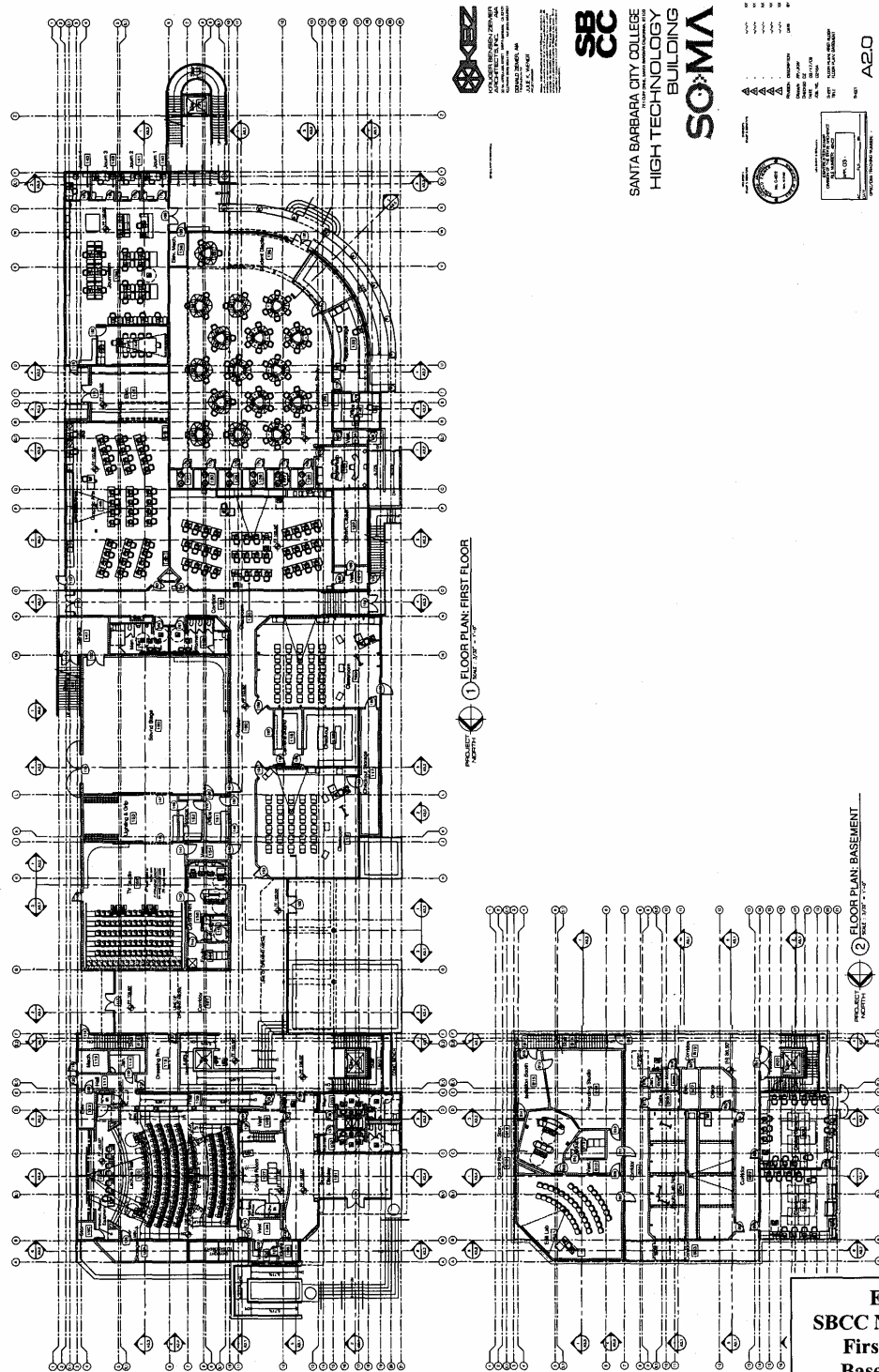


Exhibit 4
SBCC NOID # 1-2008
SoMa Site Plan



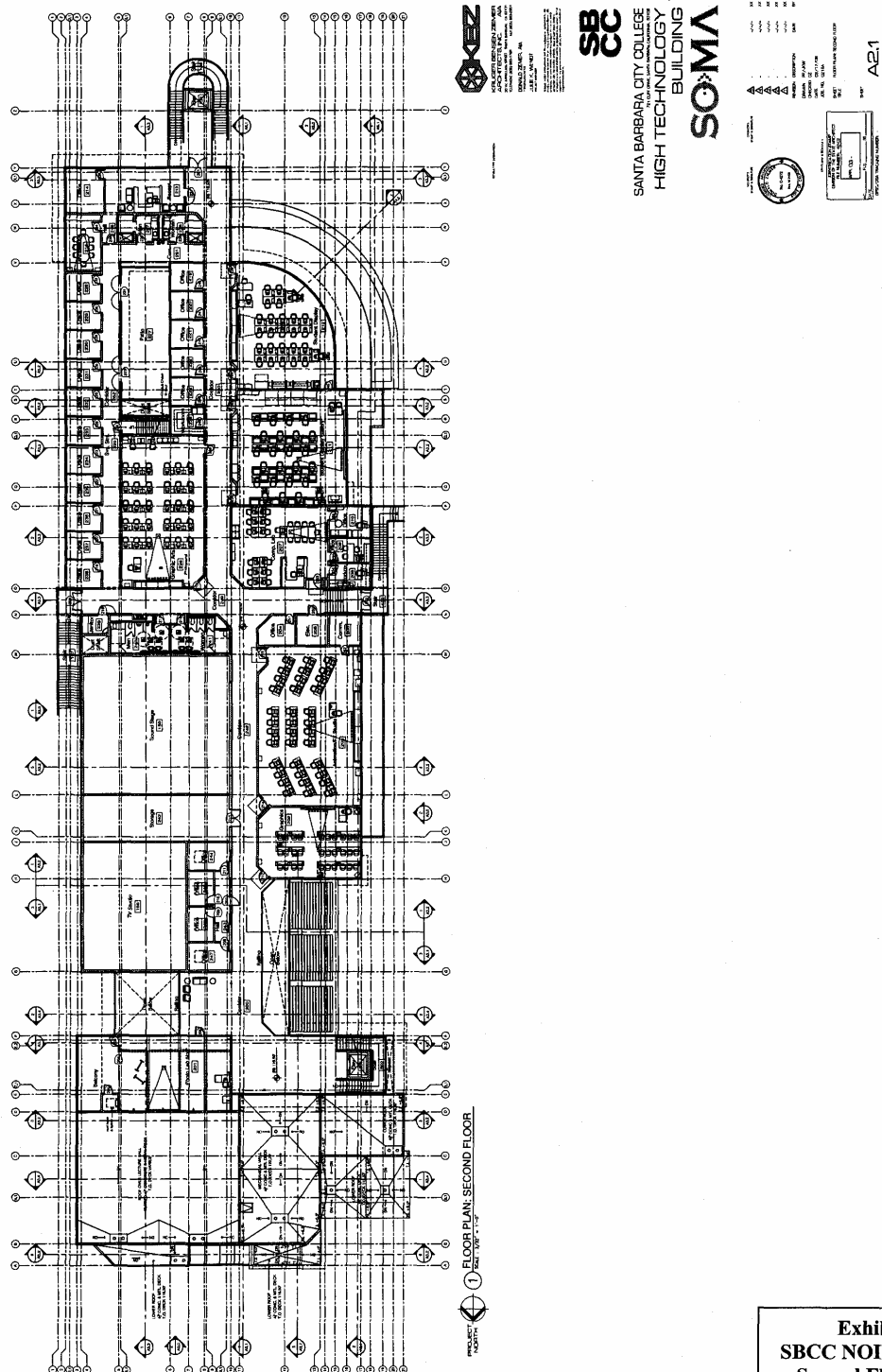
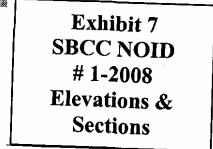
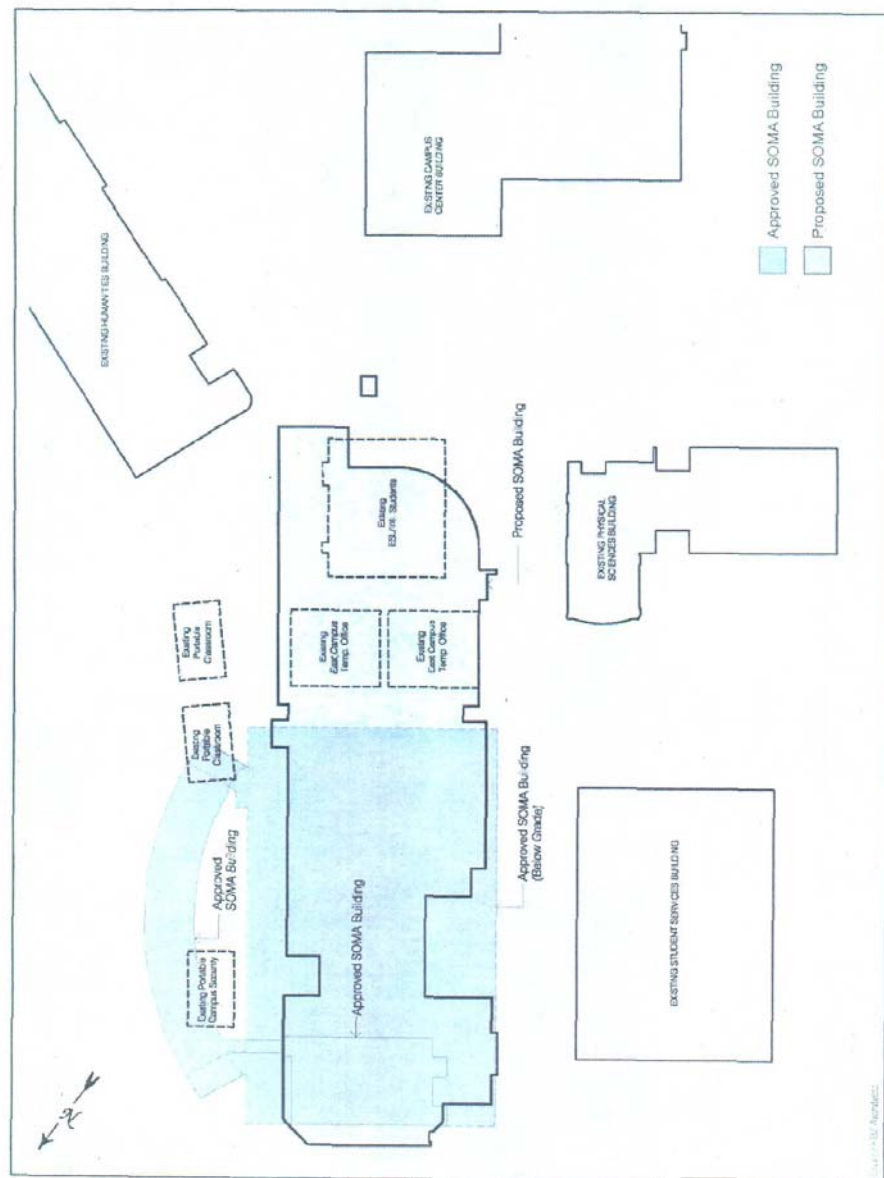


Exhibit 6
SBCC NOID # 1-2008
Second Floor Plan



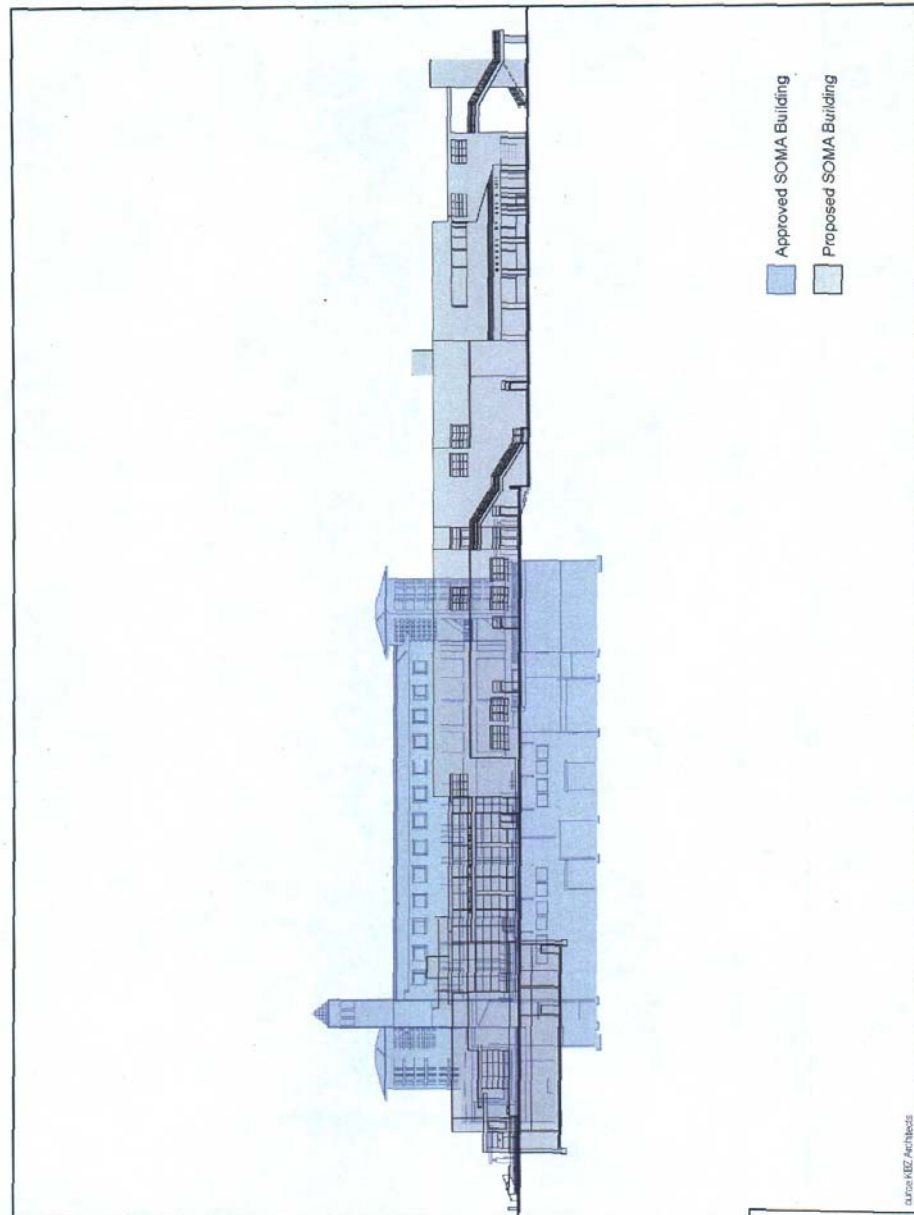


Santa Barbara City College SoMA Building

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**Exhibit 8
SBCC NOID # 1-2008
SoMa Proposed and
Approved Design Site
Plan/Footprints**

EIR Addendum



Santa Barbara City College SoMA Building

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Exhibit 9
SBCC NOID
1-2008
SoMa West Elevation
Approved 4/2007
Compared to Proposed
Revisions 3/2008

EIR Addendum

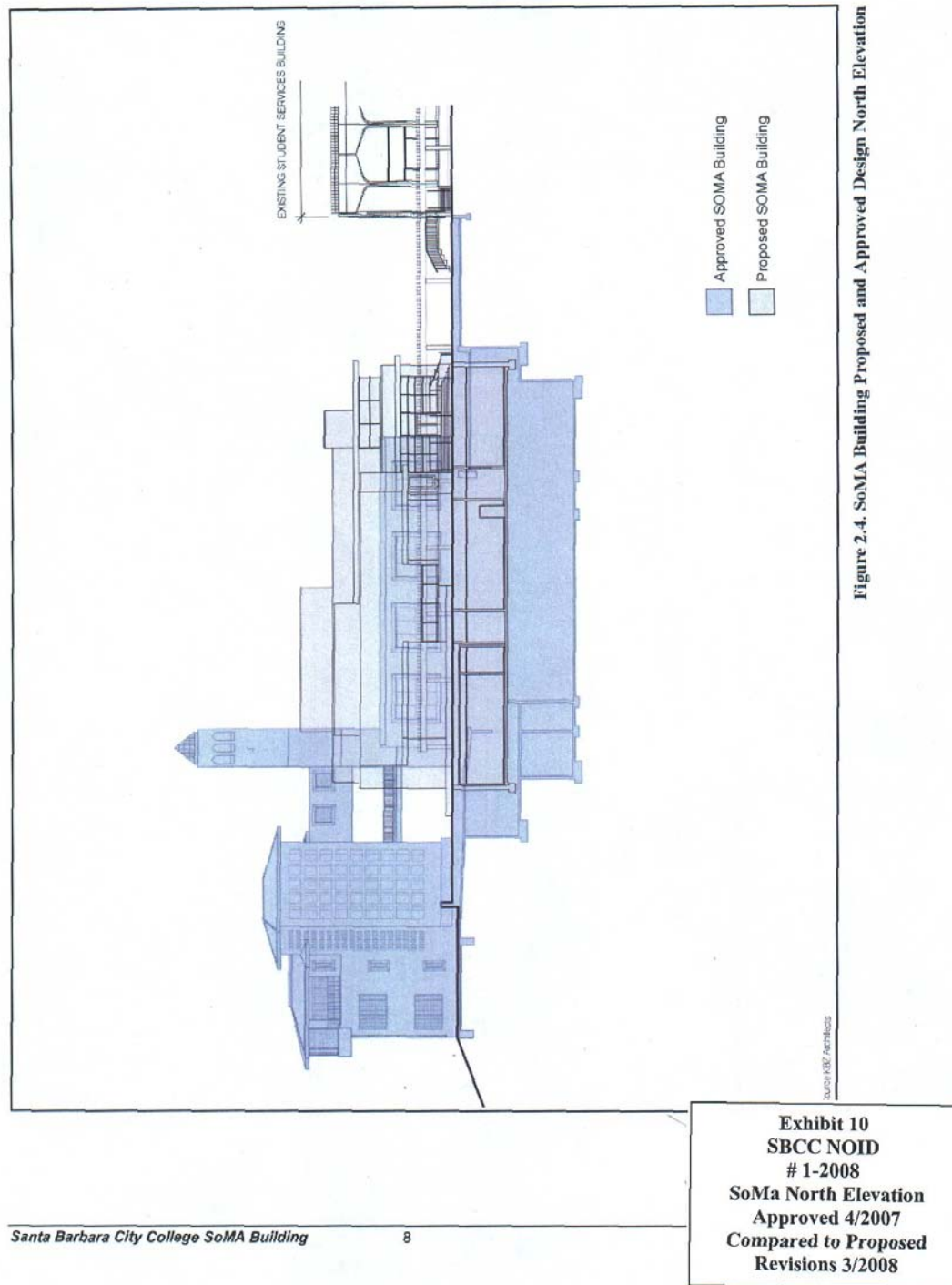


Figure 2.4. SoMA Building Proposed and Approved Design North Elevation

EIR Addendum

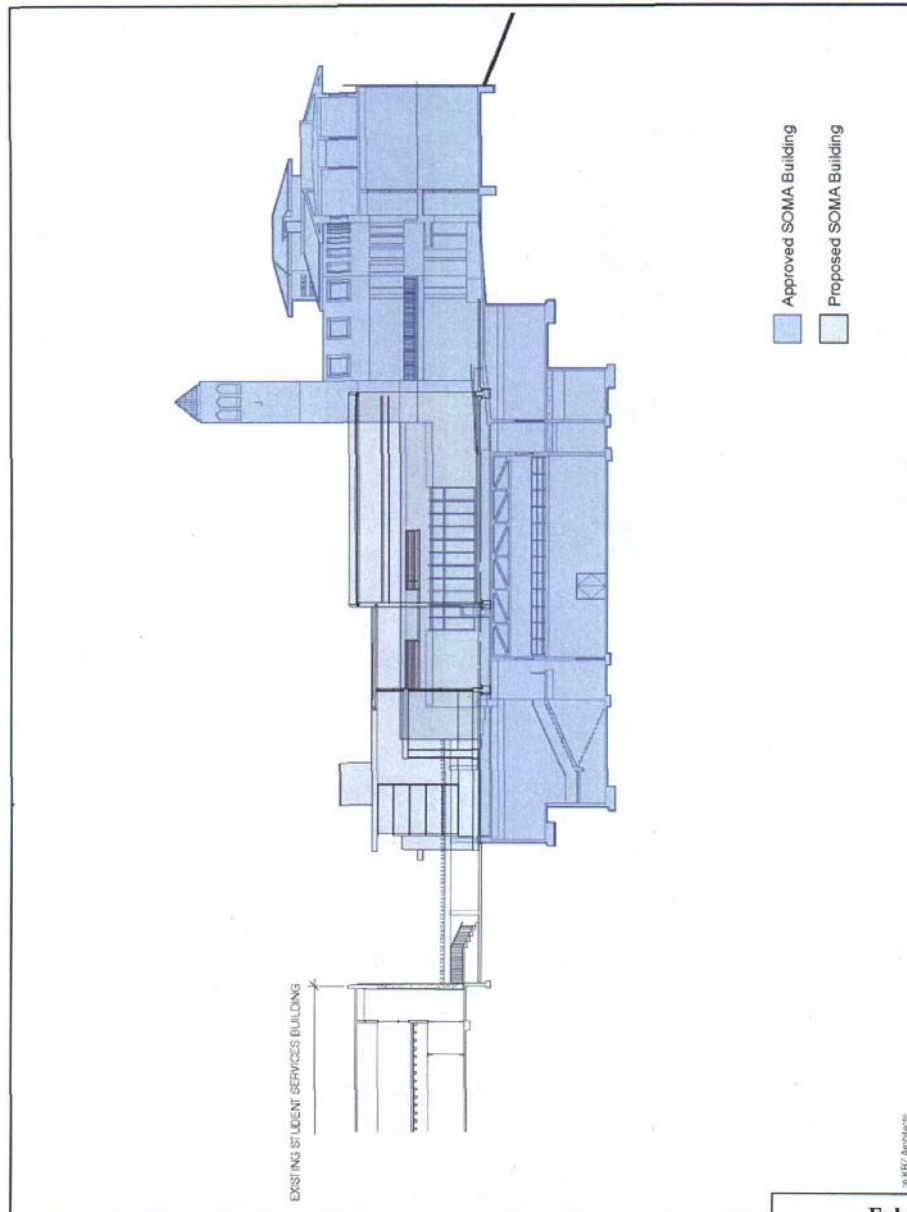


Figure 2.5. SoMa Building Proposed and Approved Design South Elevation