

CALIFORNIA COASTAL COMMISSION

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W11.1a & W11.3a

DATE: July 25, 2012

TO: Commissioners and Interested Persons

FROM: John Ainsworth, Senior Deputy Director
Steve Hudson, District Manager
Melissa Ahrens, Coastal Program Analyst

SUBJECT: **Proposed Major Amendment 1-12** to the certified **SANTA BARBARA CITY COLLEGE PUBLIC WORKS PLAN** and **Notice of Impending Development (NOID) 1-12** for the Humanities Building Addition, for Public Hearing and Commission Action at the August 8-10, 2012 Commission Meeting at Santa Cruz, CA.

STAFF RECOMMENDATION: staff recommends that the PWP amendment be approved, as submitted, and that the Commission approve the related NOID with special conditions, as described within the staff report, to address project-specific impacts on coastal resources necessary to bring the development into conformance with the certified Public Works Plan.

Motions and Resolutions: Page 5.

SUMMARY

Santa Barbara City College is requesting Commission certification of an amendment to the college's certified Public Works Plan (PWP). The College has also submitted the accompanying Notice of Impending Development (NOID) for implementation of the proposed project upon certification of the PWP amendment.

The proposed PWP Amendment 1-12 to the certified PWP is necessary in order to accommodate the proposed 2,070 sq. addition to the existing 41,695 sq. ft., 3-story, Humanities Building on campus. This addition would allow for the addition of a new elevator tower and restroom facility on each floor of the building in order to comply with standards of the Americans with Disabilities Act (ADA). Specifically, Table 1.1 of the certified PWP titled "Summary of Proposed Campus Modifications" will be revised to state that the existing 41,695 sq. ft. Humanities Building on Campus may be increased in size by 2,070 sq. ft. for a total size of 43,765 sq. ft.

In addition, the college has submitted the related Notice of Impending Development (NOID 1-12) for implementation of the improvements that would be authorized by PWP Amendment 1-12 including construction of the 2,070 sq. ft. addition to the existing 41,695 sq. ft., 3-story, Humanities Building to provide for new ADA accessible restrooms and elevators. The existing Humanities building, constructed in 1974, is currently non-compliant with ADA standards for restroom and building accessibility. The proposed building addition would provide ADA

accessible entry to each of the building's 3 levels and upgraded ADA compliant restroom facilities. The existing College Humanities Building uses and programs would not change as a result of the modernization and no expansion of classroom space would occur as part of the proposed project.

The proposed addition to the Humanities Building is relatively minor in nature and all proposed development will be located entirely within an existing landscaped/developed area of campus and will not require the removal of any native vegetation or loss of any environmentally sensitive habitat area. In addition, the development will be visually compatible with other development on campus and will not result in any adverse impacts to visual resources on campus.

Although the 2,070 sq. ft. addition to the Humanities Building is located within a previously developed area of campus that has been developed with hardscaping/landscaping improvements, it is located within a portion of the designated Archeological Site CA-SBa-30 and identified in the certified PWP document as an area where potential cultural resources may occur. The College has submitted an Archaeological Assessment of the Humanities building site concluding that the initial construction of the Humanities building destroyed or removed all significant archaeological resources on site and, as such, no impacts to archaeological resources are expected to occur associated with the proposed Humanities modernization project. However, even though the new proposed development will occur within a previously disturbed portion of the identified Archeological Site CA-SBa-30, the project may still result in potential adverse effects to cultural resources due to inadvertent disturbance during grading and construction activity. To ensure that impacts to archaeological resources are minimized, **Special Condition Four (4)** requires that Santa Barbara City College shall retain the services of a qualified archaeologist and appropriate Native American consultant and shall ensure that both the archeologist and Native American consultant shall be present on-site during all grading activities or foundation work which occurs within or adjacent to any documented archaeological resources in the project area, as designated in Archaeological Sensitivity map on file with the Santa Barbara City College and referenced in the PWP document.

For these reasons, staff recommends that the PWP amendment be approved, as submitted, as suggested in this report, and that the Commission condition the respective NOID as described within the staff report to address project-specific impacts on coastal resources.

The standard of review for the proposed PWP amendment are the policies and provisions of the City of Santa Barbara's Local Coastal Program. The standard of review for the related NOID is the policies of the certified PWP.

Additional Information

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

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Substantive File Documents: Penfield and Smith Plan Set dated 6/30/12, SBCC Humanities Modernization Project Archaeological Assessment dated 6-22-12.

I. PROCEDURAL ISSUES

STANDARD OF REVIEW

Public Works Plan Amendment

The Commission shall certify a Public Works Plan Amendment submitted after the certification of the Local Coastal Programs for the jurisdictions affected by the proposed Public Works Plan only if the Commission finds, after full consultation with the affected local governments, that the proposed Public Works Plan is in conformity with the certified Local Coastal Programs for the jurisdictions affected by the proposed Public Works Plan. (Public Resources Code § 30605).

Notice of Impending Development:

The standard of review for a Notice of Impending development is the PWP, as amended. 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.

II. STAFF RECOMMENDATION: MOTIONS & RESOLUTIONS

A. PWP AMENDMENT 1-12: APPROVAL AS SUBMITTED

MOTION I: I move that the Commission certify Santa Barbara City College Public Works Plan Amendment No. 1-12, as submitted.

Staff recommends a YES vote. Passage of this motion will result in approval of the Public Works Plan amendment and the 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. 1-12, as submitted, and adopts the findings stated below on the grounds that the Amendment, as submitted, conforms with the applicable policies of Chapter 3 of the Coastal act and the certified City of Santa Barbara Local Coastal Program. Certification of the amendment 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 the approval of the amendment would have on the environment

B. NOID 1-12: APPROVAL WITH CONDITIONS

MOTION II: I move that the Commission determine that the development described in the Notice of Impending Development 1-2012 (Humanities Building Improvements), 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 1-2012 as conditioned, is consistent with the certified Santa Barbara City College Public Works Plan (Long Range Development Plan) as amended pursuant to PWP Amendment 1-2012, and adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of the Commissioners present.

RESOLUTION II: TO DETERMINE DEVELOPMENT IS CONSISTENT WITH PWP:

The Commission hereby determines that the development described in the Notice of Impending Development 1-2012, as conditioned, is consistent with the certified Santa Barbara City College Public Works Plan (Long Range Development Plan), as amended pursuant to PWP Amendment 1-2012 for the reasons discussed in the findings herein.

III. NOTICE OF IMPENDING DEVELOPMENT 1-12 SPECIAL CONDITIONS

1. Consistency with the SBCC PWP

Prior to the commencement of development, Santa Barbara City College Public Works Plan Amendment 1-12 must be effectively certified and deemed legally adequate by the California Coastal Commission.

2. Interim Erosion Control and Staging Area Plans

Prior to commencement of development, the College shall submit two (2) final sets of interim erosion control plans, prepared by a qualified engineer, for review and approval by the Executive Director. The plans shall incorporate the following criteria:

- a) The plan shall delineate the areas to be disturbed by grading or construction activities and shall include any temporary access roads, staging areas and stockpile areas. Any natural areas on the site shall be clearly delineated on the project site with fencing or survey flags.
- b) No stockpiling or staging areas shall be located within 100 ft. of designated sensitive habitat areas or within any areas of moderate or high archaeological sensitivity, as designated on the Archaeological Sensitivity map on file with the City College and referenced in the PWP document.
- c) The final erosion control plans shall specify the location and design of erosion control measures to be implemented during the rainy season (November 1 – May 1) if construction during this time is approved by the Executive Director. The College shall install or construct temporary sediment basins (including debris basins, desilting basins or silt traps), temporary drains and swales, sand bag barriers, silt fencing, stabilize any stockpiled fill with geofabric covers or other appropriate cover, install geotextiles or mats on all cut or fill slopes and close and stabilize open trenches as soon as possible. Straw bales shall not be approved. These erosion measures shall be required on the project site prior to or concurrent with the initial grading operations and maintained throughout the development process to minimize erosion and sediment from runoff waters during construction. All sediment shall be retained on-site unless removed to an appropriate approved dumping location either outside the coastal zone or to a site within the coastal zone permitted to receive fill.
- d) The plan shall also include temporary erosion control measures should grading or site preparation cease for a period of more than 30 days, including but not limited to: stabilization of all stockpiled fill, access roads, disturbed soils and cut and fill slopes with geotextiles and/or mats, sand bag barriers, silt fencing; temporary drains and swales and sediment basins. The plans shall also specify that all disturbed areas shall be seeded with native grass species and include the technical specifications for seeding the disturbed areas. These temporary erosion control measures shall be monitored and maintained until grading or construction operations resume.

- e) Storm drain inlets shall be protected from sediment-laden waters by the use of inlet protection devices such as gravel bag barriers, filter fabric fences, block and gravel filters, and excavated inlet sediment traps.

3. Construction Timing and Sensitive Bird Species

For any construction activities between February 15th and September 1st, the Santa Barbara City College shall retain the services of a qualified biologist or environmental resource specialist (hereinafter, “environmental resources specialist”) to conduct raptor and other sensitive bird species surveys and monitor project operations. At least 30 calendar days prior to commencement of any project operations, the applicants shall submit the name and qualifications of the environmental resources specialist, for the review and approval of the Executive Director. The environmental resources specialist shall ensure that all project construction and operations shall be carried out consistent with the following:

- A. The College shall ensure that a qualified environmental resource specialist, with experience in conducting bird surveys shall conduct bird surveys 30 calendar days prior to construction and/or tree removal activities to detect any active bird nests in all trees within 500 feet of the project (including, but not limited to, eucalyptus trees). A follow-up survey must be conducted 3 calendar days prior to the initiation of clearance/construction and nest surveys must continue on a monthly basis throughout the nesting season or until the project is completed, whichever comes first.
- B. If an active nest of any federally or state listed threatened or endangered species, species of special concern, or any species of raptor is found within 300 ft. of the project (500 ft. for raptors), the College shall retain the services of a qualified biologist with experience conducting bird and noise surveys, to monitor bird behavior and construction noise levels. The biological monitor shall be present at all relevant construction meetings and during all significant construction activities (those with potential noise impacts) to ensure that nesting birds are not disturbed by construction related noise. The biological monitor shall monitor birds and noise every day at the beginning of the project and during all periods of significant construction activities. Construction activities may occur only if construction noise levels are at or below a peak of 65 dB at the nest (s) site. If construction noise exceeds a peak level of 65 dB at the nest(s) site, sound mitigation measures such as sound shields, blankets around smaller equipment, mixing concrete batches off-site, use of mufflers, and minimizing the use of back-up alarms shall be employed. If these sound mitigation measures do not reduce noise levels, construction within 300 ft. (500 ft for raptors) of the nesting trees shall cease and shall not recommence until either new sound mitigation can be employed or nesting is complete.
- C. If an active nest of a federally or state-listed threatened or endangered species, bird species of special concern, or any species of raptor is found, SBCC will notify the appropriate State and Federal Agencies within 24 hours, and appropriate action specific to each incident will be developed. SBCC will notify the California Coastal Commission by e-mail within 24 hours and consult with the Commission regarding determinations of State and Federal agencies.

- D. The environmental resource specialist shall be present during all tree removal activities. The environmental resource specialist shall require the College to cease work should any breach in compliance occur, or if any unforeseen sensitive habitat issues arise. The environmental resource specialist(s) shall immediately notify the Executive Director if activities outside of the scope of Notice of Impending Development 1-12 occur. If significant impacts or damage occur to sensitive habitats or to wildlife species, the applicants shall be required to submit a revised or supplemental program to adequately mitigate such impacts. Any native vegetation which is inadvertently or otherwise destroyed or damaged during implementation of the project shall be replaced in kind at a 3:1 or greater ratio. The revised, or supplemental, program shall be processed as an amendment to this NOID.

4. Archaeological Monitoring

Santa Barbara City College shall retain the services of a qualified archaeologist and appropriate Native American consultant and shall ensure that both the archeologist and Native American consultant shall be present on-site during all grading activities or foundation work which occurs within or adjacent to any documented archaeological resources in the project area, as designated in Archaeological Sensitivity map on file with the Santa Barbara City College and referenced in the PWP document. Specifically, any grading or foundation work operations on the project site shall be controlled and monitored by an archaeologist with the purpose of locating, recording and collecting any archaeological materials. In the event that any significant archaeological resources are discovered during operations, all work in this area shall be halted and an appropriate data recovery strategy be developed, subject to review and approval of the Executive Director, by the applicant's archaeologist and the native American consultant consistent with CEQA guidelines.

5. Revised Landscaping Plan

Prior to the commencement of development, the College shall submit a revised landscaping plan, prepared by a licensed landscape architect or a qualified resource specialist, for review and approval by the Executive Director. The revised plan shall incorporate the criteria set forth below:

- (a) All disturbed areas on the project site shall be planted and maintained for erosion control purposes within sixty (60) days after construction of the Bioengineering Building is completed. All landscaping shall consist primarily of native plants. All native plant species shall be of local genetic stock. No plant species listed as problematic and/or invasive by the California Native Plant Society, the California Invasive Plant Council, or 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 or maintained within the property.
- (b) Plantings will be maintained in good growing condition throughout the life of the project and, whenever necessary, shall be replaced with new plant materials to ensure continued compliance with applicable landscape requirements.

- (c) Rodenticides containing any anticoagulant compounds (including, but not limited to, Warfarin, Brodifacoum, Bromadiolone or Diphacinone) shall not be used.
- (d) The landscaping plan shall incorporate a majority of native species, endemic to the Santa Barbara region and coastal scrub habitat community. All native planting shall be of local genetic stock. The revised landscaping plan shall emphasize drought tolerant endemic native plants on most of the proposed landscaping area with endemic native riparian/hydric species to be established in the proposed bioswale.

6. Removal of Excess Excavated Material.

Prior to the commencement of development, the College shall provide evidence to the Executive Director of the location of the disposal site for all excess excavated material from the site. If the disposal site is located in the Coastal Zone, the disposal site must have a valid coastal development permit for the disposal of fill material. If the disposal site does not have a coastal permit, such a permit will be required prior to the disposal of material.

7. Water Quality Management Plan

Prior to commencement of construction activities, the College shall submit for the review and approval of the Executive Director, final drainage and runoff control plans, including supporting calculations. The plan shall be prepared by a licensed engineer and shall incorporate structural and non-structural Best Management Practices (BMPs) designed to control the volume, velocity and pollutant load of storm water leaving the developed site. The plan shall be reviewed and approved by the consulting engineering geologist to ensure the plan is in conformance with geologist's recommendations. In addition to the specifications above, the plan shall be in substantial conformance with the following requirements:

- 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.
- Irrigation and the use of fertilizers and other landscaping chemicals shall be minimized.
- 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.
- 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.
- Runoff from all roofs and impervious surfaces 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.

- 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.
- 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.
- Debris and other water pollutants removed from structural BMP(s) during clean-out shall be contained and disposed of in a proper manner.
- It is the College's responsibility to maintain the drainage system and the associated structures and BMPs according to manufacturer's specifications.

The College 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.

IV. FINDINGS FOR THE APPROVAL OF THE PUBLIC WORKS PLAN AMENDMENT

The following findings support the Commission's approval of the PWP amendment. The Commission hereby finds and declares as follows:

A. PROPOSED AMENDMENT

Santa Barbara City College is proposing Public Works Plan (PWP) Amendment 1-12 in order to accommodate the proposed 2,070 sq. addition to the existing 41,695 sq. ft., 3-story, Humanities Building on campus. This addition would allow for the addition of a new elevator tower and restroom facility on each floor of the building in order to comply with standards of the Americans with Disabilities Act (ADA). Specifically, Table 1.1 of the certified PWP titled "Summary of Proposed Campus Modifications" will be revised to state that the existing 41,695 sq. ft. Humanities Building on Campus may be increased in size by 2,070 sq. ft. for a total size of 43,765 sq. ft.

In addition, the college has submitted the related Notice of Impending Development (NOID 1-12) for implementation of the improvements that would be authorized by PWP Amendment 1-12

including construction of the 2,070 sq. ft. addition to the existing 41,695 sq. ft., 3-story, Humanities Building to provide for new ADA accessible restrooms and elevators. The existing Humanities building, constructed in 1974, is currently non-compliant with ADA standards for restroom and building accessibility. The proposed building addition would provide ADA accessible entry to each of the building's 3 levels and upgraded ADA compliant restroom facilities. The existing College Humanities Building uses and programs would not change as a result of the modernization and no expansion of classroom space would occur as part of the proposed project.

In this case, the proposed amendment to the certified PWP is necessary in order to accommodate the proposed additions and improvements to the existing Humanities Building on campus for which the applicant has submitted the related NOID 1-12. The certified PWP for the Santa Barbara Community College includes Table 1.1 titled 'Summary of Proposed Campus Modifications', which specifically identifies all future building improvements and additions planned for the existing campus. A description of the type and extent of improvements allowable for each listed campus modification is also included in this section of the PWP and clarified with Figure 1, which shows the location of all the planned development included in Table 1. However, in this case, although the PWP, including Table 1.1, identifies the existing 41,695 sq. ft Humanities Building, it does not specifically provide for any new additions or modifications to the subject building.

Therefore, in order to accommodate the campus improvements proposed by NOID 1-12, the proposed PWP amendment would:

1. Add **Humanities Building Modernization** to Table 1.1 and to Figure 1.1, the Planned Development Map, within Section 1.3 of the PWP.
2. Add a specific description of the type and extent of development that would be allowed to occur with the Humanities building modernization to Section 1.3, Page 6, of the certified PWP document. The Humanities modernization description would consist of the following new text:

Humanities Building Modernization (Remodel - #4 in Table 1.1)

Disabled access and bathroom facilities would be added to the existing Humanities Building in compliance with the Americans with Disabilities Act of 1990. A 2,070 squarefoot (s.f.) elevator tower 34-feet high extending outward from the southern façade of the existing Humanities Building would enclose multi-story access and disabled bathroom facilities and relocated conference rooms.

The proposed amendment will not necessitate the modification of any other portion of the PWP document, as the subject Humanities modernization project will not involve the addition or expansion of any classroom space or result in any impacts to coastal resources that might require modifications to the resource or public access section of the certified PWP document. Additionally, the proposed project would not encroach upon any existing public ocean view corridors or result in impacts to sensitive coastal resources that would be inconsistent with the

existing policies of the certified Public Works plan. The proposed amendment, as submitted, would allow for the Humanities Modernization development detailed in NOID 1-2012.

B. BACKGROUND

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 27 years. The campus is located entirely within the City of Santa Barbara. The City of Santa Barbara's Local Coastal Program was fully certified on November 12, 1986.

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, Ledbetter 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 existing Humanities building, constructed in 1974, is located on the Eastern campus and is surrounded by developed City College facilities and an area of Oak scrub woodland to the north. The subject site is located on an elevated coastal mesa, situated some distance to the northwest and above the public beach and harbor. There are no designated public beach accessways or ocean views available near to or on the Humanities building site.

C. PWP AMENDMENT 1-12 CONSISTENCY.

The proposed amendment to the Santa Barbara City College Public Works Plan (PWP) is a project-driven amendment that would allow for new additions/improvements to an existing building on campus. The standard of review for the Commission's review the proposed amendment to the PWP is whether the PWP, as amended, is in conformity with the certified Local Coastal Programs for the jurisdictions affected by the proposed Public Works Plan. In this case, the City of Santa Barbara's Local Coastal Program designates the entire Santa Barbara City College site "Major Public Institutional." All of the physical developments contained in the proposed amendment are located within the bounds of the campus and are consistent with the institutional designation in the City's certified Local Coastal Program.

Furthermore, the proposed Humanities site is located within a previously developed area of the campus and does not require new access roads, or parking. The proposed amendment to the PWP, as submitted, does not raise any issue with respect to any policies of the Coastal Act or with any policy or provision of the City's LCP. However, the associated development proposed under the accompanying Notice of Impending Development may raise specific concerns with respect to coastal resources, including archeological resources and water quality as discussed in more detail in Section V of the report below.

Therefore, the Commission finds that the PWP Amendment, as submitted, is in conformity with the policies and provisions of the City of Santa Barbara's LCP

V. FINDINGS FOR THE APPROVAL OF NOTICE OF IMPENDING DEVELOPMENT 1-12

A. DESCRIPTION OF IMPENDING DEVELOPMENT

The impending development consists of a 2,070 sq. ft. addition to the existing 41,695 sq. ft., 3-story, Humanities Building to provide for new restrooms, conference rooms, and elevators that would comply with the Americans with Disabilities Act (ADA) requirements. The Humanities Building is located on the East Campus and is surrounded by existing campus facilities/buildings to the south, west and east, and designated sensitive habitat and a bike/pedestrian pathway to the north. The proposed improvements will constitute an addition of less than 10% internal floor area of the existing structure and will provide for elevators and bathrooms and conference rooms on all floors of the building that would comply with ADA standards. The proposed conference rooms would not function to provide additional classroom/internal facility space as they will replace existing conference rooms being removed to accommodate the proposed addition.

Specifically, the proposed development will consist of:

- Construction of a 2,070 sq. ft. addition to the existing 41,695 sq. ft., 3-story, Humanities Building to provide for new restrooms, conference rooms, and elevators that would comply with the Americans with Disabilities Act (ADA) requirements.
- Removal of 6,975 sq. ft. of existing landscaping on the south side of the building including removal of three non-native trees, originally planted by the Santa Barbara City College on site.
- Removal of 10,772 sq. ft. of existing pavement and impervious surfaces and replacement with 11,876 sq. ft. of new paving and walkways, including: 7,082 sq. ft. of colored concrete; 2,775 sq. ft. paving east of the 1st floor access; a 1,364 sq. ft. western accessible path; and a 655 sq. ft. eastern path.
- Approximately 550 cu. yds. of grading (310 cu. yds. of cut and 240 cu. yds. () of fill)
- Drainage improvements including the redirection of drainage from the new addition to the Humanities Building to a new 0.5-ft. deep, 20-ft. long, rock-lined/graded swale that drains into a 120-foot long vegetated swale that would conduct flows into an existing storm drain inlet on the southeast corner of the existing Humanities Building. All other drainage from the structural development would be directed to existing storm drains and no new drainage infrastructure would be required to support the proposed modernization.
- Implementation of a new landscaping plan to replant approximately 5,779 sq. ft. of disturbed area on site.

The Humanities modernization would require the upgrade and addition of some new utility infrastructure consisting of a new approximately 170-ft. long sewer line extension pipe that would extend from new proposed bathrooms within the new addition and that would tie into the existing 8-inch PVC sewer line serving the Humanities Building. The extension line is needed to provide wastewater disposal only for the new disabled bathrooms and would not result in any increase in sewer capacity on campus. Additionally, the project requires extension of a water line connection from the remodeled Humanities Building to the existing City of Santa Barbara water main. The existing 6-inch water line extends from the Humanities Building through the SBCC campus to Loma Alta and the City of Santa Barbara main; it would be upgraded to a 12-inch line that is required in order to comply with existing Santa Barbara City fire hydrant flow requirements. It does not provide for any additional Humanities Building development capacity. The City of Santa Barbara has issued a Coastal Exemption for these upgrades, as the portion on City property would occur entirely within an existing utility right-of-way:

B. CONSISTENCY WITH CERTIFIED PUBLIC WORKS PLAN, AS AMENDED

The standard of review for the related PWP amendment is the policies of the City of Santa Barbara's LCP. The standard of review for this NOID is the policies of the certified PWP. NOID 2-12 is not consistent with the certified PWP unless the proposed PWP Amendment 2-12 is approved and certified. **Special Condition One (1)** of NOID 1-12, therefore, stipulates that prior to the commencement of any development, certification of the Public Works Plan Amendment 1-12 by the Coastal Commission must be final and effective in accordance with the procedures identified in California Code of Regulations, Title 14, Division 5.5, Section 13547.

1. Archaeological Resources.

Archaeological resources are significant to an understanding of cultural, environmental, biological, and geological history. The coastal act requires the protection of such resources to reduce the potential adverse impacts through the use of reasonable mitigation measures. Degradation of archaeological resources can occur if a project is not properly monitored and managed during earth moving activities and construction. Site preparation can disturb and/or obliterate archaeological materials to such an extent that the information that could have been derived would be permanently lost. In the past, numerous archaeological sites have been destroyed or damaged as a result of development. As a result, the remaining sites, even though often less rich in materials, have become increasingly valuable as a resource. Further, because archaeological sites, if studied collectively, may provide information on subsistence and settlement patterns, the loss of individual sites can reduce the scientific value of the sites which remain intact.

The Santa Barbara City College campus has documented Archaeological resources on site that are specifically referred to and described in the certified PWP. In this case, although the 2,070 sq. ft. addition to the Humanities Building is located within a previously developed area of

campus that has been developed with hardscaping/landscaping improvements, it is located within a portion of the designated Archeological Site CA-SBa-30 and identified in the certified PWP document as an area where potential cultural resources may occur.

Specifically, the PWP includes the following policies:

***Arch 2** Significant adverse impacts to cultural resources shall be avoided whenever feasible. Such activities within areas of the Sensitivity Map are considered to have such potential. Any proposed construction or project related disturbance within designated Medium or High archaeological sensitivity areas shall require a Phase 2 archaeological assessment, if not previously conducted, by a City-qualified archaeologist to determine the significance of any cultural resources within the Boundary of the proposed ground disturbance. Avoidance measures shall be implemented in consultation with a qualified archeologist, and include:*

- a.** Placing the area in a permanent conservation easement.*
- b.** Applying construction techniques which avoid contact with the archaeological resource.*
- c.** Capping—according to standard archaeological procedures, may be used in areas where the soils covered will not suffer from serious compaction, the site has been recorded, and the natural processes of deterioration of the site have been effectively arrested.*

***Arch 4.** In the event that unexpected cultural resources are encountered during grading, temporarily redirect construction until a City-qualified archaeologist can evaluate the significance of the find. If resources are of Native American origin, consult local tribal representatives.*

The site of the existing Humanities Building structure is designated as ‘low’ archaeological sensitivity, as the initial construction of the Humanities building in the early 1970’s necessitated a large amount of cut grading that the Campus’ archeological consultants have indicated is presumed to have removed or destroyed any sensitive archaeological resources located on the site where the Humanities Building is now located. The proposed amendment would include approximately 550 cu. yds. of grading on the site within the ‘low sensitivity’ archaeological zone.

Santa Barbara City College has submitted an Archaeological Assessment of the Humanities building site concluding that the initial construction of the Humanities building destroyed or removed all significant archaeological resources on site and, as such, no impacts to archaeological resources are expected to occur associated with the proposed Humanities modernization project. However, even though the new proposed development will occur within a previously disturbed portion of the identified Archeological Site CA-SBa-30, the Commission finds that potential adverse effects to those resources may still occur due to inadvertent disturbance during grading and construction activity. To ensure that impacts to archaeological resources are minimized, **Special Condition Four (4)** requires that Santa Barbara City College shall retain the services of a qualified archaeologist and appropriate Native American consultant and shall ensure that both the archeologist and Native American consultant shall be present on-

site during all grading activities or foundation work which occurs within or adjacent to any documented archaeological resources in the project area, as designated in Archaeological Sensitivity map on file with the Santa Barbara City College and referenced in the PWP document. Specifically, any grading or foundation work operations on the project site shall be controlled and monitored by an archaeologist with the purpose of locating, recording and collecting any archaeological materials. In the event that any significant archaeological resources are discovered during operations, all work in this area shall be halted and an appropriate data recovery strategy be developed, subject to review and approval of the Executive Director, by the applicant's archaeologist and the native American consultant consistent with CEQA guidelines.

2. Environmentally Sensitive Habitat Areas and Water Quality

The certified Public Works Plan for Santa Barbara City College contains a number of policies and programs for the protection and restoration of the campus' sensitive coastal resources, including environmentally sensitive habits and the protection of marine and creek resources and water quality. Specifically, the City of Santa Barbara City College campus has three areas of environmentally sensitive habitat: Oak Scrub 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 the West Campus; and Coastal Bluff Scrub habitat on the bluff face on West Campus. All three of these areas contain native plant species which are representative of the individual plant communities.

Specifically, the PWP includes the following policies:

Bio 1. Environmentally sensitive campus habitats will be protected against significant disruption of habitat values through all of the following:

a. No development will occur within:

- *the Arroyo Honda Southern Oak and Riparian Woodland Habitat;*
- *the Pershing Park Southern Oak Woodland habitat and the Riparian and Wetland Habitat; or*
- *the remnant Coastal Sage Scrub Habitat on the West and East Campus bluff faces.*

Development is defined as any solid material placed or erected on the existing landform including roads, wells, fences, and flood control. Development includes grading. Utility lines (water, sewer, gas, electric) may be permitted if no other less environmentally damaging route is feasible and the lines are placed underground and impacts to the habitat are mitigated to the maximum extent feasible. Where necessary, mitigations will include a habitat restoration program prepared by a qualified biologist for the area disturbed by construction. Exceptions to this policy are permitted for habitat restoration conducted by a qualified biologist, removal of emergent vegetation from the drainage channel from Montecito Street to the Pershing Park tennis courts, installation of a stairway to protect oak restoration on a steep slope above the Pershing Park tennis courts, and, for the West campus bluff, a potential parking structure constructed over lot 3c.

[...]

c. Provision of setbacks appropriate to minimize habitat impacts to the coastal bluff scrub community as determined by a qualified biologist. With the assistance of a qualified botanist a native revegetation program for the bluff area will be developed and executed upon completion of the bluff Development.

In this case, all proposed development will be located entirely within an existing landscaped/developed area of campus and will not require the removal of any native vegetation or loss of any environmentally sensitive habitat area. Although no development will occur within any sensitive habitat areas, the existing Humanities building is located approximately 10 ft. from an Oak Scrub woodland above Pershing Park that is identified as sensitive habitat within the certified PWP document. However, all of the proposed construction and remodeling will occur on the south side of the building that faces away from this designated sensitive habitat (**Exhibit 3**).

However, in past actions, the Commission has found that trees in developed areas on campus, such as the woodland near the project site, still have the potential to provide habitat for nesting, roosting, and foraging for raptors and other sensitive bird species. Therefore, to avoid any potential adverse impacts to raptors and/or other sensitive bird species during bird nesting season, **Special Condition Three (3)** requires that for any construction activities between February 15th and September 1st, Santa Barbara City College shall retain the services of a qualified biologist or environmental resource specialist (hereinafter, “environmental resources specialist”) to conduct raptor and other sensitive bird species surveys and monitor project operations. If an active nest of a federally or state-listed threatened or endangered species, bird species of special concern, or any species of raptor is found, SBCC will notify the appropriate State and Federal Agencies within 24 hours, and appropriate action specific to each incident will be developed. SBCC will notify the California Coastal Commission by e-mail within 24 hours and consult with the Commission regarding determinations of State and Federal agencies.

Special Condition Three (3) also requires that the environmental resource specialist shall be present during all tree removal activities. The environmental resource specialist shall require the College to cease work should any breach in compliance occur, or if any unforeseen sensitive habitat issues arise. The environmental resource specialist(s) shall immediately notify the Executive Director if activities outside of the scope of Notice of Impending Development 1-12 occur. If significant impacts or damage occur to sensitive habitats or to wildlife species, the applicants shall be required to submit a revised or supplemental program to adequately mitigate such impacts. Any native vegetation which is inadvertently or otherwise destroyed or damaged during implementation of the project shall be replaced in kind at a 3:1 or greater ratio. The revised, or supplemental, program shall be processed as an amendment to this NOID.

The proposed project will not displace any sensitive habitats. However, if revegetation of disturbed areas onsite is not successful, the project may result in potential adverse effects to the existing bluff and beach habitat located downslope of the project site from increased erosion and sedimentation. Erosion can best be minimized by landscaping all disturbed and graded areas of the site. In addition, the Commission also finds that the use of non-native and/or invasive plant species for landscaping results in both direct and indirect adverse effects to native plants species. Adverse effects from such landscaping result from the direct occupation or displacement of

native plant communities by new development and associated non-native landscaping. Indirect adverse effects include offsite migration and colonization of native plant habitat by non-native/invasive plant species (which tend to outcompete native species) adjacent to new development.

In the case of the proposed development, the Campus has submitted a preliminary landscaping plan for the project site. However, this plan proposes the use of primarily non-native plant species. Due to the proximity of the site to sensitive oak woodland and bluffs, and to ensure that all areas impacted by the impending development are landscaped in accordance with the PWP provisions to minimize erosion, the Commission finds it necessary to require Special Condition Five (5). Special Condition Five requires the Campus to submit final landscape plans, for review and approval by the Executive Director, to revegetate all disturbed areas on site with predominantly native plant species endemic to the surrounding area. Specifically, Special Condition Five (5) requires that all landscaping shall consist primarily of native/drought resistant plants. All native plant species shall be of local genetic stock. No plant species listed as problematic and/or invasive by the California Native Plant Society, the California Invasive Plant Council, or 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 or maintained within the property.

The proposed project would also result in the addition of new impermeable surfaces on campus which could result in a potential increase in polluted runoff to nearby coastal waters. Pollutants commonly found in runoff associated with the proposed use include petroleum hydrocarbons including oil and grease from vehicles; heavy metals; synthetic organic chemicals; dirt and vegetation; litter; fertilizers, herbicides, and pesticides. The discharge of these pollutants to coastal waters can cause cumulative impacts such as: eutrophication and anoxic conditions resulting in fish kills and diseases and the alteration of aquatic habitat, including adverse changes to species composition and size; excess nutrients causing algae blooms and sedimentation increasing turbidity which both reduce the penetration of sunlight needed by aquatic vegetation which provide food and cover for aquatic species; disruptions to the reproductive cycle of aquatic species; and acute and sub lethal toxicity in marine organisms leading to adverse changes in reproduction and feeding behavior. These impacts reduce the biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes and reduce optimum populations of marine organisms and have adverse impacts on human health.

Specifically, the PWP includes the following policies:

2.8.1 Water Quality - General

WQ 1 Minimize Introduction of Pollutants

Design and manage development to minimize the introduction of pollutants into coastal waters (including the 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.

Therefore, in order to find the proposed development consistent with the water and marine resource policies of the PWP, the Commission, in past actions, has found it necessary to require the incorporation of Best Management Practices designed to control the volume, velocity and pollutant load of stormwater leaving the developed site. Critical to the successful function of post-construction structural BMPs in removing pollutants in stormwater to the Maximum Extent Practicable (MEP), is the application of appropriate design standards for sizing BMPs. The majority of runoff is generated from small storms because most storms are small. Additionally, storm water runoff typically conveys a disproportionate amount of pollutants in the initial period that runoff is generated during a storm event. Designing BMPs for the small, more frequent storms, rather than for the large infrequent storms, results in improved BMP performance at lower cost.

An analysis of the existing drainage facilities of the Humanities Building and other pre-coastal structures on campus has not been provided at this time and as such, it has not been confirmed that drainage facilities on Campus are currently designed to accommodate all drainage on site for both existing and new proposed structures. The Campus has submitted engineered drainage plans which provide for the redirection of drainage from the Humanities Building addition to a new 0.5-ft. deep, 20-ft. long, rock-lined/graded swale that drains into a 120-foot long vegetated swale that would conduct flows into an existing storm drain inlet on the southeast corner of the existing Humanities Building. Additionally, the applicant states that all other drainage from the structural development would be directed to existing storm drains and no new drainage infrastructure would be required to support the proposed modernization. The Campus also proposes to include filtration of all storm water emanating from or passing through the project site using the following methods: bioretention or vegetated treatment swale, green wall, raised planter filter boxes with underdrains, grass filter strip, and bio-swale. However, as no specific drainage plan or Water Quality BMPs plan has been submitted as part of this application, Special Condition seven (7) will require the Campus to submit a Water Quality Management plan for review and approval of the Executive Director prior to commencement of construction. This will ensure that the proposed drainage and water pollution prevention measures are adequate to minimize water pollution and stormwater runoff that could occur from the proposed development. Thus, the Commission finds that the project, as proposed and conditioned, is designed in a manner that will ensure adverse impacts to coastal resources are minimized, in a manner consistent with the water and marine policies of the PWP.

Furthermore, interim erosion control measures implemented during construction will serve to minimize the potential for adverse impacts to water quality resulting from drainage runoff during construction and in the post-development stage. To ensure that proposed erosion control measures are properly implemented and in order to ensure that adverse effects to coastal water quality do not result from the proposed project, the Commission finds it necessary to require the University, as required by **Special Condition Three (3)** of NOID 1-12, to prepare interim erosion control plans.

Additionally, the Commission finds that stockpiled materials and debris have the potential to contribute to increased erosion, sedimentation, and pollution if such material will be subject to storm runoff in order to minimize soil erosion and sedimentation of coastal waters. Therefore, consistent with in order to ensure that any excess excavated material will not be permanently stockpiled on site and that landform alteration and site erosion is minimized, Special Condition Six (6) requires that *prior to the commencement of development*, the Campus shall provide evidence to the Executive Director of the location of the disposal site for all excess excavated material from the site. If the disposal site is located in the Coastal Zone, the disposal site must have a valid coastal development permit for the disposal of fill material. If the disposal site does not have a coastal permit, such a permit will be required prior to the disposal of material. Further, in order to avoid potential impacts to the nearby sensitive woodland, **Special Condition Two (2)** requires that all construction storage and staging associated with the proposed project occur at a distance of 100 ft. or more from any designated sensitive habitat on the campus.

Therefore, for the reasons discussed above, the Commission, therefore, finds that the notice of impending development, as conditioned, is consistent with the applicable PWP policies with regards to environmentally sensitive habitat areas and water quality.

VI. 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 Public Works Plans and Notices of Impending Development for compliance with CEQA. In addition, Section 13096 of the Commission's administrative regulations requires Commission approval of Notices of Impending Development to be supported by a finding showing the application, as modified by any conditions of approval, to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA). The Secretary of Resources Agency has determined that the Commission’s program of reviewing and certifying LRDPs 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 alternative 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 Local Coastal Program and no feasible alternatives or mitigation measures are available which would substantially lessen any significant adverse effect which the approval would have on the environment.

The Commission has imposed conditions upon the Notice of Impending Development to include such feasible measures as will reduce environmental impacts of new development. Feasible mitigation measures which will minimize all adverse environmental impacts have been required as special conditions. As conditioned, there are no feasible alternatives or feasible mitigation

measures available, beyond those required, which would substantially lessen any significant adverse impact that the activities may have on the environment. Therefore, the Commission finds that the Notice of Impending Development, as conditioned herein, is consistent with CEQA, the certified City of Santa Barbara Local Coastal Program, and the applicable provisions of the Santa Barbara City College Public Works Plan.

1.2 LOCATION AND COMMUNITY

Santa Barbara City College lies within the City of Santa Barbara, California, with Los Angeles located 100 miles southward, San Francisco 350 miles to the north and the Channel Islands 30 miles offshore. The City is located below the slopes of the Santa Ynez Mountains on the coastal plain overlooking the Pacific Ocean. Santa Barbara is rich in California history and is most noted as the site of the beautiful Mission Santa Barbara, "Queen of the Missions." The Mission, the climate and the Spanish-Colonial heritage have had considerable influence on the contemporary lifestyle and physical beauty of both the City and Santa Barbara City College.

Santa Barbara City College, a fully accredited two-year community college, is located on the bluffs at the edge of "Pueblo Land" overlooking the Santa Barbara Harbor and the Pacific Ocean. The main entrances are from Cliff Drive on the north boundary. Loma Alta Drive divides the college site into East and West Campuses, which are connected physically by a bicycle/pedestrian bridge that spans Loma Alta. A coastal bluff inland of Shoreline Drive forms the southern boundary of the Campus with Pershing Park forming the eastern boundary. To the west and north of the Campus is a residential area of homes and apartment complexes. The Santa Barbara Community College district also operates a Continuing Education program, with classes offered at the Wake Center, 300 North Turnpike Road in Goleta and at the Alice Schott Center, 310 West Padre Street, Santa Barbara. These two continuing education facilities are not addressed by this Plan.

1.3 BRIEF DESCRIPTION OF LRDP CONTENT & PROPOSED DEVELOPMENT

The LRDP contains four basic elements:

- An Introduction containing general information and history of the Campus
- Resources and Policy element which describes the natural and human resources of the Campus, and sets forth policies and development standards to guide Campus development in a manner consistent with the requirements of the Coastal Act to protect, preserve and use those resources in an orderly manner; and
- Appendices, including description of existing facilities, including utilities (Appendix A), description of previous LRDP development (Appendix B), Educational Program Direction element (Appendix C) ; and
- A Final EIR (1999) and two Addenda to the EIR (April 2006, December 2007) that are available from the College as separate documents.

The Campus improvements over the next ten years to 20 years (through approximately 2020) include both interior remodels and new structures that would total 84,304 gross

square feet (GSF). Development on the Campus is subject to the standards set forth in the LRDP policies. Location of the proposed developments is presented in Figure 1.0 and consists of the following:

- Interior remodel of East Campus science building;
- Remodel of existing gymnasium building space on East Campus;
- School of Media Arts Building on East Campus; and
- Humanities Building Modernization on East Campus.

Construction would begin in September 2000 and be completed by approximately 2020, (see Table 1.0). All structures would be occupied by approximately 2020. The proposed Campus improvements are described in more detail below.

Life Science/Geology Building (Remodel, #1 in Table 1.1)

Improvements to the Life Science/Geology building, located immediately north of the Physical Science building would increase building safety through removal of asbestos insulation, a seismic/structural upgrade, and a modernized ventilation system. Existing instructional and faculty space would be remodeled, and a 1,500 GSF bathroom area would be added. Construction of the improvements would occur over a 17-month period. Minor ground disturbances would occur only for the new bathroom area. Classrooms/labs, faculty and staff would be temporarily relocated during construction activity in 20 temporary buildings on vacant areas within the College campus.

General Classrooms/Accessibility - Gymnasium (Remodel, # 2 in Table 1.1)

A remodel within the existing building footprint of the East Campus Sports Pavilion, just east of Loma Alta Drive, would eliminate scheduling conflicts that currently preclude equal access to the gym facilities for women (required as part of Title IX Compliance). Existing bleachers would be replaced by 6,085 GSF of classrooms, and 5,538 GSF in the shower/training area would also be remodeled. The facility would also be upgraded to allow for handicapped access. Ground disturbances would be limited to excavation for additional foundation pilings within the existing building footprint. Construction would occur over an approximate 14-month period.

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	<u>Not determined at this time</u> ¹	<u>Not determined at this time</u> ¹
<u>4</u>	<u>Humanities Building Modernization</u>	<u>2,070</u>	<u>8/2012 – 11/2013</u>	<u>November 2013</u>
NA: Not Applicable-remodeling within existing building footprint				



School of Media Arts (SoMA) (New Building - #3 in Table 1.1) [Revised 4-10-07; 12-13-07; 7-16-12]

This new structure on East Campus would house the rapidly growing Multimedia Arts and Technology, Computer-Assisted Design, Journalism, and Information Resources Programs. The center for the alternative/distance learning methodologies would also be located within this building. The building site is currently the paved patio area located east of the Student Services building that is used for graduation exercises. The new facilities would alleviate existing pressure on departments that are currently unable to accommodate increased student demands and require additional instructional space. The SoMA Building gross area would total 60,523 square feet (sf), while the interior area (assignable square footage) would be 41,490 square feet. The structure would have three levels: one small sub-surface, and two above-ground. Structural height from existing ground surface to the roof line be mainly 35 feet, with some projections allowing roof maintenance access extending to 44 feet. The structure would include office space, labs, technology and distance learning areas, meeting rooms, a conference room, and gallery space. Construction would occur over approximately a 2-year period. The schedule for building construction is not known at this time.

Humanities Building Modernization (Remodel - #4 in Table 1.1)

Disabled access and bathroom facilities would be added to the existing Humanities Building in compliance with the Americans with Disabilities Act of 1990. A 2,070 square-foot (s.f.) elevator tower 34-feet high extending outward from the southern façade of the existing Humanities Building would enclose multi-story access and disabled bathroom facilities and relocated conference rooms.

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

RE: SANTA BARBARA CITY COLLEGE LONG RANGE DEVELOPMENT PLAN

WHEREAS, the Santa Barbara Community College District Board of Trustees reviewed the Public Works Plan Amendment (PWPA) 1-2012 and Notice of Impending Development (NOID) 1-2012 associated with the College's Long Range Development Plan; development of the Humanities Building Modernization Project.

WHEREAS, the subject PWPA amendment, SBCC-PWPA-1-2012, will take effect automatically upon California Coastal Commission approval as long as there are no suggested modifications approved by the Commission.

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

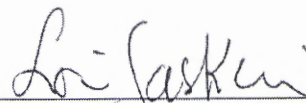
PASSED AND ADOPTED by the Board of Trustees of the Santa Barbara Community College District this 16th day of July, 2012 by the following vote:

Ayes: Trustee Blum, Trustee Croninger, Trustee Haslund, Trustee Livingston,
Trustee Macker, Trustee Villegas

Noes: None

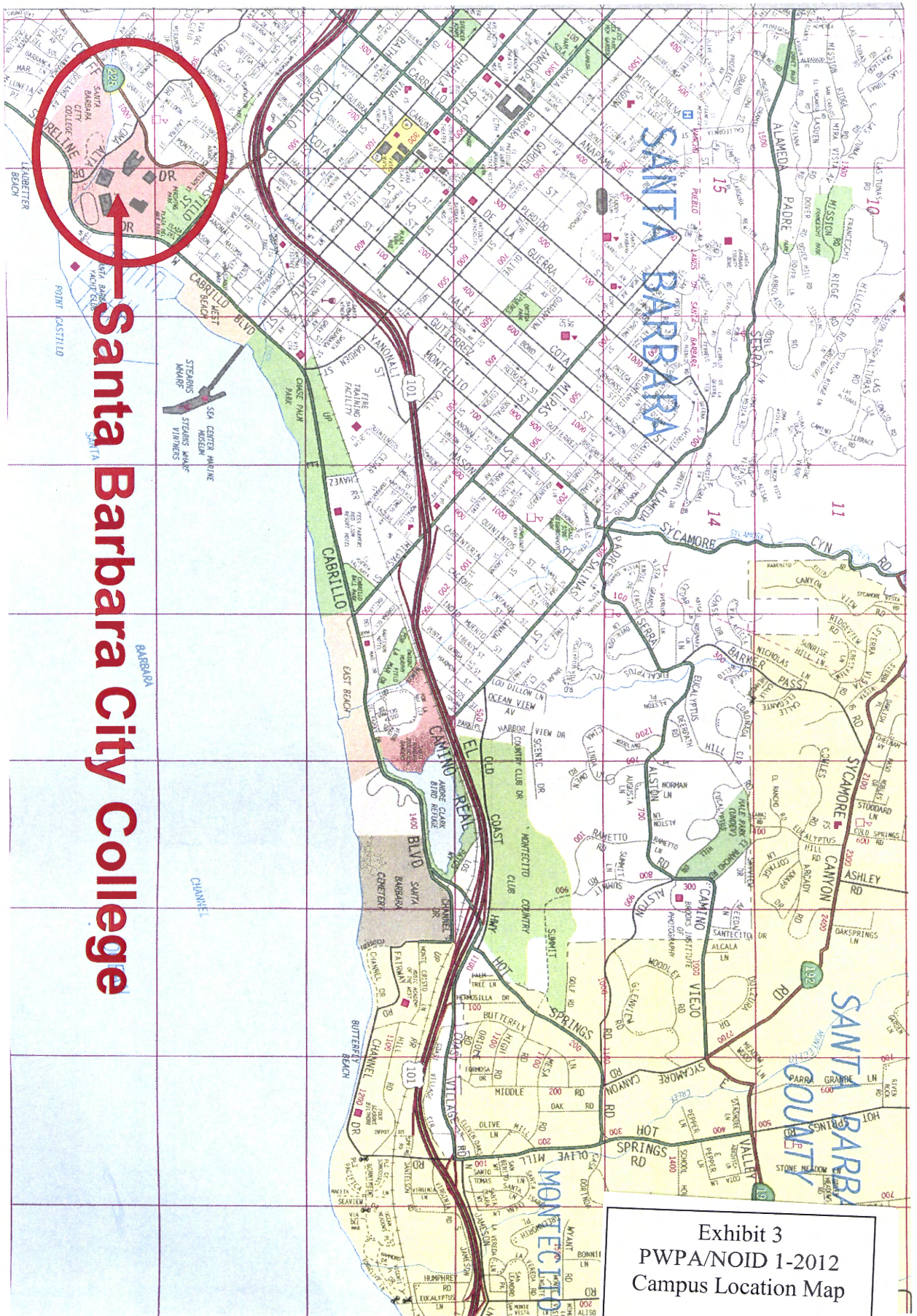
Absent: Trustee Jurkowitz

Concur: Trustee Negroni (Student Trustee)



Dr. Lori Gaskin, President and
Secretary to the Board of Trustees

Exhibit 2
PWPA/NOID 1-2012
College Resolution



Santa Barbara City College

Exhibit 3
PWPA/NOID 1-2012
Campus Location Map

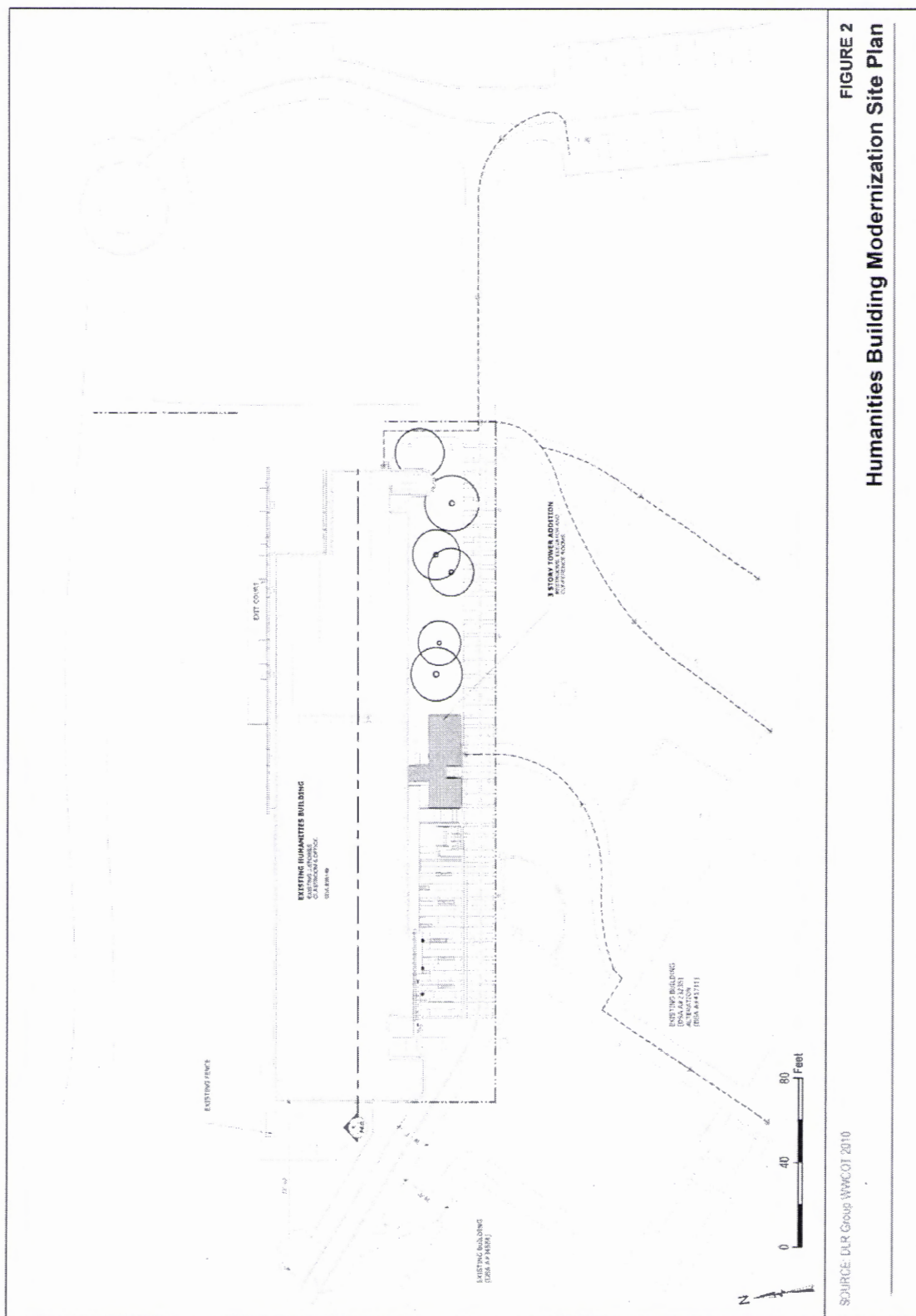
- EAST CAMPUS BUILDINGS
1. Humanities
 2. Student Services
 3. English Second Language (ESL)
 4. Campus Center
 5. Physical Science



SOURCE: DLR Group WWCOT 2010

FIGURE
Humanities Building Modernization Vicinity Map

Exhibit 4
PWPA/NOID 1-2012
Campus Map



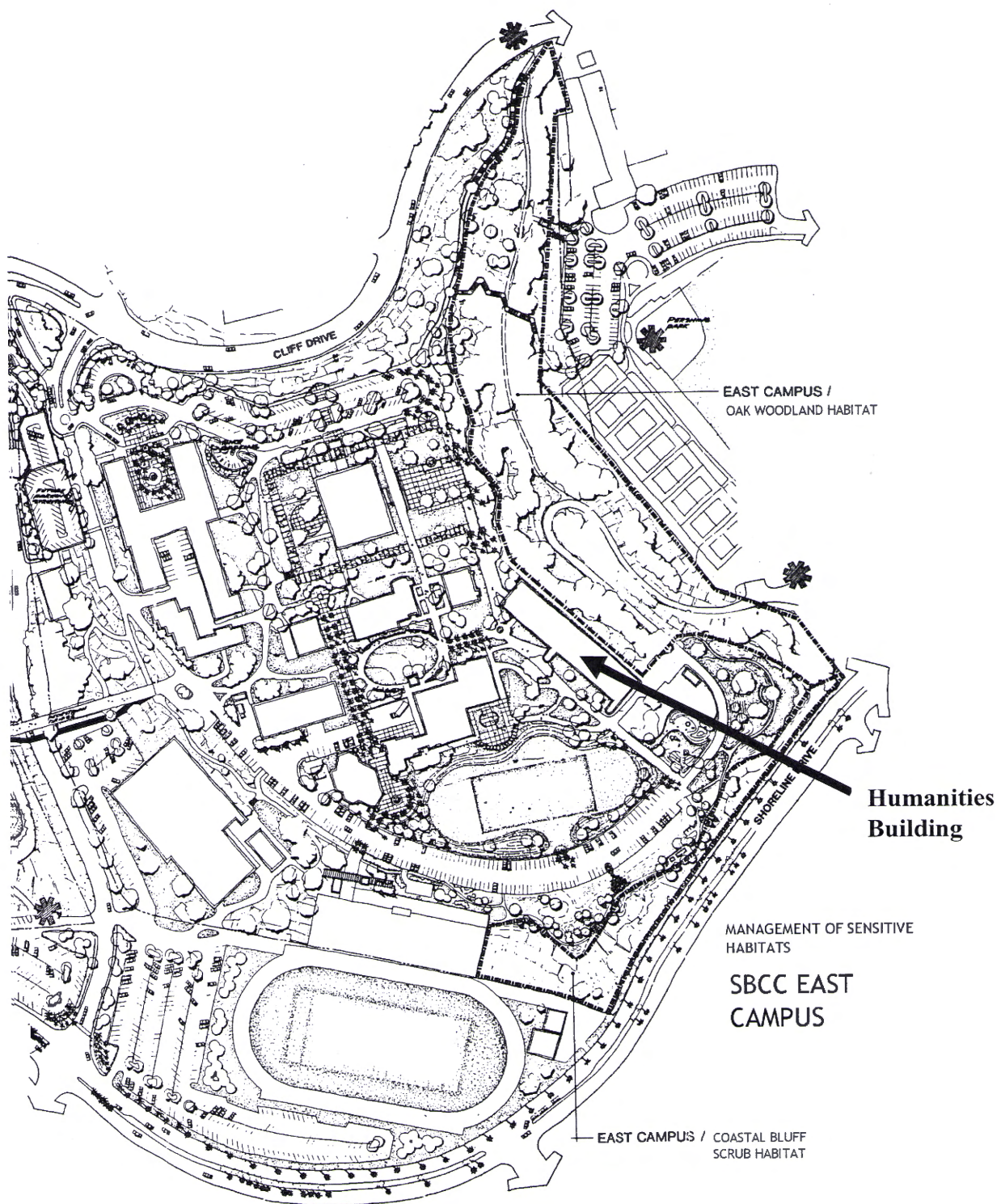


Exhibit 6
PWPA/NOID 1-2012
Campus Sensitive
Habitat Map