

CALIFORNIA COASTAL COMMISSION

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



W15c& W16a

DATE: June 20, 2013

TO: Commissioners and Interested Persons

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

SUBJECT: **Proposed Major Amendment 2-12** to the certified **SANTA BARBARA CITY COLLEGE PUBLIC WORKS PLAN** and **Notice of Impending Development (NOID) 2-12** for the Humanities Building Addition, for Public Hearing and Commission Action at the July 10-12, 2013 Commission Meeting in Ventura, CA.

STAFF RECOMMENDATION: staff recommends that the PWP amendment be **approved, as modified,** 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 8.

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. Staff is recommending **approval** of the amendment with five suggested modifications and approval of the related NOID with ten special conditions. The proposed PWP amendment would allow for improvements to the existing Humanities building outdoor art workshop facilities and to address existing unpermitted Humanities art workshop expansion and Humanities building storage addition on the College's east campus. The PWP amendment, as submitted, seeks to (1) modify the certified sensitive habitat map for the East Campus, (2) to revise Table IV 'Planned Campus Facilities', to add the expansion and redevelopment of the existing Outdoor Art Workshop/Patio and construction of a new addition to the existing Humanities Building to for a storage facility, and (3) amend the description of existing sensitive resources on the East campus in section 3.0 of the certified PWP to include a description of the east campus oak woodland.

Specifically, the proposed PWP amendment request would revise the 'sensitive habitat map' for the east campus, Figure 3.0 of the certified PWP, to remove .86 acres of area from the sensitive oak woodland habitat designation in order to more accurately delineate the oak woodland habitat. This component of the proposed PWP amendment will revise the certified sensitive habitat map

for the east campus to accurately reflect the current footprint of the oak woodland habitat and, consequently, will also accommodate the request for the after-the-fact authorization of the expansion of the existing 3,238 sq. ft. art workshop area/patio by 2,062 sq. ft. for a total workshop/patio area of 5,300 sq. ft., pursuant to the related Notice of Impending Development 2-12. The existing, as-built, 2,062 sq. ft. addition to the outdoor art workshop/patio was constructed by the College in 1994 without Commission review or approval. The unpermitted exterior art workshop is located within an area previously designated by the certified PWP as sensitive oak woodland habitat.

In addition, the college has submitted the related Notice of Impending Development (NOID) 2-12 for implementation of the improvements that would be authorized by PWP Amendment 2-12. Specifically, the proposed NOID includes the request for after-the-fact authorization of the as-built 2,062 sq. ft. expansion of the existing 3,238 sq. ft. Outdoor Art Workshop/Patio; the remodel of the combined 5,300 sq. ft. Outdoor Art Workshop/Patio; installation of new metal roof over the 5,300 sq. ft. workshop/patio; demolition of an existing 380 sq. ft. ancillary structure located within the patio/workshop area and reconstruction of a new 380 sq. ft. ancillary structure in approximately the same location consisting of a 170 sq. ft. darkroom and 210 sq. ft. equipment storage room; and approximately 56 cu. yds. of cut grading. In addition, the NOID, as proposed, also includes the demolition of an existing unpermitted 755 sq. ft. storage building attached to the south side of the existing Humanities Building and construction of a new 755 sq. ft. storage building in.

The primary issues raised by the proposed amendment to the PWP involves the accurate delineation of sensitive oak woodland habitat on campus and the provision of an adequate setback for new development from environmentally sensitive habitat areas (ESHA). The proposed amendment would revise Exhibit 3 of the certified PWP to remove a .86 acre area on the certified sensitive habitats map from its current designation of sensitive oak woodland habitat.

The originally certified Santa Barbara City College PWP included a Sensitive Habitats Map which depicted the boundaries of sensitive habitat areas generally following the contours of the existing tree canopy. This map was certified in 2003 pursuant to PWP Amendment 1-03 to add new areas to the Sensitive Habitats Map, which included the addition of the oak woodland habitat on the East campus on the hillside above Pershing park which is the subject of this current amendment. As proposed by the College pursuant to that PWP Amendment 1-03, the boundary of oak woodland was extended to the eastern side of the Humanities building, incorrectly designating the previously approved 3,238 exterior patio constructed in 1974 and a row of non-native, invasive eucalyptus trees as part of the sensitive oak woodland habitat. In addition, in 1994, the College expanded the existing art workshop area/patio by 2,062 sq. ft. without the required PWP Amendment and Notice of Impending Development to create a total workshop/patio area of 5,300 sq. ft. Although some eucalyptus trees were removed, no oak trees were removed to construct the patio expansion since the expansion occurred entirely within the portion of the site that had been incorrectly designated as oak woodland. The College is proposing to correct the certified sensitive habitats map to reflect the as-built limits of existing development and concurrently seek after the fact approval of the 2,062 sq. ft. art workshop patio expansion through NOID 2-12.

Adverse impacts to the oak woodland ESHA could result from the development proposed in the subject NOID due to the proximity of the as-built art workshop. In past Commission actions, the Commission has normally required a minimum buffer of 100 ft. between new development and ESHA. The existing unpermitted 2,062 sq. ft. art workshop, proposed for after the fact approval and reconstruction in NOID 2-12, is located a minimum of 32 ft. from the edge of the oak woodland ESHA, as determined by Commission staff's ecologist and measured by College representatives. However, due to several unique and specific facts and constraints relative to this particular subject site and the proposed development (including the highly constrained location of the woodland between a highly popular City Park and the Main Campus of the College which provides little or no buffer from existing pre-Coastal Act structures and use areas; high levels of human activity and pedestrian traffic within the woodland itself as a result of the presence of a well-used pedestrian path connecting the Campus and park) in this specific case the use of a reduced buffer of no less than 25 ft. from the adjacent oak woodland habitat is not expected to result in new significant adverse impacts to the adjacent woodland habitat area. However, as the proposed Art workshop will encroach into the normally required 100 ft. ESHA buffer area, resulting in some unavoidable impacts to the subject oak woodland ESHA. In past actions, the Commission has typically required mitigation of unavoidable terrestrial ESHA impacts at a minimum ratio of 3:1. In this case, the College would be required to mitigate for the 0.34 acre encroachment into the normally recommended 100 ft. ESHA buffer in order to meet the typical 3:1 ratio, or 1.02 acres. However, the College has proposed to mitigate the impacts to the oak woodland at a 15:1 ratio. Therefore, Suggested Modification Three (3) and Special Condition eight (8) provide that the College's proposal to mitigate impacts to oak woodland at a 15:1 ratio will be adequately implemented.

In addition, the proposed NOID request raises issues regarding the protection of cultural resources. The subject art workshop/patio is located within a portion of the designated Archeological Site CA-SBa-30 and identified in the certified PWP document as an area where moderate potential Chumash cultural resources may occur. The College has submitted an Archaeological Assessment of the Humanities building and exterior Art Workshop site concluding that the initial construction of the Humanities building in 1974 destroyed, excavated, or removed all significant archaeological resources on site and, as such, no impacts to archaeological resources are believed to have occurred associated with the unpermitted development of the art workshop in 1994. However, as sensitive archaeological resources have been documented to occur within and in close proximity to the subject site, there is potential that the proposed improvements to the Humanities building art facilities and storage addition could result in impacts to archeological resources. As such, to ensure that impacts to archaeological resources are avoided, 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 that occurs.

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: Sensitive Bird Species survey dated April 16, 2012 by Dudek, Outdoor Art Workshop and 500-foot Buffer Wintering Raptor Surveys dated 3/15/13 by Dudek, Archeological Resources Assessment dated 3/20/13 by Dudek, DLR Group Plan Set dated 3/14/12, and Biological Assessment dated 12/17/12 by Dudek.

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 2-12: DENIAL AS SUBMITTED

MOTION I: I move that the Commission certify Santa Barbara City College Public Works Plan Amendment No. 2-12, as submitted.

Staff recommends a No vote. Passage of this motion will result in denial 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 denies certification of the Santa Barbara City College Public Works Plan Amendment No. 2-12, 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. STAFF RECOMMENDATION FOR CERTIFICATION OF PUBLIC WORKS PLAN AMENDMENT WITH SUGGESTED MODIFICATIONS

MOTION II: I move that the Commission certify Santa Barbara City College Public Works Plan Amendment No. 2-12, if modified as suggested in the staff report.

Staff recommends a YES vote. Passage of this motion will result in certification of the Public Works Plan amendment as modified 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 II:

The Commission hereby certifies the Santa Barbara City College Public Works Plan Amendment No. 2-12, as modified, and adopts the findings stated below on the grounds that the Amendment, as modified, 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

C. NOID 2-12: APPROVAL WITH CONDITIONS

MOTION III: I move that the Commission determine that the development described in the Notice of Impending Development 2-12 (Humanities Building Improvements), as conditioned, is consistent with the certified Santa Barbara City College Public Works Plan.

Staff recommends a YES vote. Passage of this motion will result in a determination that the development described in the Notice of Impending Development 2-12 as conditioned, is consistent with the certified Santa Barbara City College Public Works Plan (Long Range Development Plan) as amended pursuant to PWP Amendment 2-12, and adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of the Commissioners present.

RESOLUTION III: TO DETERMINE DEVELOPMENT IS CONSISTENT WITH PWP:

The Commission hereby determines that the development described in the Notice of Impending Development 2-12, as conditioned, is consistent with the certified Santa Barbara City College Public Works Plan (Long Range Development Plan), as amended pursuant to PWP Amendment 2-12 for the reasons discussed in the findings herein.

III. SUGGESTED MODIFICATIONS PWPA 2-12

The staff recommends that the Commission certify the following, with modifications as shown below. Language presently contained within the certified PWP is shown in regular type. Language recommended by Commission staff to be deleted in the PWP is shown as ~~line-out~~. Language proposed by Commission staff to be inserted into the PWP is shown **underlined**. Other instructional suggested modifications to revise maps or figures are shown in *italics*.

1. *Revise Table IV in the Certified PWP to incorporate the proposed campus modifications included in Table 1.1 as shown below:*

Table 1.1 Summary of Proposed Campus Modifications				
No.	Structure	New Building Area (GSF)	Construction Period (month/year)	Occupancy
1	Life Science/ Geology Building Remodel	1,500	9/2000 – 12/2001	January 2002
2	Classrooms/Accessibility Remodel	NA	7/2001 - 8/2002	August 2002
3	School of Media Arts	60,523	Not determined at this time	Not determined at this time
4	Humanities Building Modernization	2,070	8/2012 – 11/2013	November 2013
<u>5</u>	<u>Humanities Building Storage Area Addition¹;</u>	<u>755</u>	<u>Approximately 4 month period during 2013/2014</u>	<u>2013/2014</u>
<u>6</u>	<u>Humanities Building Outdoor Art Workshop Expansion and Renovation including addition of new patio area, patio roofing, storage shed and dark room structure;</u>	<u>2,062</u>	<u>Approximately 4 month period during 2013/2014</u>	<u>2013/2014</u>

2. The following proposed development description following Table IV on page 17 of the certified PWP shall be revised as follows:

Humanities Building Outdoor Art Workshop (Remodel - #6 in Table 1.1)

A ~~2,062~~ **5,300** sq. ft. exterior **covered** patio ~~expansion~~ **will be located on the east side** of the Humanities Building and **will be used as a** Outdoor Art Workshop (Outdoor Studio Space) ~~is located on the eastern side of the existing Humanities Building.~~ The workshop area allows for Art Department programs and outdoor studio activities, including: printmaking (etching and silk-screen); ceramics (clay-mixing equipment, gas-fired kiln firing, and shelving); metal casting process equipment (large 'burn-out' kiln, smelting furnace, and sand pit); and welding. Future campus improvements may include renovation of the existing Outdoor Art Workshop area and with a new shed-style metal roof covering 5,300 sq. ft. of workshop area; a **380 sq. ft. ancillary structure consisting of a** 170 sq. ft. darkroom and 210 sq. ft. equipment storage **room.** **All portions of the proposed patio and any new development projects at this location shall maintain a minimum 32 foot setback from the edge of the existing Oak woodland, delineated in Figure 3 of the certified Public Works Plan as environmentally sensitive habitat.**

3. Modify Policy 1.1 (e) of section 3.0 as follows:

- (e) A program to restore the native habitats on the East and West Campus will be undertaken by a qualified biologist in consultation with the Campus Biology Department. **The Oak Woodland on the East campus bluff slope between the campus and Pershing Park depicted in Figure 3.0 shall be restored and enhanced as follows:**
- i. **Prior to the initiation of restoration activities the College shall prepare a plan which includes a description of the goals of the restoration plan, including, as appropriate, topography, hydrology, vegetation types, sensitive species, and wildlife usage. The plan shall also document the performance standards, which provide a mechanism for making adjustments to the restoration area if it is determined, through monitoring, or other means that the restoration techniques are not working and the necessary management and maintenance requirements, and provisions for timely remediation should the need arise.**
 - ii. **Restoration of 4.63 acres of Oak Woodland understory habitat shall occur in conjunction with any redevelopment and/or expansion of the Outdoor Art Workshop/Patio adjacent to the Humanities Building. The planting palette shall be made up exclusively of native plants that are appropriate to oak woodland habitat and Santa Barbara region and grown from seeds or vegetative materials obtained from the site or from an appropriate nearby location so as to protect the genetic makeup of natural populations. Horticultural varieties shall not be used. Plantings shall be maintained in good growing condition and, whenever necessary, shall be replaced with new plant materials to ensure continued compliance with the revegetation requirements.**

- iii. A minimum of 0.49 acres of oak tree planting with Coast live oak tree saplings shall occur in conjunction with any redevelopment and/or expansion of the Outdoor Art Workshop/Patio adjacent to the Humanities Building. The oak tree saplings shall be planted in all open canopy/open space areas within the existing oak woodland sensitive habitat area delineated in Figure 3.0 'Sensitive Habitats Map' of the certified PWP. The appropriate number and location of oaks to be planted shall be determined in consultation with a qualified biologist to ensure that the entire 0.49 acre restoration area will achieve a minimum of 70 percent canopy coverage at the end of a 10-year monitoring period. The planting and establishment of the sapling sized oak trees within the restoration area shall be grown from locally sourced native oak acorns. Plantings shall be maintained in good growing condition and, whenever necessary, shall be replaced with new plant materials to ensure continued compliance with the revegetation requirements.
- iv. Implementation of an educational/interpretive signage program along the existing paved historical pathway located on the slope between East Campus and Pershing Park which includes the following:
 - The installation of a mix of monument placards and smaller plant identification signs/educational signs along the existing paved pathway that describe and highlight the importance of the native sensitive plant and animal species endemic to the Oak Woodland habitat.
 - An interpretive signage design that blends in with the surrounding natural environment and does not detract from the character of the area. No signs to be mounted onto any existing trees or vegetation.
- v. Existing outdoor security lighting along the pedestrian path within the designated oak woodland habitat area on East Campus shall be replaced with new lighting to achieve the minimum degree of illumination necessary for public safety. Lighting shall be downward directed, shielded, energy efficient, dark-sky-compatible, and shall incorporate state-of-the-art improvements in lighting technology when replaced thereafter. Replacement bulbs or fixtures shall be upgraded to incorporate best available technology over the life of the installation. Where safety goals would be adequately met without overhead lighting, such as along pathways, ground-level directive lights or standards less than three feet in height shall be used. Campus lighting shall be designed to minimize light trespass into adjacent non-target areas, and to limit the illumination of campus open space and sensitive habitat areas to the maximum extent feasible. Programmable timing and/or motion sensing devices shall be utilized to turn off unnecessary lights where feasible.

The College will initiate ~~Creative measures of accomplishing the restoration including incorporation into the biological sciences and horticultural academic programs of the College will be considered . The program will be initiated prior to or concurrent with the construction of planned developments on respective sides (east and west).~~ The College may seek eligibility for Coastal Conservancy grant funds for such improvements.

4. Insert the following policy 1.1 (f) into section 3.0 of the certified PWP:

- (f) As depicted on Figure 3.0 of the certified Public Works Plan, the area between the Humanities Building and the adjacent oak woodland is designated as a transitional habitat zone for the purpose of providing a natural buffer area between the existing developed area of campus and the adjacent oak woodland. Within this transitional habitat designation area, all existing eucalyptus trees that senesce and die over time shall be promptly replaced by the college in the same location at a 1:1 ratio with native coast live oak trees (Quercus agrifolia) which are from local genetic stock. Landscaping and planting within the transitional zone shall consist exclusively of native plants that are appropriate to oak woodland habitat and the Santa Barbara region. No new development or significant landform alteration, other than to facilitate the removal of the root structure of dead eucalyptus trees, is allowed within this zone with the exception of habitat restoration and public access trail improvements.

5. *Revise Figure 3 of the Certified PWP “Sensitive Habitats Map” to delineate a transitional habitat zone generally consistent with the area depicted in Exhibit 3 of this Staff report.*

IV. NOID 2-12 SPECIAL CONDITIONS

1. Consistency with the SBCC PWP

Prior to the commencement of development, Santa Barbara City College Public Works Plan Amendment 2-12 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.

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. 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. 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 development, 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.

8. Final Oak Woodland Habitat Restoration/Enhancement Program.

A. Restoration Plan

Prior to the commencement of development, the applicants shall submit, for the review and approval of the Executive Director, a final Oak Woodland Habitat Restoration/Enhancement Program that provides for a minimum of 4.63 acres of Oak Woodland understory habitat area and 0.49 acres of oak tree planting with Coast live oak tree saplings. Planting shall be of native plant species indigenous to the Santa Barbara area using accepted planting procedures. All native plant species shall be of local genetic stock. The program shall be prepared by a qualified biologist(s), ecologist(s), or resource specialist(s), hereafter, referred to as the Environmental Resource Specialist(s), with experience in the field of oak woodland habitat restoration. The applicants shall provide the resource specialist's qualifications, for the review and approval of the Executive Director, prior to plan development. The Program shall provide, at a minimum, for the following:

- A baseline assessment of all native vegetation and habitat on site, including detailed documentation of existing conditions on site (including photographs taken from pre-

designated sites annotated to a copy of the site plans. The plan shall delineate existing vegetation types, show the distribution and abundance of any sensitive species.

- A description of the goals of the restoration plan, including, as appropriate, topography, hydrology, vegetation types, sensitive species, and wildlife usage. The plan shall also document the performance standards, which provide a mechanism for making adjustments to the restoration area if it is determined, through monitoring, or other means that the restoration techniques are not working and the necessary management and maintenance requirements, and provisions for timely remediation should the need arise.
- Restoration of 4.63 acres of Oak Woodland understory habitat. The planting palette shall be made up exclusively of native plants that are appropriate to oak woodland habitat and the Santa Barbara region and grown from seeds or vegetative materials obtained from the site or from an appropriate nearby location so as to protect the genetic makeup of natural populations. Horticultural varieties shall not be used. Plantings shall 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 the revegetation requirements.
- A minimum of 0.49 acres of oak tree planting with Coast live oak tree saplings. The oak tree saplings shall be planted in all open canopy/open space areas within the existing oak woodland sensitive habitat area delineated in Figure 3.0 'Sensitive Habitats Map' of the certified PWP. The appropriate number and location of oaks to be planted shall be determined in consultation with a qualified biologist to ensure that the entire 0.49 acre restoration area will achieve a minimum of 70 percent canopy coverage at the end of a 10-year monitoring period. The planting and establishment of the sapling sized oak trees within the restoration area shall be grown from locally sourced native oak acorns. Plantings shall 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 the revegetation requirements.
- Sufficient technical detail on the restoration design including, at a minimum, a planting program including a description of planned site preparation, method and location of exotic species removal, timing of planting, plant locations and elevations on the baseline map, and maintenance timing and techniques.
- Provisions for on-going habitat restoration maintenance and/or management for the term of this coastal development permit. At a minimum, semi-annual maintenance and/or management activities shall include, as necessary, periodic weeding of invasive and non-native vegetation and revegetation consistent with the approved restoration plan.
- Rodenticides containing any anticoagulant compounds (including, but not limited to, Warfarin, Brodifacoum, Bromadiolone or Diphacinone) shall not be used.
- The applicant shall commence implementation the final approved Habitat Restoration Plan upon commencement of any of the development authorized by NOID 2-12 and

complete the planting work within a one year period from the date construction commences.

B. Monitoring Program

A monitoring program shall be implemented to monitor the project for compliance with the specified guidelines and performance standards and shall provide the following:

- **Initial Monitoring Report:** The College shall submit, upon completion of the initial revegetation, a written report prepared by a qualified resource specialist, for the review and approval of the Executive Director, documenting the completion of the initial revegetation work. This report shall also include photographs taken from pre-designated sites (annotated to a copy of the site plans) documenting the completion of the initial planting/revegetation work.
- **Interim Monitoring Reports:** After initial revegetation is completed, the College shall submit, for the review and approval of the Executive Director, by no later than December 31st each year on an annual basis for 10 years from the date that initial planting activities are completed, a written monitoring report prepared by a monitoring resource specialist indicating the progress and relative success or failure of the oak woodland habitat restoration/enhancement effort on the site. This report shall also include further recommendations and requirements for additional enhancement/restoration activities in order for the project to meet the criteria and performance standards. This report shall also include photographs taken from pre-designated sites (annotated to a copy of the site plans) indicating the progress of recovery at each of the sites. Each report shall be cumulative and shall summarize all previous results. Each report shall also include a “Performance Evaluation” section where information and results from the monitoring program are used to evaluate the status of the enhancement/restoration project in relation to the interim performance standards and final success criteria.
- **Final Report:** At the end of the 10-year monitoring period, the College shall submit a final detailed report on the restoration for the review and approval of the Executive Director. If this report indicates that the restoration project has, in part, or in whole, been unsuccessful, based on the performance standards specified in the restoration plan, the College shall submit within 90 days a revised or supplemental restoration program to compensate for those portions of the original program which did not meet the approved success criteria. The Executive Director shall determine whether the revised or supplemental program shall be processed as a new Notice of Impending Development.
- The College shall undertake development in accordance with the final approved 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 new Coastal Commission - approved Notice of Impending Development (NOID), unless the Executive Director determines that no NOID is legally required.

9. Interpretive/Educational Signage Program

The College shall install, and maintain for the life of the project, educational/interpretive regarding the importance and biological significance of oak woodland habitat. The signs shall be installed along the existing paved historical pathway located on the slope between East campus and Pershing Park. **Prior to issuance commencement of development**, the College shall submit, for the review and approval of the Executive Director, an educational/interpretive signage plan, that describes the location, number, size, and contents of signs to be installed and which meets, at a minimum, the following requirements:

- A mix of monument placards and smaller plant identification signs/educational signs shall be installed along the existing paved pathway that describe and highlight the importance of oak woodlands from an ecosystem perspective and the native sensitive plant and animal species endemic to the Oak Woodland habitat.
- An interpretive signage design that blends in with the surrounding natural environment and does not detract from the character of the area. No signs to be mounted onto any existing trees or vegetation.
- Signs shall be maintained in good condition onsite for the duration of the project.

10. Lighting Plan

Prior to commencement of construction, the Campus shall submit a Lighting Plan, for review and approval by the Executive Director. The lighting plans shall incorporate the following requirements:

- Existing outdoor security lighting along the pedestrian path within the designated oak woodland habitat area on East Campus shall be replaced concurrent with the implementation of the restoration/enhancement activities required pursuant to Special Condition Eight (8) with new lighting to achieve the minimum degree of illumination necessary for public safety. Lighting shall be downward directed, shielded, energy efficient, dark-sky-compatible, and shall incorporate state-of-the-art improvements in lighting technology when replaced thereafter.
- Replacement bulbs or fixtures shall be upgraded to incorporate best available technology over the life of the installation. Where safety goals would be adequately met without overhead lighting, such as along pathways, ground-level directive lights or standards less than three feet in height shall be used.
- Lighting shall be designed to minimize light trespass into adjacent non-target areas, and to limit the illumination of campus open space and sensitive habitat areas to the maximum extent feasible. Programmable timing and/or motion sensing devices shall be utilized to turn off unnecessary lights where feasible.

V. 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 an amendment to its certified Public Works Plan (PWP) to allow for improvements to the existing Humanities Building Outdoor Art Workshop/Patio facilities and to address existing unpermitted Humanities art workshop expansion and Humanities building storage addition on the College's east campus. The PWP amendment, as submitted, seeks to (1) modify the certified sensitive habitat map for the East Campus, (2) to revise Table IV 'Planned Campus Facilities', to add the expansion and redevelopment of the existing Outdoor Art Workshop/Patio and construction of a new addition to the existing Humanities Building to for a storage facility, and (3) amend the description of existing sensitive resources on the East campus in section 3.0 of the certified PWP to include a description of the east campus oak woodland.

Specifically, the proposed PWP amendment request would revise the 'sensitive habitat map' for the east campus, Figure 3.0 of the certified PWP, to remove .86 acres of area from the sensitive oak woodland habitat designation in order to more accurately delineate the actual location of oak woodland on site. This component of the proposed PWP amendment is necessary to accommodate the request for the after-the-fact authorization of the expansion of the existing 3,238 sq. ft. art workshop area/patio by 2,062 sq. ft. for a total workshop/patio area of 5,300 sq. ft., pursuant to the related Notice of Impending Development 2-12. The existing, as-built, 2,062 sq. ft. addition to the outdoor art workshop/patio was constructed by the College in 1994 without Commission review or approval. The unpermitted exterior art workshop is located within an area previously designated by the certified PWP as sensitive oak woodland habitat by the PWP.

In addition, the college has submitted the related Notice of Impending Development (NOID) 2-12 for implementation of the improvements that would be authorized by PWP Amendment 2-12. Specifically, the proposed NOID includes the request for after-the-fact authorization of the as-built 2,062 sq. ft. expansion of the existing 3,238 sq. ft. Outdoor Art Workshop/Patio; the remodel of the combined 5,300 sq. ft. Outdoor Art Workshop/Patio; installation of new metal roof over the 5,300 sq. ft. workshop/patio; demolition of an existing 380 sq. ft. ancillary structure located within the patio/workshop area and reconstruction of a new 380 sq. ft. ancillary structure in approximately the same location consisting of a 170 sq. ft. darkroom and 210 sq. ft. equipment storage room; and approximately 56 cu. yds. of cut grading. In addition, the NOID, as proposed, also includes the demolition of an existing unpermitted 755 sq. ft. storage building attached to the south side of the existing Humanities Building and construction of a new 755 sq. ft. storage building in.

The originally certified Santa Barbara City College PWP included a Sensitive Habitats map which depicted the boundaries of sensitive habitat areas generally following the contours of the existing tree canopy. This map was amended in 2003 pursuant to PWP Amendment 1-03 to add new areas to the Sensitive Habitats Map, which included the addition of the oak woodland

habitat on the East campus on the hillside above Pershing park, which is the subject of this current amendment. The subject oak woodland habitat on the College's east constitutes an Environmentally Sensitive Habitat Area (ESHA) and was once part of a larger area of native oak woodland habitat that extends along the back hillside of the mesa formation in the City of Santa Barbara. As proposed by the College pursuant to that PWP Amendment 1-03, the boundary of oak woodland was extended to the eastern side of the Humanities building, incorrectly designating the previously approved 3,238 exterior patio constructed in 1974 and a row of non-native, invasive eucalyptus trees as part of the sensitive oak woodland habitat. In addition, in 1994, the College expanded the existing art workshop area/patio by 2,062 sq. ft. without the required PWP Amendment and Notice of Impending Development to create a total workshop/patio area of 5,300 sq. ft. Although some eucalyptus trees were removed, no oak trees were removed to construct the patio expansion since the expansion occurred entirely within the portion of the site that had been incorrectly designated as oak woodland. The College is proposing to correct the certified sensitive habitats map to reflect the as-built limits of existing development and concurrently seek after-the-fact approval of the 2,062 sq. ft. art workshop patio expansion through NOID 2-12.

The proposed PWP amendment also seeks to revise Table IV of the certified PWP titled "Planned Campus Facilities" to include the as built 2,062 sq. ft. art workshop area in the table, a substantial remodel of the whole 5,300 sq. ft. Humanities outdoor patio area (which includes the Art workshop), and the construction of an unpermitted 755 sq. ft. Humanities building storage addition. Associated description of the developments would be inserted into the PWP as part of the proposed amendment following Table IV.

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 and Humanities Building exterior patio on campus for which the applicant has submitted the related NOID 2-12. The certified PWP for the Santa Barbara Community College includes Table IV titled 'Planned Campus Facilities', 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 planned development included in Table IV.

Therefore, in order to accommodate the campus improvements proposed by NOID 2-12, the proposed PWP amendment would:

Add the following developments to Table IV and to Figure 1.1, the Planned Development Map of the PWP:

- Construction of the 2,062 sq. ft. addition to the existing 3,238 sq. ft. Outdoor Art Workshop/Patio as well as a remodel of the as-built art workshop and paved outdoor Humanities patio (totaling 5,300sq. ft.), installation of a metal roof over the patio, and construction of a 380 sq. ft. accessory structure within the patio area consisting of a 170 sq. ft. darkroom and a 210 sq. ft. equipment storage room.
- The demolition and in kind reconstruction of a previously unpermitted 755 sq. ft. Humanities Building Storage addition attached to the eastern façade of the existing building

In addition, the amendment would add new text to the description of future planned developments in Section 1.3 of the certified Public Works Plan titled “Brief Description of LRDP Content & Proposed Development”. Language presently contained within the certified PWP is shown in regular type. Language proposed by the College to be inserted in the PWP pursuant to Public Works Plan Amendment 1-12 is shown underlined.

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 (sq.ft.) 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. A one-story 755 sq .ft. Humanities Building Storage Area addition would also be demolished and reconstructed entirely within the existing development footprint.

Humanities Building Outdoor Art Workshop (Remodel - #6 in Table 1.1)

A 2,062 sq. ft. exterior patio expansion of the Humanities Building and Outdoor Art Workshop (Outdoor Studio Space) is located on the eastern side of the existing Humanities Building. The workshop area allows for Art Department programs and outdoor studio activities, including: printmaking (etching and silk-screen); ceramics (clay-mixing equipment, gas-fired kiln firing, and shelving); metal casting process equipment (large ‘burn-out’ kiln, smelting furnace, and sand pit); and welding. Future campus improvements may include renovation of the existing Outdoor Art Workshop area and with a new shed-style metal roof covering 5,300 sq. ft. of workshop area; a 170 sq .ft. darkroom; and adjacent 210 sq .ft. equipment storage combined structure.

Additionally, in order to provide more clarity in the PWP document regarding the habitat values of the existing Oak Woodland ESHA on East Campus, the submitted PWP amendment proposes to add the following text to Section 3.0 (Natural Resources) of the certified PWP. Language presently contained within the certified PWP is shown in regular type. Language proposed by the College to be inserted in the PWP pursuant to Public Works Plan Amendment 1-12 is shown underlined:

East Campus - Oak Woodland Environmentally Sensitive Habitat

The existing oak woodland on the East Campus is a sensitive and rare habitat consisting of native coast live oak (*Quercus agrifolia*) trees and a variety of understory layers. The oak trees provide nesting habitat for some raptor species (e.g., red-shouldered hawk [*Buteo lineatus*] and Cooper’s hawk [*Accipiter cooperii*]), as well numerous other birds, including hummingbirds, woodpeckers, and songbirds. Songbird species such as the California towhee (*Melospiza crissalis*), song sparrow (*Melospiza melodia*), and orange-crowned warbler (*Oreothlypis celata*) have the potential to nest in the shrub and herbaceous layers of the oak woodland understory. Wintering species such as the white-crowned sparrow (*Zonotrichia leucophrys*) and hermit thrush (*Catharus guttatus*) also benefit from the cover provided by the undergrowth. These layers also provide ground cover for small mammals and for reptiles

such as the western fence lizard (*Sceloporus occidentalis*), and cover for movement by medium-sized mammals such as the common raccoon (*Procyon lotor*) and striped skunk (*Mephitis mephitis*) (Dudek 2012).

In addition to the ESHA defined above, a row of non-native blue gum eucalyptus trees were planted along the ridgeline behind the existing Humanities building in the late 19th century by Thomas Dibblee as part of his estate that was located on the current College campus. The historic Dibblee residence was effectively destroyed in 1925 as a result of earthquake damage, however, the historical eucalyptus tree row remains directly north of the Humanities Building, and to the east and south of the oak woodland ESHA.

The proposed amendment, as submitted, would allow for the Humanities exterior patio and storage addition improvements detailed in NOID 2-12. Additionally, the proposed project would not encroach upon any existing public ocean view corridors, will not involve the addition or expansion of any assignable classroom space, and will not result in public access impacts that would be inconsistent with the existing policies of the certified Public Works plan. However, as the amendment remains inconsistent with the sensitive habitat protection policies of the certified LCPS staff is recommending modifications to the proposed amendment discussed in further detail in the following section.

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.

Construction of the Humanities building was approved by the California Coastal Zone Conservation Commission (South Central Coast) on April 26, 1973 without any conditions of approval. This approval authorized construction of a three story structure with 28,183 sq. ft. of assignable classroom and faculty space and authorized substantial grading resulting in approximately 5-15 ft. deep cut grading over the entire site. The subject site is located in an area of known archeological resources and, accordingly, the project description of the Commission's 1973 approval states that at the time of approval an archaeological excavation was occurring

intended to remove all cultural resources from the site prior to construction activities and no impacts to cultural resources were expected as a result. The original 1973 approval authorized construction of an approximately 3,238 sq. ft. exterior patio on the north eastern portion of the Humanities structure, which was constructed consistent with the Commission's approval. However, in 1994 the College constructed a 2,062 sq. ft. expansion of the previously existing 3,238 sq. ft. patio to accommodate a roofed and partially enclosed outdoor art workshop without any Coastal Commission review or approval including the required Public Works Plan Amendment and Notice of Impending Development.

Based on its review of the 1994 grading plans for the unpermitted patio expansion, the College's Engineering Consultants have estimated that the expansion resulted in an additional 5 ft. of cut grading extending over the 2,062 sq. ft. area, 275 cubic yards of cut grading, the construction of two retaining walls, and the removal of 5 non-native blue gum eucalyptus trees. All of the grading and excavation work occurred in an area designated as low or moderate on the archeological sensitivity map for the campus. The certified PWP allows for development within these areas as long as proper monitoring is required during the construction phase of the project. In terms of the sensitive habitat designations on the east campus, the entire development footprint of the 1994 expansion is designated as sensitive Oak woodland habitat in the certified PWP, only a line of blue gum eucalyptus trees have occupied the subject ridgeline since the late 1800's when the historic Dibble estate was established. Furthermore, the upper ridgeline and hilltop where the art workshop area was constructed is separated from the surrounding downslope Oak woodland habitat by an existing paved historical roadway which provides pedestrian access from the eastern boundary of the college to a city park located at the base of the slope.

C. PUBLIC WORKS PLAN AMENDMENT 2-12 CONSISTENCY.

The proposed amendment to the Santa Barbara City College Public Works Plan (PWP) is a project-driven amendment that would allow for the after-the-fact approval of an existing outdoor Art Workshop/Patio as well as various remodeling and renovations and the after the fact approval of a 755 sq. ft Humanities building storage addition. The standard of review for the Commission's approval of the proposed PWP amendment 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." Consistency of the PWP amendment, as modified, with applicable access, visual resource, environmental protection and cultural resource policy sections of the City's LCP is included below.

1. Environmentally Sensitive Habitat

The Santa Barbara City College campus has three areas of environmentally sensitive habitat that are delineated by the certified Public Works Plan: oak woodland on the cliff face above Pershing Park adjacent to the east side of East Campus; oak woodland and riparian habitat on Arroyo Honda in the northern and eastern end of 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 respective individual plant communities.

The City of Santa Barbara's certified Local Coastal Program does not include any specific policies regarding habitat protection on the Santa Barbara City College campus, but does contain general policies applicable to the protection of upland and creek habitats and the marine environment within the City.

Policy 6.1 provides that:

The City through ordinance, resolution, and development controls shall protect, preserve, and where feasible restore the biotic communities designated in the City's conservation Element of the General Plan and any future annexations to the City consistent with the PRC Section 30240.

Policy 6.2 provides that;

The City will support and encourage the enforcement of all laws enacted for the purposes of preserving and protecting marine resources, maintaining optimum populations of marine organisms and maintaining the quality of the marine environment for the protection of human health.

Additionally, the City of Santa Barbara LCP incorporates Coastal act policy 30240, which states:

(a) Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on those resources shall be allowed within those areas.

(b) Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade those areas, and shall be compatible with the continuance of those habitat and recreation areas.

The 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. The certified PWP specifies three habitat areas on campus that were to be restored. These areas are the East Campus and West Campus oak woodlands and the Coastal Bluff on West Campus. As required by Section 30240 of the Coastal Act, as incorporated in the City of Santa Barbara's certified Local Coastal Program, provides that environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on those resources shall be allowed within those areas. This section further requires that new development located near or adjacent to environmentally sensitive habitat areas shall be sited and designed to prevent impacts which would significantly degrade those adjacent environmentally sensitive areas, and shall be compatible with the continuance of those habitat and recreation areas.

The primary component of the proposed PWP amendment includes a revision to Figure 3.0, 'Sensitive Habitat Map – East Campus' to remove .86 acres of area from the previously delineated sensitive oak woodland habitat area located on East Campus in order to more accurately delineate the actual location of oak woodland on site. In addition, this change to the delineated ESHA map is necessary to accommodate the request for the after-the-fact authorization of the expansion of the existing 3,238 sq. ft. art workshop area/patio by 2,062 sq. ft. for a total workshop/patio area of 5,300 sq. ft., pursuant to the related Notice of Impending Development 2-12. The existing, as-built, 2,062 sq. ft. addition to the outdoor art workshop/patio was constructed by the College in 1994 without Commission review or approval. The unpermitted exterior art workshop is located within an area previously designated by the certified PWP as sensitive oak woodland habitat. Since the workshop/patio could not be considered a "resource dependent" use pursuant to Section 30240 of the Coastal Act, as incorporated in the City's LCP, it would be inconsistent with the development policies and provisions of both the certified PWP and the City's LCP.

In past Commission actions, the Commission has found that native oak trees are an important coastal resource. Moreover, the Commission has also found that when native oaks are found in a larger woodland or other habitat area, these areas constitute environmentally sensitive habitat areas (ESHA). Furthermore, native trees prevent the erosion of hillsides and stream banks, moderate water temperatures in streams through shading, provide food and habitat, including nesting, roosting, and burrowing to a wide variety of wildlife.

Oak trees are easily damaged. They are shallow-rooted and require air and water exchange near the surface. The oak tree root system is extensive, extending as much as 50 feet beyond the spread of the canopy, although the area within the "protected zone" (the area around an oak tree that is five feet outside the dripline or fifteen feet from the trunk, whichever is greater) is the most important. Oaks are therefore sensitive to surrounding land uses, grading or excavation at or near the roots and irrigation of the root area particularly during the summer dormancy. Improper watering, especially during the hot summer months when the tree is dormant and disturbance to root areas are the most common causes of tree loss. Oak trees in residentially landscaped areas often suffer decline and early death due to conditions that are preventable. Damage can often take years to become evident and by the time the tree shows obvious signs of disease it is usually too late to restore the health of the tree.

Obviously, the removal of an oak tree results in the total loss of the habitat values of the tree. Encroachments into the protected zone of an oak tree can also result in significant adverse impacts. Changes in the level of soil around a tree can affect its health. Excavation can cut or severely damage roots and the addition of material affects the ability of the roots to obtain air or water. Soil compaction and/or pavement of areas within the protected zone will block the exchange of air and water through the soil to the roots and can have serious long term negative effects on the tree.

The originally certified Santa Barbara City College PWP included a Sensitive Habitats map which depicted the boundaries of sensitive habitat areas generally following the contours of the existing tree canopy. This map was amended in 2003 pursuant to PWP Amendment 1-03 to add new areas to the Sensitive Habitats Map, which included the addition of the oak woodland habitat on the East campus on the hillside above Pershing park which is the subject of this

current amendment. The subject oak woodland habitat on the College's east campus constitutes an environmentally sensitive habitat area (ESHA) and was once part of a larger area of native oak woodland habitat that extends along the back hillside of the mesa formation in the City of Santa Barbara. As proposed by the College pursuant to the previous PWP Amendment 1-03, the boundary of oak woodland was extended from the western boundary of Pershing Park to the eastern side of the Humanities building, incorrectly including the previously approved 3,238 exterior patio on the east side of the Humanities Building, which was constructed in 1974 pursuant to a coastal development permit, and a row of non-native, invasive eucalyptus trees within the boundary of the delineated sensitive oak woodland habitat.

In addition, in 1994, the College expanded the existing art workshop area/patio by 2,062 sq. ft. without the required PWP Amendment and Notice of Impending Development to create a total workshop/patio area of 5,300 sq. ft. College staff have indicated that construction of the patio expansion/Art Workshop in 1994 resulted in the removal of five (5) non-native, invasive blue gum eucalyptus trees and that no native trees or oaks were removed. Based on a review of historic aerial photographs, Commission staff has confirmed that although some eucalyptus trees were removed, no oak trees were removed to construct the patio expansion since the expansion occurred entirely within the portion of the site that had been incorrectly designated as oak woodland. The College is now proposing to correct the certified sensitive habitats map to reflect the actual location of the oak woodland on site and concurrently seek after the fact approval of the 2,062 sq. ft. art workshop patio expansion through NOID 2-12. The Commission staff ecologist, Dr. Jonna Engel, has reviewed the biological analysis provided by the Campus and conducted a site visit of the subject area and concurs with the College staff that the area to be removed from the Oak woodland ESHA delineation, does not contain any oak trees and does not constitute ESHA. Thus, the proposed revision to Figure 3 'Sensitive Habitats Map' to revise the area delineated as Oak Woodland Area, as generally shown on Exhibit 6 of this staff report will serve to more accurately delineate the environmentally sensitive habitat area on campus. . Additionally, the proposed amendment also includes a revision to Table IV 'Planned Campus Facilities to add the unpermitted 2,062 sq. ft. expansion of the previously approved 3,238 sq. ft. Art Workshop/Patio on the east side of the Humanities Building, within the area proposed to be removed from the Oak woodland ESHA delineation as shown on Exhibit 6. For the reasons stated above, the Commission finds that the area proposed to be removed from the Oak woodland ESHA delineation as shown on Exhibit 6 does not constitute ESHA. However, Section 30240 of the Coastal Act, as incorporated in the certified City of Santa Barbara's certified LCP states that new development located near or adjacent to environmentally sensitive habitat areas shall be sited and designed to prevent impacts which would significantly degrade those adjacent environmentally sensitive areas, and shall be compatible with the continuance of those habitat and recreation areas. The certified PWP does not contain specific requirements for the size of buffers from the oak woodland located on the eastern portion of campus. However, in past Commission actions, the Commission has typically found that a 100 ft. buffer is necessary to ensure that new development is setback from adjacent ESHA to ensure that adverse impacts to sensitive habitat areas are avoided or minimized to the maximum extent feasible. However, in this case, both the existing patio and the as-built expansion will be located less than the normally required 100 ft. buffer from the adjacent oak woodland areas as they are proposed to be re-delineated. As proposed, the Outdoor Art Workshop/Patio would be located approximately 32 ft. from the adjacent sensitive oak woodland habitat area.

Commission and College staffs have evaluated alternative locations for the proposed Art Workshop/Patio Expansion area that would avoid any encroachment into the normally required 100 ft. buffer, including construction of the Art Workshop in other areas of the campus, including at the southern end of the Humanities Building. However, although these alternative locations would avoid the need for the reduced buffer from the adjacent oak woodland, the College has determined that these alternative locations are infeasible because they would not provide the necessary connectivity between the existing art facilities and classroom areas within the Humanities Building and the outdoor workshop area.

Moreover, the Commission finds that due to several unique and specific facts and constraints relative to this particular subject site and the proposed development, in this specific case the use of a reduced buffer of no less than 25 ft. from the adjacent oak woodland habitat is not expected to result in new significant adverse impacts to the adjacent woodland habitat area. Although the oak woodland area located on a relatively steep slope approximately 32 ft. to the east of the as-built Art Workshop/Patio clearly constitutes ESHA, this woodland area presents a unique circumstance due to its highly constrained location between the City's highly used Pershing Park at the base of the slope to the east and the Main Campus of the City College located immediately west at the top of the slope. The oak woodland on site has been subject to high levels of previous disturbance. The woodland currently has no setback or buffer from the existing City Park, which was constructed prior to Proposition 20 and the Coastal Act. In addition, portions of the existing woodland has no setbacks or buffers from other structures located on the Main Campus. Both the immediately adjacent City park and the Campus are subject to high levels of human activity. Moreover, an existing paved and lighted pedestrian path is located within the woodland area provides pedestrian access from the Main Campus to the City Park as shown on Exhibit 9. This path was constructed prior to Proposition 20 and the Coastal Act and is subject to high levels of use and pedestrian traffic. As a result of the above described site specific facts relative this particular project, the Commission finds that the provision of a buffer greater than 25 ft. in this case would not serve to further reduce or minimize adverse impacts from adjacent development and human disturbance to the sensitive oak woodland on site. In this case, the proposed amendment would provide for a setback of approximately 32 ft. between the Outdoor Art Workshop/Patio and the adjacent woodland habitat area, more than the provision of a minimum 25 ft. buffer for new development on site.

However, although the proposed development has been sited and designed in a manner that will minimize adverse impacts to the adjacent to ESHA to the extent feasible, it is not possible to avoid all adverse to the adjacent oak woodland ESHA given its close proximity to new development. The Commission, in past actions, has typically found that significantly reduced buffer areas causes sufficient permanent impact on ESHA, so that the ESHA impacts should be mitigated through the enhancement or creation of new habitat at the standard 3:1 mitigation ratios respectively. In this case approximately 0.34 acres of sensitive oak woodland area would be located less than the normally required 100 ft. buffer from new development. Thus, in order to provide mitigation for the 0.34 acres of oak woodland that will be impacted as a result of the reduced buffer, 1.02 acres of oak woodland habitat restoration/enhancement would be required to provide for a 3:1 mitigation ratio.

However, in this case, the college has not only agreed to the typically required 3:1 mitigation ratio but is also proposing to implement a more substantial oak woodland habitat restoration and

enhancement program which will provide for a 15:1 restoration mitigation ratio within the designated oak woodland ESHA on East Campus. However, the College has not yet provided a detailed restoration and enhancement plan or incorporated such provisions in the proposed amendment. As such, staff is recommending that the proposed amendment be modified to incorporate a restoration program for the entire east campus oak woodland ESHA by restoring the oak woodland understory and planting of sapling sized oak, as appropriate, through the entire oak woodland habitat. **Suggested Modification Three (3)** therefore, provides that a habitat restoration and enhancement plan be prepared by a qualified biologist or resource specialist and submitted to the Executive Director for review and approval for the mitigation of reduced buffer areas (less than 100 feet) for Art Workshop/Patio from the oak woodland. Prior to the initiation of restoration activities the College shall prepare a plan which includes a description of the goals of the restoration plan, including, as appropriate, topography, hydrology, vegetation types, sensitive species, and wildlife usage. The plan shall also document the performance standards, which provide a mechanism for making adjustments to the restoration area if it is determined, through monitoring, or other means that the restoration techniques are not working and the necessary management and maintenance requirements, and provisions for timely remediation should the need arise.

Suggested Modification Three (3) also provides a minimum of 0.49 acres of oak tree planting with Coast live oak tree saplings shall occur in conjunction with any redevelopment and/or expansion of the Outdoor Art Workshop/Patio adjacent to the Humanities Building. The oak tree saplings shall be planted in all open canopy/open space areas within the existing oak woodland sensitive habitat area delineated in Figure 3.0 ‘Sensitive Habitats Map’ of the certified PWP. The appropriate number and location of oaks to be planted shall be determined in consultation with a qualified biologist to ensure that the entire 0.49 acre restoration area will achieve a minimum of 70 percent canopy coverage at the end of a 10-year monitoring period. The planting and establishment of the sapling sized oak trees within the restoration area shall be grown from locally sourced native oak acorns. Plantings shall be maintained in good growing condition and, whenever necessary, shall be replaced with new plant materials to ensure continued compliance with the revegetation requirements.

Furthermore, Suggested Modification Three (3) provides restoration of 4.63 acres of Oak Woodland understory habitat shall occur in conjunction with any redevelopment and/or expansion of the Outdoor Art Workshop/Patio adjacent to the Humanities Building. The planting palette shall be made up exclusively of native plants that are appropriate to oak woodland habitat and Santa Barbara region and grown from seeds or vegetative materials obtained from the site or from an appropriate nearby location so as to protect the genetic makeup of natural populations. Horticultural varieties shall not be used. Plantings shall be maintained in good growing condition and, whenever necessary, shall be replaced with new plant materials to ensure continued compliance with the revegetation requirements.

Night lighting within sensitive habitat areas may alter or disrupt feeding, nesting, and roosting activities of native wildlife species. Therefore, **Suggested Modification Three (3)** also provides that the woodland and habitat restoration and enhancement plan include the provision that existing outdoor security lighting along the pedestrian path within the designated oak woodland habitat area on East Campus shall be replaced with new lighting to achieve the minimum degree of illumination necessary for public safety. Lighting shall be downward directed, shielded,

energy efficient, dark-sky-compatible, and shall incorporate state-of-the-art improvements in lighting technology when replaced thereafter. Replacement bulbs or fixtures shall be upgraded to incorporate best available technology over the life of the installation. Where safety goals would be adequately met without overhead lighting, such as along pathways, ground-level directive lights or standards less than three feet in height shall be used. Campus lighting shall be designed to minimize light trespass into adjacent non-target areas, and to limit the illumination of campus open space and sensitive habitat areas to the maximum extent feasible. Programmable timing and/or motion sensing devices shall be utilized to turn off unnecessary lights where feasible.

In addition, due to the reduced buffer between the proposed Art Workshop/Patio and the adjacent oak woodland ESHA, **Suggested Modification Four (4)** provides that Figure 3.0 of the certified PWP 'Sensitive Habitats Map' be modified to designate the area between the patio and oak woodland as 'Transitional Habitat' zone for the purpose of providing a natural and more effective buffer area between the existing developed area of campus and the adjacent oak woodland. Within this transitional habitat designation area, all existing eucalyptus trees that senesce and die over time shall be promptly replaced by the college in the same location at a 1:1 ratio with native coast live oak trees (*Quercus agrifolia*) which are from local genetic stock. Landscaping and planting within the transitional zone shall consist exclusively of native plants that are appropriate to oak woodland habitat and the Santa Barbara region. No new development or significant landform alteration, other than to facilitate the removal of the root structure of dead eucalyptus trees, is allowed within this zone with the exception of habitat restoration and public access trail improvements. As such, this modification would ensure that this area will, over time, transition to a functioning oak woodland habitat.

Moreover, the College submitted a raptor and nesting bird surveys conducted during late winter /early spring 2013, which found that there were no raptor or other sensitive bird nests found within the area adjacent to the proposed Art Workshop/Patio in the area to be removed from the ESHA designation. Specifically, pairing behavior and nest building by a single pair of Cooper's Hawks was observed in the East Campus Southern Oak Woodland Sensitive Habitat, approximately 325 feet from the As-Built Outdoor Art Workshop Area footprint. This pair of Cooper's hawks was also observed flying and perching were identified within the 100-foot buffer of the Outdoor Art Workshop Improvement Area and within the eucalyptus blue gum tree row adjacent to the existing development. In addition, several other Cooper's hawks and red-tailed hawks were observed soaring, calling, and roosting within and west of the east campus oak woodland ESHA. The College's biological consultants have found that the disturbed nature of the existing habitat on site and on-going disturbance from nearby human activity significantly reduces the opportunity for special-status species to occupy the site. Therefore, based on the information submitted by the University, there are no identified active nesting areas for raptors or other sensitive bird species within the proposed development area or the area to be removed from the ESHA designation and redesignated as 'Transitional Habitat'. However, in past actions, the Commission has found that trees in developed areas on campus, such as the 'Transitional Habitat' Area, 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, **Suggested Modification Four (4)** provides that the non-native trees within the transitional habitat shall be replaced with native oak trees gradually over time as they naturally senesce and die, to ensure

that adequate potential raptor and sensitive bird nesting and roosting habitat will be maintained in this area over time.

Furthermore, although the certified LCP does not contain any specific policies requiring that interpretive signage and educational programs be initiated on the City college campus, the LCP does include language encouraging programs which expand the public's recognition and knowledge of the existing sensitive habitats within the City and requiring the implementation of interpretive programs in other portions of the City. Consistent with this direction from the LCP, City College representatives have agreed to implement a comprehensive restoration program on this portion of the campus, which includes an interpretive signage program as well as incorporation of the larger 5.12 acre restoration plan into the College's curriculum. This plan was not part of the College's initial amendment proposal and, as such, **Suggested Modification Three (3)** which will incorporate the restoration plan for the East campus Oak woodland into the certified PWP. These programs are included in Staff's proposed modifications and are expected to restore and enhance the ecological conditions of the oak woodland ESHA habitat, while also increasing awareness of the habitat's significance within the educational programs of the College and the local community. This interpretive signage program and educational component, implemented in conjunction with the restoration goals of the Oak woodland will function to ensure the success of the on ground restoration and long term protection of this environmentally sensitive habitat.

Therefore, in summary, the proposed amendment, as modified, would result in an overall enhancement of the Oak Woodland ESHA on the East Campus and would encourage its long term maintenance and protection through ongoing educational programs and interpretive signage, consistent with the applicable policies of the City of Santa Barbara LCP.

2. Public coastal Access and Visual resources

The City of Santa Barbara's Local Coastal Program contains various policies aimed at protecting and enhancing existing public coastal view corridors and vista points. Specifically, the LUP policy 9.1 requires that: *"The existing views to, from, and along the ocean and scenic coastal areas shall be protected, preserved, and enhanced [...]"* In this case, the proposed amendment is project project-specific and will facilitate additions to the existing Humanities Building. The subject development, which would be addressed through the proposed PWPA would not encroach into existing public coastal views or be visible from public vistas or coastal view corridors as the subject site is located on top of an elevated mesa above the waterfront and downtown area and is surrounded by existing developments. Additionally, the subject development would not be taller than the existing pattern of development. Therefore authorizing the developments proposed in NOID 2-12 through the PWP amendment, as proposed, would be consistent with the visual resource policies of the certified LCP.

The LCP also contains policies requiring that adequate public coastal access is maintained throughout the City. Certified policies intended to protect this coastal resource are included in the Shoreline access, Recreation, Visitor serving, and public services sections of the LUP. Specifically, the City of Santa Barbara's Local Coastal Program contains a number of policies which address the management of traffic along the waterfront, including policies which deal with off-street parking requirements to meet peak demands. The City of Santa Barbara's Local

Coastal Program also contains numerous general policies providing for the protection of and provision of the California Coastal Act. While the City's Local Coastal Program does not contain any access policies which pertain specifically to the Santa Barbara City College, Policy 2.1 provides, in part, that:

Public access in the coastal buff area of the City shall be maximized consistent with the protection of natural resources, public safety, and private property rights.

However, the subject site where development would be authorized through the PWP amendment is not located directly adjacent to the shoreline or bluffs where direct coastal beach access would be available. The subject Humanities building and exterior patio envelope are located directly upslope of a winding public access trail within an oak woodland area, which connects the City College east campus mesa with Pershing park, and the City's waterfront and harbor located at the base of the slope. In order to enhance existing public access facilities on campus, the college is proposing, as part of this amendment, to install educational and interpretative signage along the existing paved historical pathway located within the sensitive oak woodland on the slope between East campus and Pershing Park which includes the following. However, the originally amendment materials submitted by the College did not include these public access improvements. Therefore, in order to ensure that the College's proposal to enhance public access and recreational facilities on campus are incorporated in the certified PWP, **Suggested Modification Three (3)** adds a new provision to the Public Works Plan for the installation of a mix of monument placards and smaller plant identification signs/educational signs along the existing paved pathway that describe and highlight the importance of the native sensitive plant and animal species endemic to the Oak Woodland habitat. An interpretive signage design that blends in with the surrounding natural environment and does not detract from the character of the area. No signs to be mounted onto any existing trees or vegetation.

The certified PWP includes coastal access policies consistent with the City's certified Local Coastal Program, which underline the importance of the City College's operation in the maintenance of adequate public parking availability and traffic capacity along the shoreline in the vicinity of the College and the adjacent Santa Barbara Harbor. Additionally, through a joint agreement, the City of Santa Barbara and the College utilize conjunctively the following facilities: Pershing Park, La Playa Field, Los Banos del Mar (swimming pool), Leadbetter Beach Parking Lots and La Playa del Mar Parking Lots (Exhibits 1 and 2). The proposed amendment, as modified, will facilitate the expansion of an existing outdoor Art workshop and storage facility which is located within a previously developed area of the campus and will not require new access roads, or parking. The subject Art workshop allowed for consolidation of existing Art Department program outdoor studio activities that had been in practice since 1976 including printmaking (etching and silk-screen), ceramics (clay-mixing equipment, gas-fired kiln firing, and shelving), metal casting process equipment (large 'burn-out' kiln, smelting furnace, and sand pit), and welding. No expansion of Art Department programs or enrollment resulted associated with the expanded Outdoor Art Workshop Area. The expanded studio space allowed for a singular, enclosed and secure work area that reduced existing safety hazards. As such, including this development into Table IV of the certified PWP will not increase the parking demand in this portion of the campus or result in additional traffic impacts that would be inconsistent with the parking, traffic, or coastal access policies of the certified City of Santa Barbara LCP.

Therefore the LCP amendment, as proposed and modified, can be found consistent with the public access and visual resource policies of the City of Santa Barbara LCP.

3. Cultural Resources.

The City of Santa Barbara LCP contains policies which require that existing cultural resources within the City are protected and preserved. The following policy was certified as part of the City's LCP implementation plan:

22.12.20 Standards

1. Known sites. Permits to perform grading determined through the environmental review process or indicated through records kept by the State of California, or the University of California, to be within an area of known or probable archaeological significance may be conditioned in such a manner as to:

(1) Ensure the preservation or avoidance of the site, if feasible; or

(2) Minimize adverse impacts on the site; or

(3) Allow reasonable time for qualified professionals to perform archeological or paleontological investigations at the site; or

(4) Preserve for posterity, in such a manner as may be necessary or appropriate in the public interest, the positive aspects of the archaeological or paleontological site involved.

Consistent with these requirements and other related cultural resource protection policies of the City's LUP, the certified PWP contains specific designations for sites on the campus with known archeological resources and also contains related policies and provisions for protection of any existing cultural resources on the campus. The Archeological Resource policy element was incorporated into the certified SBCC PWP through PWP amendment 1-91. This portion of the certified PWP includes a map which indicates low, moderate, and high archeological sensitivity zones throughout the Campus. The subject site is located within a moderate sensitivity zone, which was excavated from 1969 to 1973 and was subject to up to 15 ft. of cut grading. The PWP requires that any development projects in the moderate sensitivity zone involving earth modification or ground disturbance be monitored by a qualified archaeologist when in progress, however, new development projects and remodeling projects are allowable within this designation. The associated NOID 2-12 is conditioned in order to remain consistent with the archeological resource policies of the PWP for moderate sensitivity zones on the Campus as well as the cultural resource protection policies of the City's LCP. Therefore, no modifications to the PWP' archeological resource protection policies are necessary in order to find consistency of the proposed PWP amendment with the City of Santa Barbara's LCP.

In summary, the Commission finds that the proposed PWPA, as modified, is consistent with City of Santa Barbara LCP polices relating to public access, visual resources, environmentally sensitive habitat, and cultural resources.

For these reasons, the staff recommends Denial of the proposed amendment as submitted and Approval with ten (5) suggested modifications, which require: 1) Revisions to Table IV of the Certified PWP to incorporate planned developments associated with the Humanities building and outdoor Art Workshop 2) Implementation of a restoration program, interpretive signage program and integration of the restoration program into the College's curriculum and 3) Revisions to Figure 3.0 the sensitive Habitat map of the East Campus to designate a 'Transitional Zone' across the area proposed to be removed from the Oak woodland designation in the submitted amendment request. With these suggested modifications, the Commission finds the PWP Amendment No. 2-12 is consistent with the City of Santa Barbara Local Coastal Program.

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

A. DESCRIPTION OF IMPENDING DEVELOPMENT

The impending development consists in part of the request for after the fact approval of an existing 2,062 sq. ft. outdoor art workshop/patio expansion constructed in 1994 to accommodate printmaking, ceramics, metal casting process equipment, and welding. As part of the proposed NOID the subject Art Workshop would be partially demolished and reconstructed to increase its structural stability and safety as a functional educational space. The proposed NOID also includes the demolition of an existing unpermitted 755 sq. ft. storage building addition to the south side of the Humanities Building constructed in 1985 without the required NOID or PWP amendment and the reconstruction of a new 755 sq. ft. storage building in approximately the same location. 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 not constitute an addition of any internal assignable classroom space and will upgrade the existing facilities to standards that comply with building and safety requirements.

Specifically, the proposed development will consist of:

- Request for after-the-fact approval of a 2,062 sq. ft. concrete patio expansion to an existing 3,238 sq. ft. patio to create a 5,300 sq. ft. patio area and associated (2) retaining walls, support beams and roofing and 275 cubic yards of grading.
- New remodeling of the existing outdoor 5,300 sq. ft. Humanities patio and Art workshop to consist of the demolition of 2,560 sq. ft of existing concrete, equaling 32 cubic yards, to be removed and deposited outside the Coastal Zone, 56 cu. yds. of cut grading, construction of 28 new structural support beams, and installation of a new 5,300 sq. ft. shed style metal roof structure. Excavations for concrete caissons 3 and 4 feet in diameter would extend 11.5 ft. below finished grade, and grade beams at select locations would extend to a depth of 2.5 feet below finish grade. Demolition of an existing 380 sq. ft. ancillary structure within the 5,300 sq. ft. patio area and reconstruction of a new 380 sq.

ft. ancillary structure consisting of a 170 sq. ft. dark room and a 210 sq. ft. equipment room within approximately the same location.

- Demolition of an existing unpermitted 755 sq. ft. storage building addition on the south side of the Humanities Building and reconstruction of a new 755 sq. ft. storage building in approximately the same location with 7 cubic yards of cut grading.

The proposed developments would not require any upgrades or expansions of existing utility infrastructure and would not expand the development capacity of the subject site. The development envelope of the proposed campus improvements would maintain a minimum setback of 32 ft. from the existing adjacent Oak Woodland ESHA.

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 are 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 2,062 sq. ft. Art Workshop/Patio expansion and 755 sq. ft. storage building are located within a previously developed area of campus that has historically been subject to 5-15 feet of cut grading and numerous archaeological excavations, they are still located within a portion of the designated

Archeological Site CA-SBa-30 and identified in the certified PWP document as an area where moderate amounts of cultural resources may occur.

The certified PWP includes the following description and standards for development within moderate sensitivity zones:

Areas of moderate sensitivity are those where surface evidence is present but research and field investigations indicate heavy past disturbance. In these areas, intact subsurface deposits may have survived previous development activity.

Avoidance of impacts in this zone is the preferred alternative. This is especially important for areas that have previously not been heavily impacted by development such as the hillside above Pershing Park. Portions of this zone extend into developed portions of the campus. Any development which involves earth modification or disturbance in this zone should be monitored by a qualified archaeologist when in progress. If deposits are revealed, construction should proceed only after a Phase II program is completed to assess the deposits.

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 Art Workshop exterior patio is designated as ‘medium’ archaeological sensitivity. However, 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 and exterior patio are now located. The proposed impending development would include approximately 56 cu. yds. of cut grading on the site within the 'Medium 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 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 respective 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, the proposed request for after-the-fact approval of the Art Workshop/Patio Expansion will encroach beyond the existing development footprint of the Humanities building towards the existing oak woodland ESHA on the East Campus. The as-built development is located approximately 32 feet from the existing oak woodland ESHA. However, neither the previously completed unpermitted development nor the new proposed development requires the removal of any native vegetation, native trees, or loss of any ESHA.

Nonetheless, potential adverse impacts to ESHA could still result due to the proximity of the as-built Art Workshop to the existing oak woodland ESHA corridor. In past Commission actions, the Commission has normally required a minimum buffer of 100 ft. between new development and ESHA. The certified PWP does not contain specific requirements for the size of buffers from the oak woodland located on the eastern portion of campus. However, in past Commission actions, the Commission has typically found that a 100 ft. buffer is necessary to ensure that new development is setback from adjacent ESHA to ensure that adverse impacts to sensitive habitat areas are avoided or minimized to the maximum extent feasible. In this case, both the existing patio and the as-built expansion will be located less than the normally required 100 ft. buffer from the adjacent oak woodland areas as they are proposed to be re-delineated. As proposed, the Outdoor Art Workshop/Patio would be located approximately 32 ft. from the adjacent sensitive oak woodland habitat area.

However, the subject art workshop, as proposed for partial reconstruction and remodeling in NOID 2-12, has been sited and designed to avoid significant adverse impacts to the adjacent oak woodland ESHA and the College has indicated that there are no feasible alternative locations on the Campus where the art workshop could be located where it could still meet state building and safety mandates and continue to meet the needs of the Art department's curriculum,

Additionally, the biological report submitted by the College associated with NOID 2-12 also states that locating the art workshop in an alternative location on the College campus would not result in reduced impacts to the oak woodland ESHA. However, while the oak woodland ESHA habitat has proven resilient despite historical and modern influences, the oak woodland habitat can still be easily disturbed or degraded by human activities and development if not properly protected and maintained.

Commission and College staff have evaluated alternative locations for the proposed Art Workshop/Patio Expansion area that would avoid any encroachment into the normally required 100 ft. buffer, including construction of the Art Workshop in other areas of the campus, including at the southern end of the Humanities Building. However, although these alternative locations would avoid the need for the reduced buffer from the adjacent oak woodland, the College has determined that these alternative locations are infeasible because they would not provide the necessary connectivity between the existing art facilities and classroom areas within the Humanities Building and the outdoor workshop area.

Moreover, the Commission finds that due to several unique and specific facts and constraints relative to this particular subject site and the proposed development, in this specific case the use of a reduced buffer of no less than 25 ft. from the adjacent oak woodland habitat is not expected to result in new significant adverse impacts to the adjacent woodland habitat area. Although the oak woodland area located on a relatively steep slope approximately 32 ft. to the east of the as-built Art Workshop/Patio clearly constitutes ESHA, this woodland area presents a unique circumstance due to its highly constrained location between the City's highly used Pershing Park at the base of the slope to the east and the Main Campus of the City College located immediately west at the top of the slope. The oak woodland on site has been subject to high levels of previous disturbance. The woodland currently has no setback or buffer from the existing City Park, which was constructed prior to Proposition 20 and the Coastal Act. In addition, portions of the existing woodland have no setbacks or buffers from other structures located on the Main Campus. Both the immediately adjacent City park and the Campus are subject to high levels of human activity. Moreover, an existing paved and lighted pedestrian path is located within the woodland area provides pedestrian access from the Main Campus to the City Park as shown on Exhibit 9. This path was constructed prior to Proposition 20 and the Coastal Act and is subject to high levels of use and pedestrian traffic. As a result of the above described site specific facts relative this particular project, the Commission finds that the provision of a buffer greater than 25 ft. in this case would not serve to further reduce or minimize adverse impacts from adjacent development and human disturbance to the sensitive oak woodland on site. In this case, the proposed amendment would provide for a setback of approximately 32 ft. between the Outdoor Art Workshop/Patio and the adjacent woodland habitat area, more than the provision of a minimum 25 ft. buffer for new development on site.

However, although the proposed development has been sited and designed in a manner that will minimize adverse impacts to the adjacent to ESHA to the extent feasible, it is not possible to avoid all adverse to the adjacent oak woodland ESHA given its close proximity to new development. The Commission, in past actions, has typically found that significantly reduced buffer areas causes sufficient permanent impact on ESHA, so that the ESHA impacts should be mitigated through the enhancement or creation of new habitat at the standard 3:1 mitigation ratios respectively. In this case approximately 0.34 acres of sensitive oak woodland area would

be located less than the normally required 100 ft. buffer from new development. Thus, in order to provide mitigation for the 0.34 acres of oak woodland that will be impacted as a result of the reduced buffer, 1.02 acres of oak woodland habitat restoration/enhancement would be required to provide for a 3:1 mitigation ratio.

However, in this case, the college has not only agreed to the typically required 3:1 mitigation ratio but is also proposing to implement a more substantial oak woodland habitat restoration and enhancement program which will provide for a 15:1 restoration mitigation ratio within the designated oak woodland ESHA on East Campus. However, the College has not yet provided a detailed restoration and enhancement plan or incorporated such provisions in the proposed amendment. As such, staff is recommending that the proposed amendment be modified to incorporate a restoration program for the entire east campus oak woodland ESHA by restoring the oak woodland understory and planting of sapling sized oak, as appropriate, through the entire oak woodland habitat. **Special Condition 8** therefore, provides that a habitat restoration and enhancement plan be prepared by a qualified biologist or resource specialist and submitted to the Executive Director for review and approval for the mitigation of reduced buffer areas (less than 100 feet) for Art Workshop/Patio from the oak woodland. Prior to the initiation of restoration activities the College shall prepare a plan which includes a description of the goals of the restoration plan, including, as appropriate, topography, hydrology, vegetation types, sensitive species, and wildlife usage. The plan shall also document the performance standards, which provide a mechanism for making adjustments to the restoration area if it is determined, through monitoring, or other means that the restoration techniques are not working and the necessary management and maintenance requirements, and provisions for timely remediation should the need arise.

Special Condition 8 also requires a minimum of 0.49 acres of oak tree planting with Coast live oak tree saplings to occur in conjunction with any redevelopment and/or expansion of the Outdoor Art Workshop/Patio adjacent to the Humanities Building. The oak tree saplings shall be planted in all open canopy/open space areas within the existing oak woodland sensitive habitat area delineated in Figure 3.0 ‘Sensitive Habitats Map’ of the certified PWP. The appropriate number and location of oaks to be planted shall be determined in consultation with a qualified biologist to ensure that the entire 0.49 acre restoration area will achieve a minimum of 70 percent canopy coverage at the end of a 10-year monitoring period. The planting and establishment of the sapling sized oak trees within the restoration area shall be grown from locally sourced native oak acorns. Plantings shall be maintained in good growing condition and, whenever necessary, shall be replaced with new plant materials to ensure continued compliance with the revegetation requirements.

Special Condition 8 also requires restoration of 4.63 acres of Oak Woodland understory habitat to occur in conjunction with any redevelopment and/or expansion of the Outdoor Art Workshop/Patio adjacent to the Humanities Building. The planting palette shall be made up exclusively of native plants that are appropriate to oak woodland habitat and Santa Barbara region and grown from seeds or vegetative materials obtained from the site or from an appropriate nearby location so as to protect the genetic makeup of natural populations. Horticultural varieties shall not be used. Plantings shall be maintained in good growing condition and, whenever necessary, shall be replaced with new plant materials to ensure continued compliance with the revegetation requirements.

Due to the proximity of the subject Art Workshop to the adjacent oak woodland, the College contacted the City of Santa Barbara's fire department to determine the amount, if any, of fuel modification that would be required for the proposed reconstruction and continued operation and use of the art workshop area. Joe Poire, the Fire Marshal for the City responded with a letter dated 6/18/13 stating that, "The SBCC campus is not located within the City of Santa Barbara 'High Fire Hazard Area'. Therefore, the Santa Barbara Fire Department does not require SBCC to meet Defensible Space Requirements". As such, no fuel modification or associated vegetation clearance will be required in the designated sensitive east campus oak woodland habitat, as a result of the proposed Art Workshop.

Moreover, the College submitted a raptor and nesting bird surveys conducted during late winter /early spring 2013, which found that there were no raptor or other sensitive bird nests found within the area adjacent to the proposed Art Workshop/Patio in the area to be removed from the ESHA designation. Specifically, pairing behavior and nest building by a single pair of Cooper's Hawks was observed in the East Campus Southern Oak Woodland Sensitive Habitat, approximately 325 feet from the As-Built Outdoor Art Workshop Area footprint. This pair of Cooper's hawks was also observed flying and perching were identified within the 100-foot buffer of the Outdoor Art Workshop Improvement Area and within the eucalyptus blue gum tree row adjacent to the existing development. In addition, several other Cooper's hawks and red-tailed hawks were observed soaring, calling, and roosting within and west of the east campus oak woodland ESHA. The College's biological consultants have found that the disturbed nature of the existing habitat on site and on-going disturbance from nearby human activity significantly reduces the opportunity for special-status species to occupy the site. Therefore, based on the information submitted by the University, there are no identified active nesting areas for raptors or other sensitive bird species within the proposed development area.

However, in past actions, the Commission has found that trees in developed areas on campus, such as 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. 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 2-12 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.

However, due to the proximity of the site to sensitive oak woodland and bluffs, and to ensure that even these small 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.

In addition, night lighting within sensitive habitat areas may alter or disrupt feeding, nesting, and roosting activities of native wildlife species. Therefore, **Special Condition ten (10)** requires that existing outdoor security lighting along the pedestrian path within the designated oak woodland habitat area on East Campus shall be replaced concurrent with the implementation of the restoration/enhancement activities required pursuant to **Special Condition Eight (8)** with new lighting to achieve the minimum degree of illumination necessary for public safety. Lighting shall be downward directed, shielded, energy efficient, dark-sky-compatible, and shall incorporate state-of-the-art improvements in lighting technology when replaced thereafter. Replacement bulbs or fixtures shall be upgraded to incorporate best available technology over the life of the installation. Where safety goals would be adequately met without overhead lighting, such as along pathways, ground-level directive lights or standards less than three feet in height shall be used. Lighting shall be designed to minimize light trespass into adjacent non-target areas, and to limit the illumination of campus open space and sensitive habitat areas to the maximum extent feasible. Programmable timing and/or motion sensing devices shall be utilized to turn off unnecessary lights where feasible.

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.

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 Two (2)** of NOID 2-12, 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.

VII. 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.

Table 1.1 Summary of Proposed Campus Modifications

<i>No.</i>	<i>Structure</i>	<i>New Building Area (GSF)</i>	<i>Construction Period (month/year)</i>	<i>Occupancy</i>
1	Life Science/ Geology Building Remodel	1,500	9/2000 - 12/2001	January 2002
2	Classrooms/ Accessibility Remodel	NA	7/2001 - 8/2002	August 2002
3	School of Media Arts	60,523	Not determined at this time	Not determined at this time
4	Humanities Building Modernization	2,070	8/2012 - 11/2013	November 2013
5	<u>Humanities Building Storage Area Addition ¹;</u>	<u>755</u>	<u>4 months (est.)</u>	<u>1985</u>
	<u>Existing Structure Renovation</u>	<u>755</u>	<u>6/2013 - 11/2013</u>	<u>December 2013</u>
6	<u>Humanities Building Outdoor Art Workshop ²;</u>	<u>2,062</u>	<u>4 months (est.)</u>	<u>1994</u>
	<u>Existing Structure Renovation:</u>		<u>6/2013 - 11/2013</u>	<u>December 2013</u>
	<u>a. Shed-style metal roof.</u>	<u>5,300</u>		
	<u>b. darkroom and equipment storage structure.</u>	<u>381</u>		
NA: Not Applicable-remodeling within existing building footprint				

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

EXHIBIT 1

SBCC PWPA/NOID 2-12

PROPOSED PWP AMENDMENT
(Page 1 of 4)

Incorporate the following proposed development descriptions following Table IV on page 17 of the certified PWP:

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. A one-story 755 sq .ft. Humanities Building Storage Area addition would also be demolished and reconstructed entirely within the existing development footprint.

Humanities Building Outdoor Art Workshop (Remodel - #6 in Table 1.1)

A 2,062 sq. ft. exterior patio expansion of the Humanities Building and Outdoor Art Workshop (Outdoor Studio Space) is located on the eastern side of the existing Humanities Building. The workshop area allows for Art Department programs and outdoor studio activities, including: printmaking (etching and silk-screen); ceramics (clay-mixing equipment, gas-fired kiln firing, and shelving); metal casting process equipment (large 'burn-out' kiln, smelting furnace, and sand pit); and welding. Future campus improvements may include renovation of the existing Outdoor Art Workshop area and with a new shed-style metal roof covering 5,300 sq. ft. of workshop area; a 170 sq .ft. darkroom; and adjacent 210 sq .ft. equipment storage combined structure.

Insert the following into section 3.0 Resources and Policies

East Campus - Oak Woodland Environmentally Sensitive Habitat

The existing oak woodland on the East Campus is a sensitive and rare habitat consisting of native coast live oak (*Quercus agrifolia*) trees and a variety of understory layers. The oak trees provide nesting habitat for some raptor species (e.g., red-shouldered hawk [*Buteo lineatus*] and Cooper's hawk [*Accipiter cooperii*]), as well numerous other birds, including hummingbirds, woodpeckers, and songbirds. Songbird species such as the California towhee (*Melospiza crissalis*), song sparrow (*Melospiza melodia*), and orange-crowned warbler (*Oreothlypis celata*) have the potential to nest in the shrub and herbaceous layers of the oak woodland understory. Wintering species such as the white-crowned sparrow (*Zonotrichia leucophrys*) and hermit thrush (*Catharus guttatus*) also benefit from the cover provided by the undergrowth. These layers also provide ground cover for small mammals and for reptiles such as the western fence lizard (*Sceloporus occidentalis*), and cover for movement by medium-sized mammals such as the common raccoon (*Procyon lotor*) and striped skunk (*Mephitis mephitis*) (Dudek 2012).

In addition to the ESHA defined above, a row of non-native blue gum eucalyptus trees were planted along the ridgeline behind the existing Humanities building in the late 19th century by Thomas Dibblee as part of his estate that was located on the current College campus. The historic Dibblee residence was effectively destroyed in 1925 as a result of earthquake damage, however, the historical eucalyptus tree row remains directly north of the Humanities Building, and to the east and south of the oak woodland ESHA.

Replace figure 3.0 Sensitive Habitats Map- East Campus with the following figure:

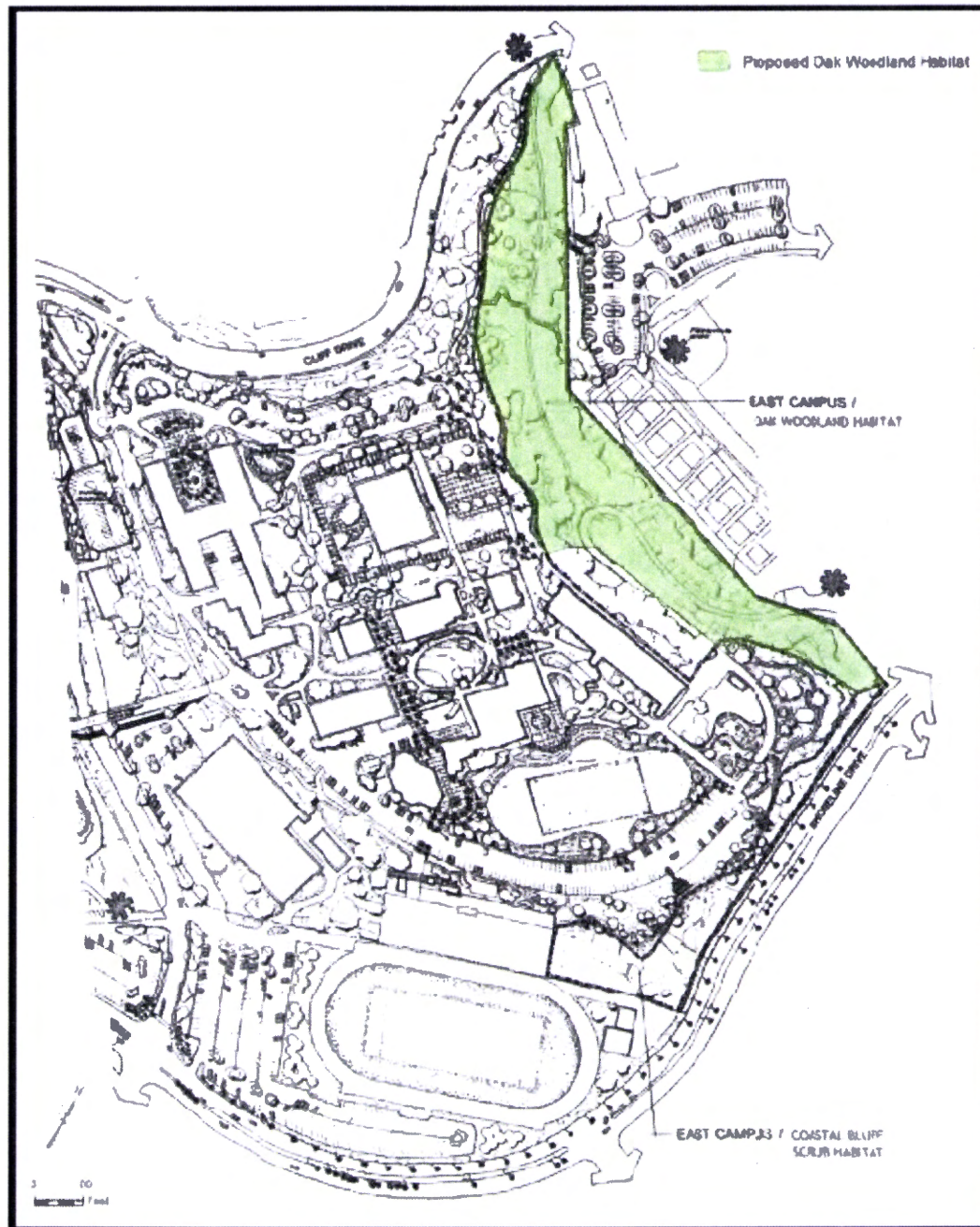


FIGURE 3 – SENSITIVE HABITATS MAP – EAST CAMPUS

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) 2-2012 and Notice of Impending Development (NOID) 2-2012 associated with the College's Long Range Development Plan; development of the Humanities Building Modernization Project Phase 2.

WHEREAS, the subject PWPA amendment, SBCC PWPA-2-2012, will take effect automatically upon California Coastal Commission approval.

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 28th day of March, 2013 by the following vote:

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

Noes: None

Absent: None

Concur: Trustee Jeter, Student Trustee



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

EXHIBIT 2

SBCC PWPA/NOID 2-12

SBCC RESOLUTION (Page 1 of 2)

3/28/13



SANTA BARBARA CITY COLLEGE

Business Services

721 Cliff Drive • Santa Barbara, California 93109-2394 • Phone 805-965-0581 • Fax 805-963-7222

April 17, 2013

Mr. Steve Hudson
California Coastal Commission
South Central Coast Area
89 South California Street, Suite 200
Ventura, CA 93001

**RE: Santa Barbara City College Humanities Building Phase 2 Renovation Project
SBCC PWPA 2-2012
Authorization for Accepting Changes Project Description**

Dear Mr. Hudson:

I hereby authorize on behalf of the Santa Barbara City College (SBCC) Board of Trustees changes to the project description for the Humanities Building Phase 2 Renovation Project Public Works Plan Amendment PWPA 2-2013 identified by the California Coastal Commission to ensure consistency with the previously certified SBCC Public Works Plan and the Coastal Act.

Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink that reads 'Joseph E. Sullivan'.

Joseph E. Sullivan
Vice President, Business Services

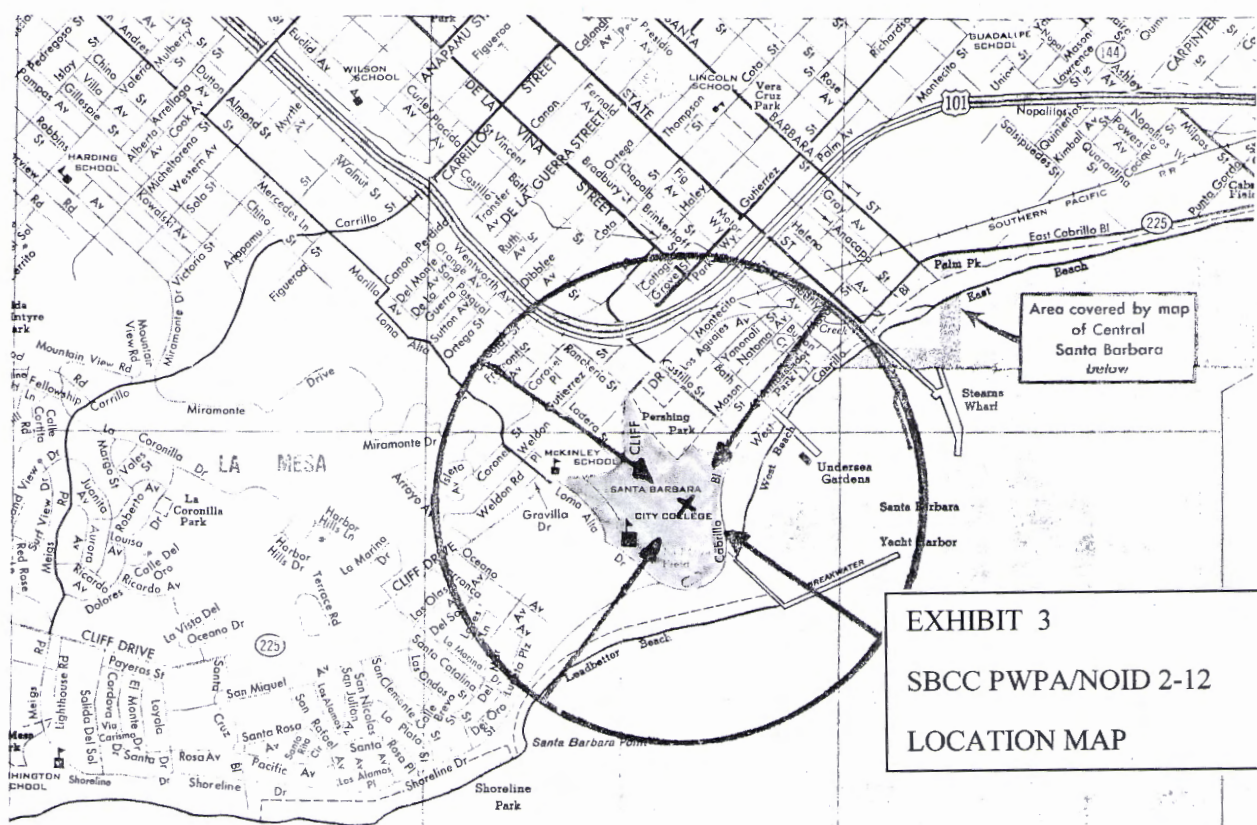


FIGURE 7

Storage Addition Area and Outdoor Art Workshop Renovation Site Plan

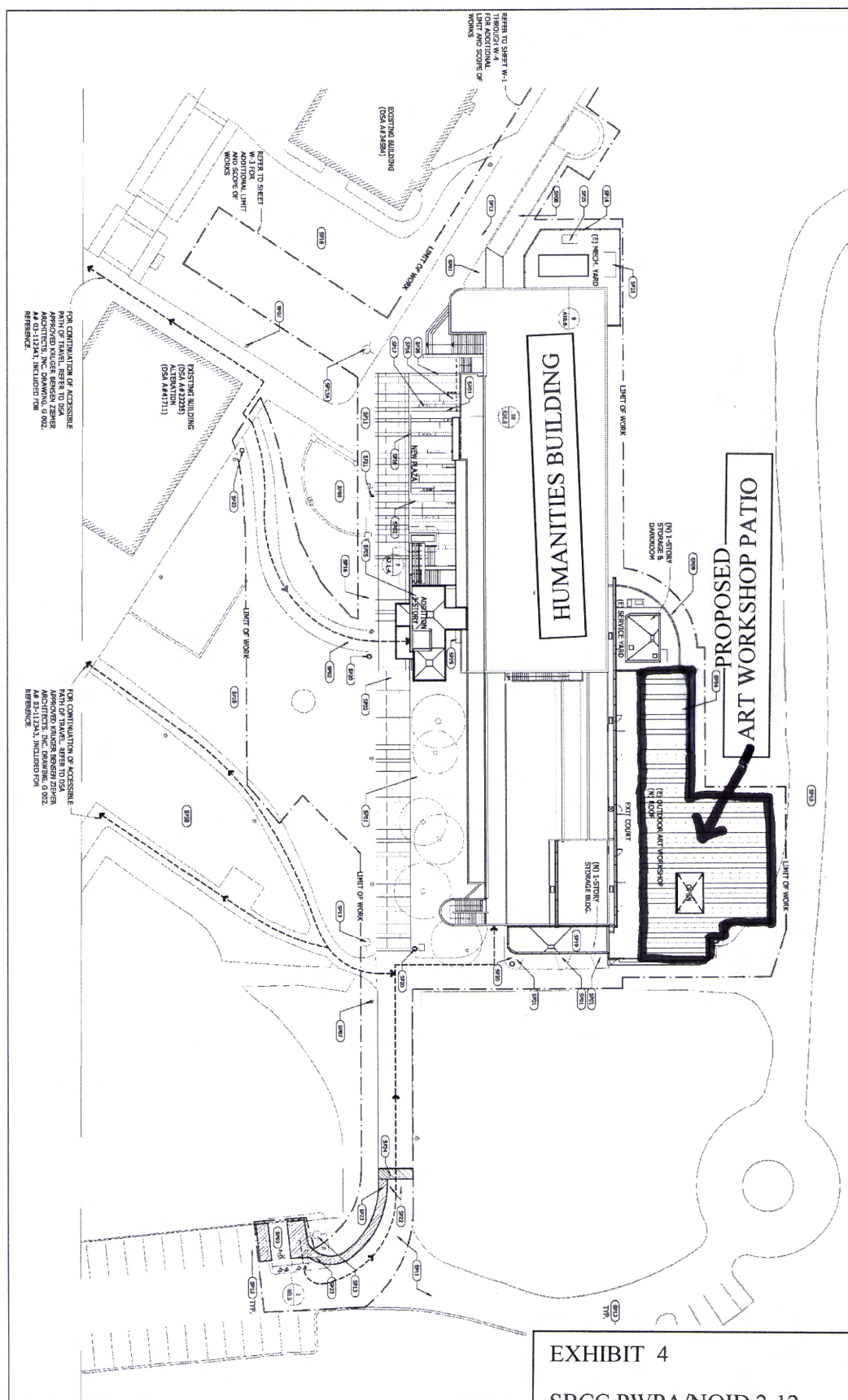


EXHIBIT 4
SBCC PWPA/NOID 2-12
SITE PLAN

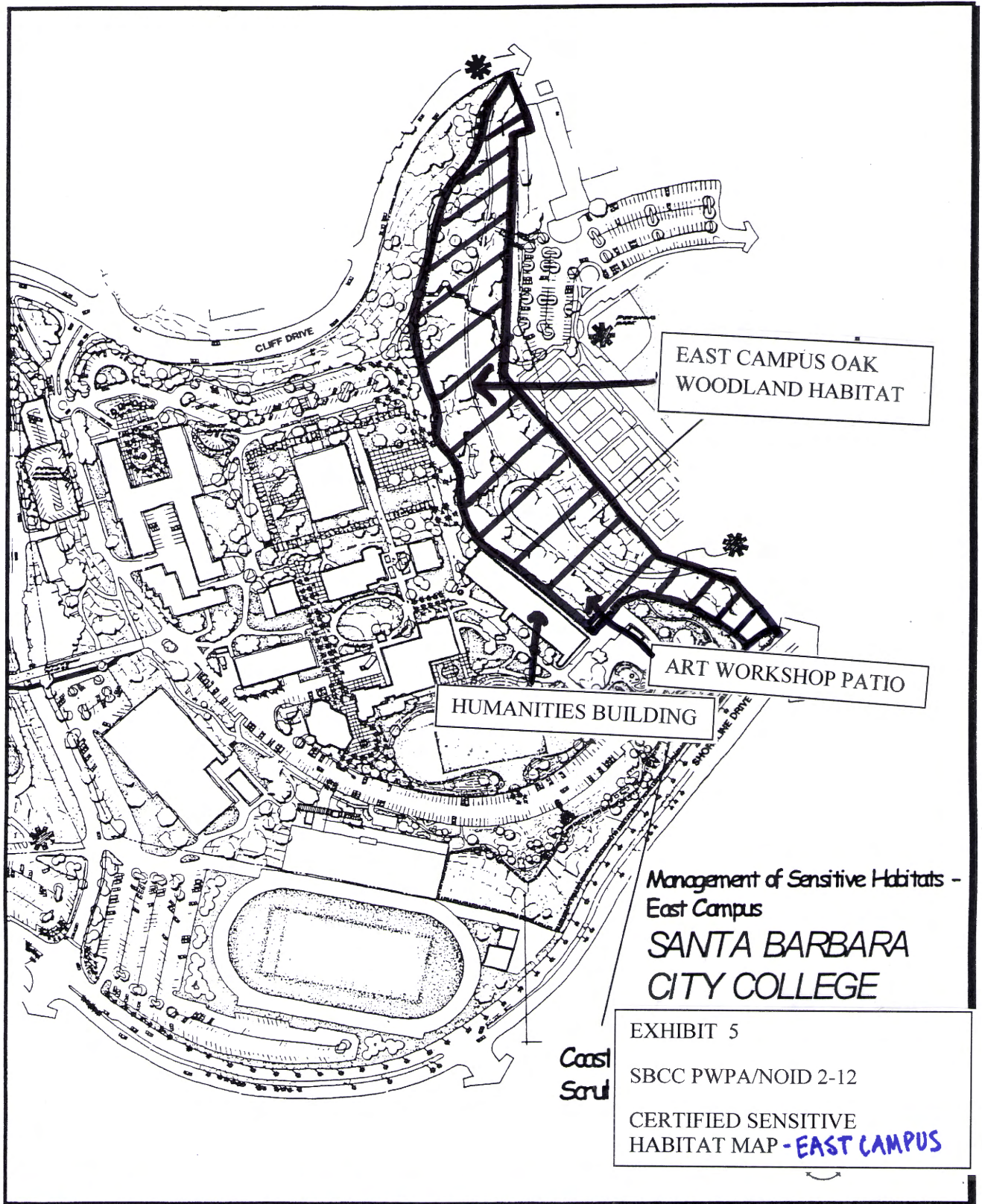


Figure 3.0 Sensitive Habitats Map - East Campus - Page 11

Replace figure 3.0 Sensitive Habitats Map- East Campus with the following figure:

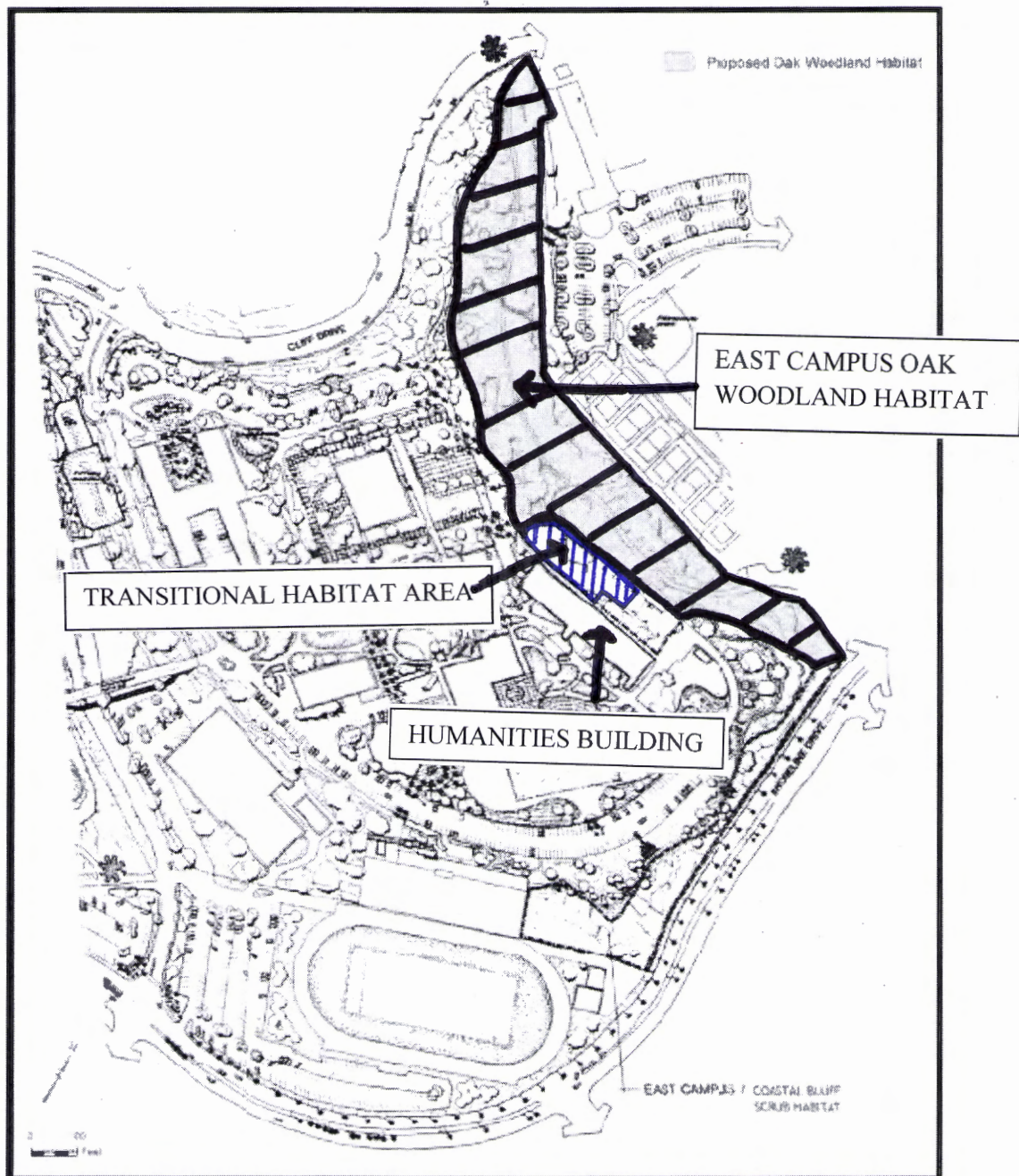
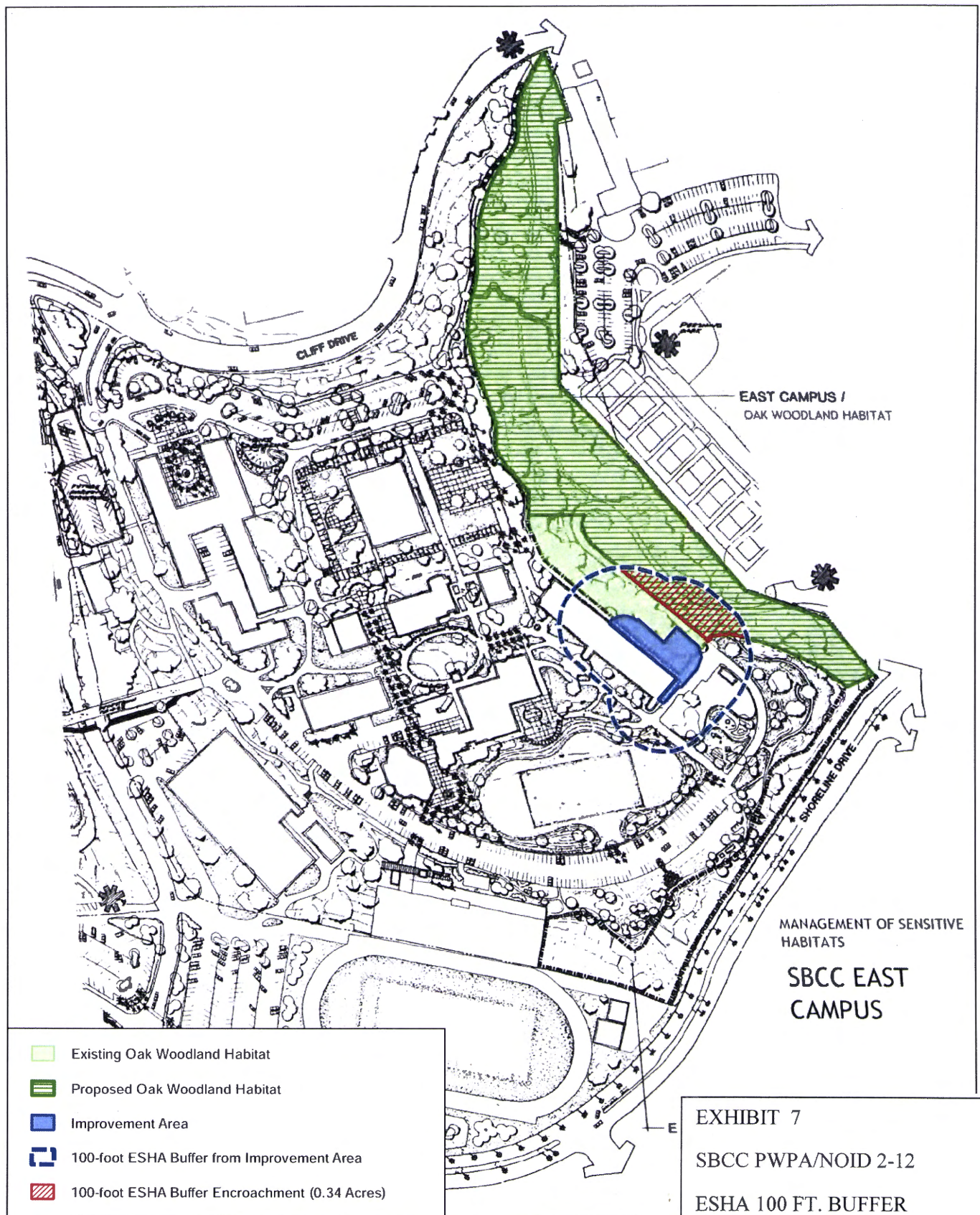


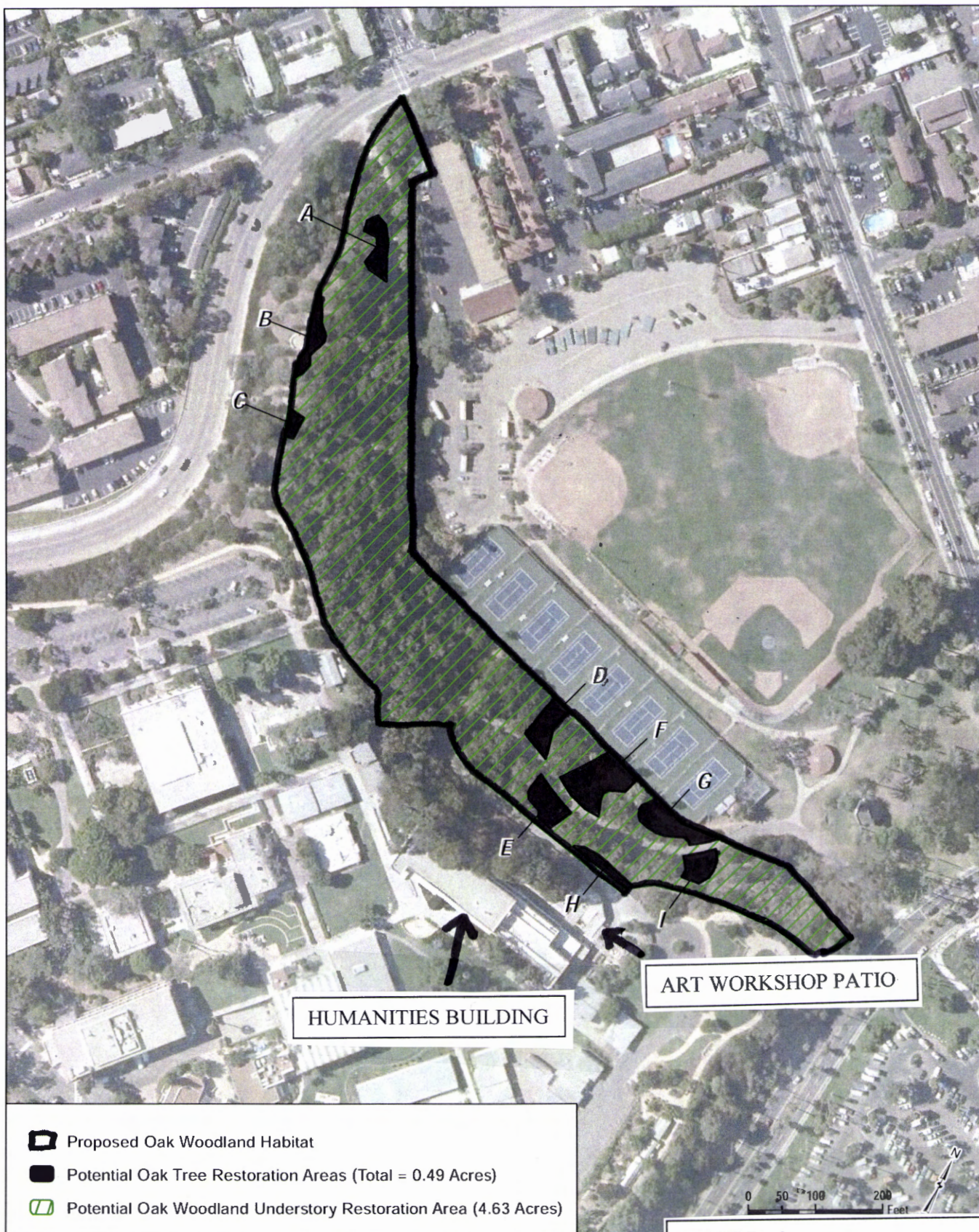
FIGURE 3 – SENSITIVE HABITATS MAP – EAST CAMPUS



SOURCE: SBCC LRDP (1985)

Outdoor Art Workshop Improvement Area and 100-Foot ESHA Buffer

East Campus Oak Woodland Restoration Plan for Santa Barbara City College



SOURCE: SBCC LRDP (1985)

East Campus Oak Woodland Restoration Plan for Santa Barbara City College

EXHIBIT 8

SBCC PWPA/NOID 2-12

PROPOSED RESTORATION
AREAS

2010



EXHIBIT 9

SBCC PWPA/NOID 2-12

2010 AERIAL