

CALIFORNIA COASTAL COMMISSION

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



Th16a

DATE: June 19, 2014

TO: Commissioners and Interested Persons

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

SUBJECT: **Notice of Impending Development (NOID) 0002-14**, to authorize the replacement of the existing 24.6 ft. high, 18 ft. wide (443 sq. ft.) electronic scoreboard with a new 27.8 ft. tall, 18.7 ft. wide (520 sq. ft.), digital screen scoreboard in the Santa Barbara City College stadium, for Public Hearing and Commission Action at the July 10, 2014 Commission Meeting in Ventura.

STAFF RECOMMENDATION: Staff recommends that the Commission **approve NOID 0002-14**, as submitted, and as described within the staff report.

Motions and Resolutions: Page 3.

SUMMARY OF STAFF RECOMMENDATION

The impending development consists of removing the existing 24.6 ft. high and 18 ft. wide (443 sq. ft.) electronic scoreboard within the Santa Barbara City College stadium facility and replacing it with a new 27.8 ft. tall and 18.7 ft. wide (520 sq. ft.) digital screen scoreboard.

The required items necessary to provide a complete Notice of Impending Development (NOID) were received in the South Central Coast Office on June 18, 2014 and the notice was deemed filed on June 19, 2014. Staff is recommending that the Commission determine that the impending development is consistent with the certified Public Works Plan as submitted.

I. Procedural Issues

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

proposed development is consistent with the certified. The notice is deemed filed when all necessary supporting information has been received.

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

TABLE OF CONTENTS

CONTENTS

I. PROCEDURAL ISSUES..... 1

TABLE OF CONTENTS 2

II. STAFF RECOMMENDATION: 3

III. FINDINGS FOR APPROVAL OF THE NOTICE OF IMPENDING DEVELOPMENT, AS SUBMITTED..... 3

A. PROJECT DESCRIPTION AND BACKGROUND 3

B. CONSISTENCY WITH CERTIFIED PUBLIC WORKS PLAN 4

C. CALIFORNIA ENVIRONMENTAL QUALITY ACT..... 6

EXHIBITS

- Exhibit 1: Location Map
- Exhibit 2: Vicinity Map
- Exhibit 3: Views of Existing Scoreboard
- Exhibit4: Proposed Scoreboard

II. Staff Recommendation:

MOTION: *I move that the Commission determine that the development described in Santa Barbara City College Notice of Impending Development 0002-14 (Santa Barbara City College Stadium Scoreboard Replacement Project), as submitted, is consistent with the certified Santa Barbara City College Public Works Plan.*

STAFF RECOMMENDATION:

Staff recommends a **YES** vote. Passage of this motion will result in a determination that the development described in the Notice of Impending Development *0002-14*, as submitted, is consistent with the certified Santa Barbara City College Public Works Plan, and adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of the Commissioners present.

RESOLUTION TO DETERMINE DEVELOPMENT IS CONSISTENT WITH PWP:

The Commission hereby determines that the development described in the Notice of Impending Development *0002-14*, as submitted, is consistent with the certified Santa Barbara City College Public Works Plan for the reasons discussed in the findings herein.

III. FINDINGS FOR APPROVAL OF THE NOTICE OF IMPENDING DEVELOPMENT, AS SUBMITTED

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

A. PROJECT DESCRIPTION AND BACKGROUND

Santa Barbara City College is located south of the U.S. 101 Highway and the downtown area of Santa Barbara, and lies within the City limits of the City of Santa Barbara which has a fully certified Local Coastal Program. The Commission certified the Public Works Plan (PWP) for Santa Barbara City College in November 1985, and has amended the plan several times over the last 29 years.

The proposed scoreboard replacement project is located within the western end of the existing SBCC La Playa Stadium facility, which was constructed in the 1940's. The proposed project entails the removal of the existing 24.6 ft. high and 18 ft. wide La Playa Stadium electronic scoreboard and the installation of a new 27.8 ft. high and 18.7 ft. wide digital screen scoreboard. The existing scoreboard's metal supports will be cut at ground level and the existing subterranean foundation will be left in place. All debris from the proposed project will be transported to a recycling and transfer station located outside of the coastal zone. The new

digital screen scoreboard will be located within 3ft. of the existing scoreboard's location and will be rotated at a 15 degree angle inward towards the stadium seating and away from shoreline road. Construction of the new scoreboard will require the installation of new concrete footings; however, the ground disturbance required will be very minimal and will only occur within previously disturbed and developed areas of the stadium directly adjacent to the footprint of the existing scoreboard. The existing electrical conduit serving the scoreboard will be re-used for the new scoreboard and, as such, no trenching is required as part of the project. The existing La Playa Stadium sound system is provided by two sets of speakers suspended 35 feet above the Upper Plaza deck, which are proposed for removal. They will be replaced with a sound system that will be built into the scoreboard housing unit. The new sound system will not increase the noise capacity of the speakers beyond what currently exists and will more efficiently direct noise inland towards the stadium seating and away from shoreline road. Additionally, the college proposes to operate the new scoreboard exclusively during approved Campus events.

The entire demolition and removal of the existing scoreboard and replacement with the new scoreboard will occur over an approximately 1 month period. Construction will occur Monday through Friday, from 7:00 a.m. to 4:00 p.m. No activity is proposed to occur on weekends or federal holidays. Additionally, construction staging and equipment laydown will occur entirely within the fenced La Playa Stadium and will not occupy or encroach into any public parking spaces.

B. CONSISTENCY WITH CERTIFIED PUBLIC WORKS PLAN

The Public Works Plan contains a number of specific policies for the protection of coastal resources, including environmentally sensitive habitats, visual resources, archaeological sites, and surface water quality.

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.*

***Vis 1.** The scenic and visual qualities of the beach and shoreline area are considered a resource of public importance. [...]*

The proposed project site is located within the existing La Playa Stadium, which was built in the 1940's. The existing stadium is equipped with a flood lighting system which consists of four standard 100ft. high floodlights. The surrounding area to the south of the existing stadium area

is made up of the Santa Barbara Harbor to the south east and the Ledbetter beach parking lot to the south west. The stadium is bordered by Shoreline drive, a public two lane roadway, along its southern boundary. The existing stadium playing field is located on top of historic tidelands and, as such, is located just slightly above sea level. The project site is located 430 ft. north of the inland extent of Ledbetter Beach, however, the La Playa Stadium and the specific site of the proposed scoreboard are located within a developed, urban, area of the City of Santa Barbara and do not contain any environmentally sensitive habitat areas. Additionally, no vegetation removal would be required as part of the proposed project.

While there is no environmentally sensitive habitat area within or immediately adjacent to the subject project site, the shoreline is located as close as 430 ft. to the project site and a significant increase in noise or lighting in the surrounding area as a result of the proposed project could result in impacts to sensitive species in the surrounding harbor and shoreline areas. First, in regards to potential noise impacts, the proposed project would remove the existing speaker system, which currently directs more noise towards the shoreline than the stadium, and would replace it with a new sound system that was directed more accurately towards the stadium seating and away from the shoreline. Additionally, the proposed project would not result in an increase in the noise capacity of the speaker system compared to what currently exists. Therefore, the proposed project would not result in any increase in the noise levels within the immediate area beyond what currently exists. Second, regarding potential lighting impacts associated with the proposed project, the existing sports field flood lighting system in the stadium combined with the surrounding parking lot lighting systems, and the Harbor's commercial district lights already result in a significant amount of night lighting and light overspill in this urban area of the City. The proposed replacement of the existing electronic stadium scoreboard will include a digital screen and will have the capacity to display videos. As follows, the proposed scoreboard will produce slightly more light than the existing older scoreboard. However, the increase in lighting will be minimal and will be directed inland towards the Santa Barbara City College stadium and away from the shoreline. Santa Barbara City College has provided a lighting analysis which demonstrates that the proposed project will result in no significant increase in lighting compared to the existing scoreboard system. Furthermore, the overhead 100 ft. tall sports field flood lighting system, which surrounds the existing stadium and towers about 80 feet above the proposed stadium scoreboard, obviates any increase that the proposed scoreboard itself might have had if it were the sole night lighting source in the area. The College is proposing to only use the new scoreboard during College sanctioned events. Therefore, the replacement scoreboard digital monitor will not result in any significant increase in night lighting within the project site or surrounding area and will not result in any new impacts to environmentally sensitive habitat or sensitive marine habitats or the visual character of the area.

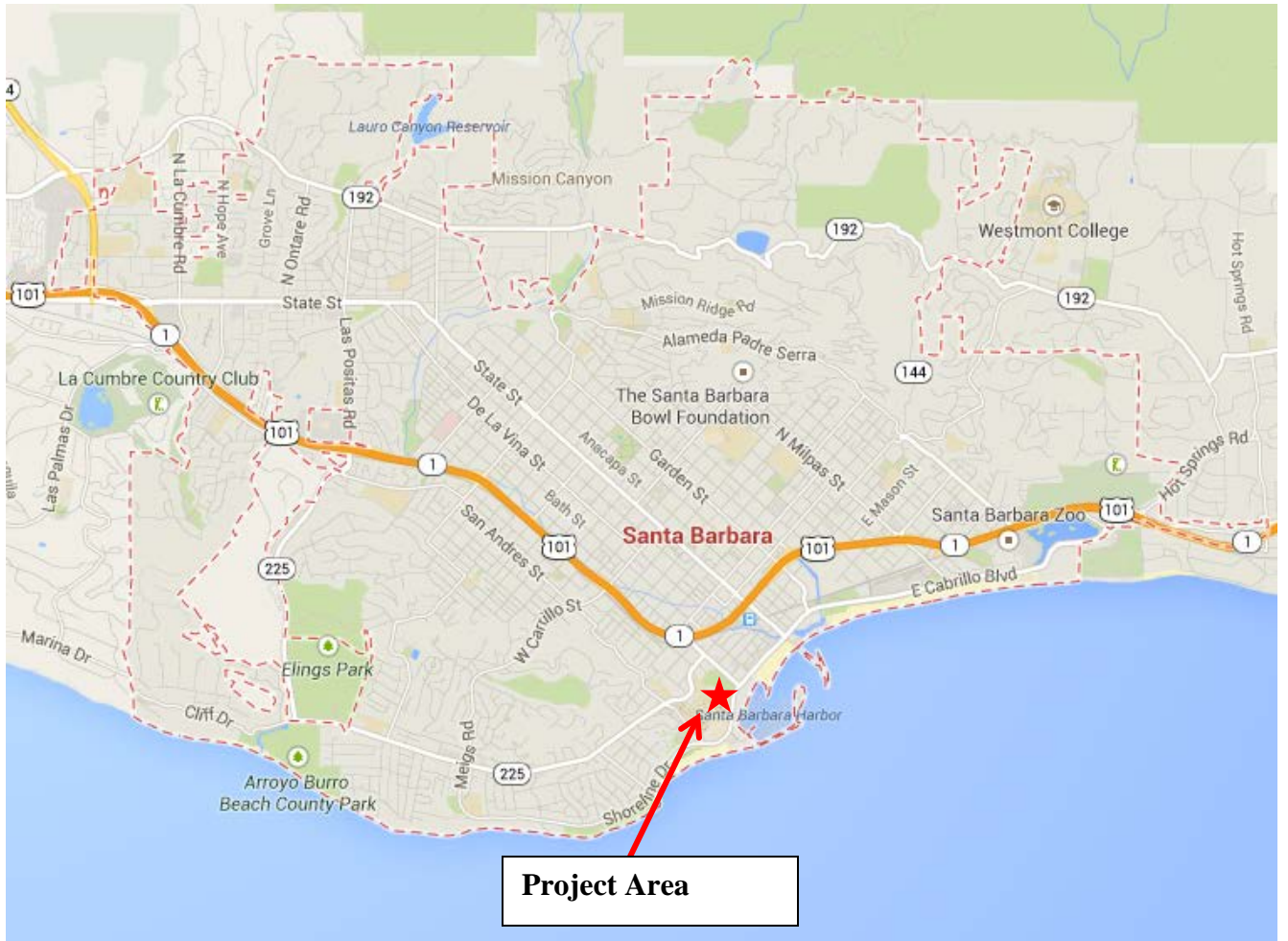
As such, the Commission finds that the notice of impending development, as submitted, is consistent with the applicable policies of the Public Works Plan concerning coastal resources, including environmentally sensitive habitats and visual resources.

C. CALIFORNIA ENVIRONMENTAL QUALITY ACT

The Harbor Department, in its role as lead agency for the PWP and the NOID for purposes of the California Environmental Quality Act (“CEQA”),¹ has determined that the project is categorically exempt from the provisions of CEQA, under CEQA Guidelines Section 15302.14 C.C.R. § 15302 (“Replacement or Reconstruction”); *see also* CEQA section 21084 (authorizing promulgation of regulations listing categorical exemptions). . 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. As proposed, 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 is consistent with CEQA Section 21080.5(d)(2)(A), and the applicable provisions of the Public Works Plan.

¹ Cal. Pub. Res. Code (“PRC”) §§ 21000 *et seq.* All further references to CEQA sections are to sections of the PRC.



Project Area

Exhibit 1
NOID 0002-14
Location Map



Project Location

Location of the Existing Scoreboard and Proposed New Scoreboard

Exhibit 2
NOID 0002-14
Vicinity Map



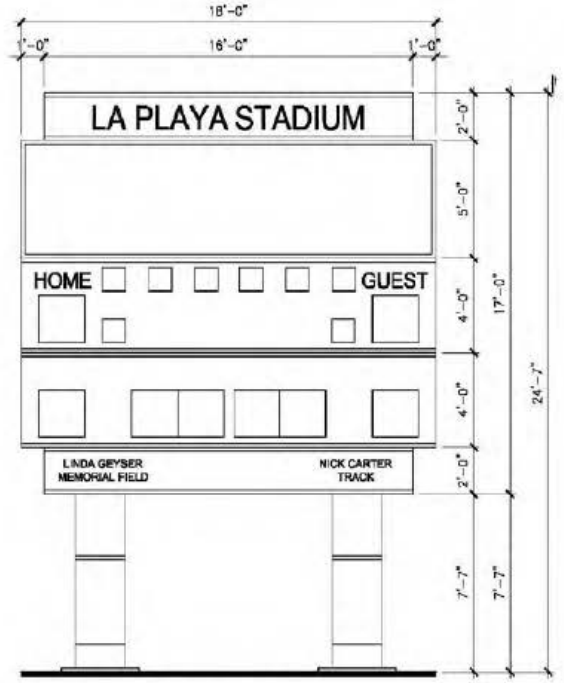
FRONT OF EXISTING SCOREBOARD WITH SCREEN HEDGE AT PARKING AREA TO WEST BEYOND



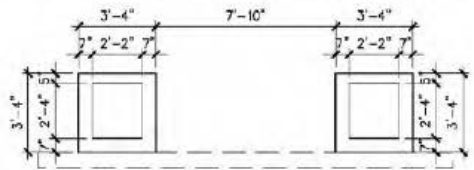
REAR OF EXISTING SCOREBOARD WITH TRACK AND FIELD TO EAST BEYOND



STADIUM SEATING ON NORTH SIDE OF TRACK AND FIELD



(E) SCOREBOARD FRONT ELEVATION



(E) SCOREBOARD PLAN

Exhibit 3
 NOID 0002-14
 View of Existing Stadium Scoreboard

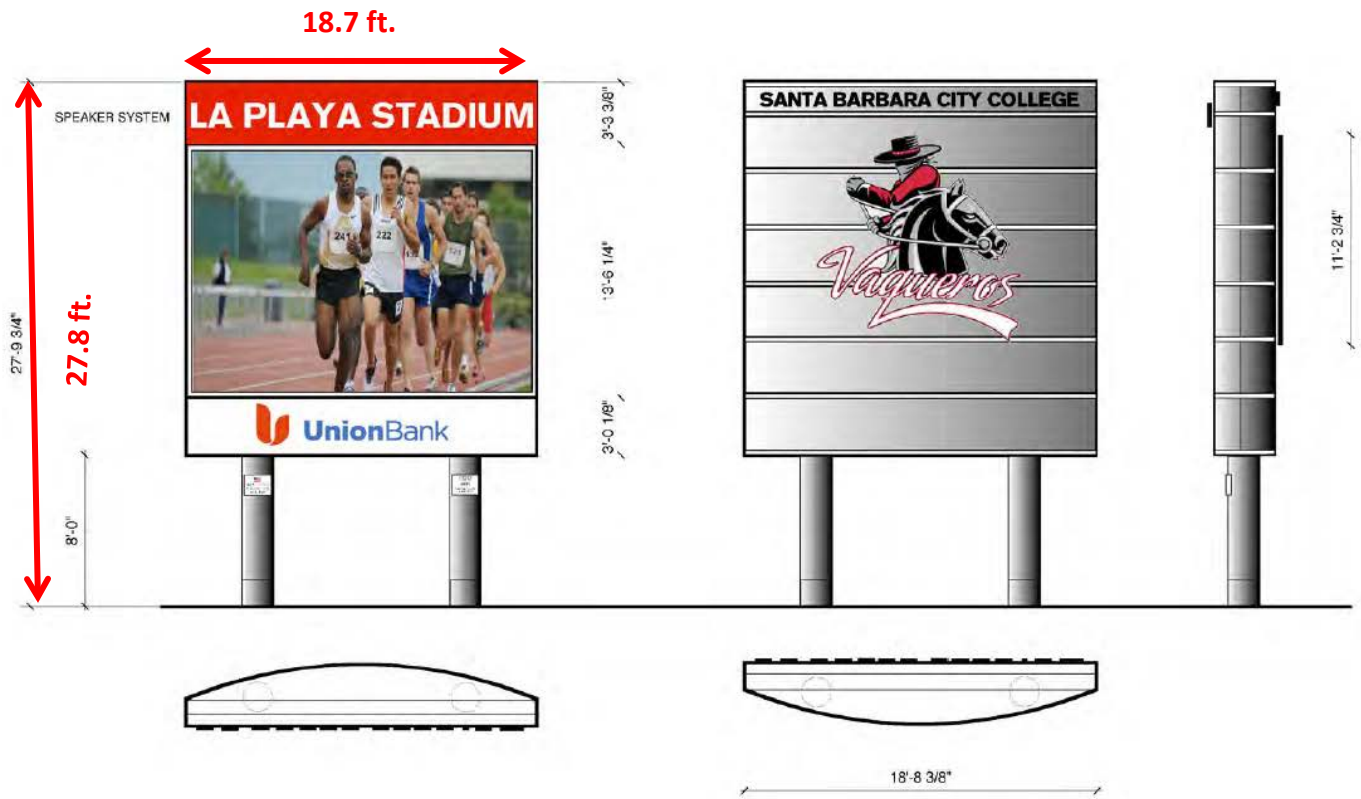


Exhibit 4
 NOID 0002-14
 Proposed Stadium Scoreboard