CALIFORNIA COASTAL COMMISSION
SOUTH CENTRAL COAST DISTRICT OFFICE
89 SOUTH CALIFORNIA STREET, SUITE 200
VENTURA, CALIFORNIA 93001-2801
PH (805) 585-1800 FAX (805) 641-1732
WWW.COASTAL.CA.GOV

F14a

ADDENDUM

DATE: May 10, 2016

TO: Commissioners and Interested Persons

FROM: South Central Coast District Staff

SUBJECT: Agenda Item 14a, Friday, May 13, 2016
Santa Barbara City College Notice of Impending Development No. CSB-NOID-16-0001 (Campus Bookstore Modernization Project)

The purpose of this addendum is to make a minor correction to the project description and to correct an inadvertent error pertaining to specific exhibit references.

1. Minor Project Description Correction

The proposed grading quantity associated with the development referenced in the project description and throughout the staff report (which includes excavation for new utility conduits as well as overexcavation and recompaction in the area of the new deck) shall be changed from 18 cu. yds. (9 cu. yds. cut and 9 cu. yds. fill) to 48 cu. yds. (24 cu. yds. cut and 24 cu. yds. fill). In addition, the planting of four (4) native trees within an existing landscaped area adjacent to the subject Campus Bookstore facility shall also be added to the proposed project description.

2. Exhibit References

Exhibit references on pages eight (8) and ten (10) of the staff report shall be changed from "Exhibit 3" to "Exhibit 4".

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F14a

DATE: April 21, 2016

TO: Commissioners and Interested Persons

FROM: Steve Hudson, Deputy Director
Barbara Carey, District Manager
Mark Jordan, Coastal Program Analyst

SUBJECT: **Notice of Impending Development (NOID) No. CSB-NOID-0001-16 at Santa Barbara City College (S.B.C.C.),** for renovation of the Campus Bookstore facility, for Public Hearing and Commission Action at the May 13, 2016 Commission Hearing in Newport Beach.

SUMMARY OF STAFF RECOMMENDATION

Santa Barbara City College has submitted a Notice of Impending Development for the modernization of the existing Campus Bookstore facility, located along Shoreline Drive between La Playa Stadium and Friendship Park. The proposed renovation consists of: (1) the remodeling of existing internal floor area to include a 196 sq. ft. café, 300 sq. ft. lounge/project workspace, and 275 sq. ft. printing and shipping kiosk; (2) a remodel of the storefront entrance area; (3) the reconfiguration of several internal rooms and offices; (4) the replacement of existing utility infrastructure and relocation of an outdoor security lamp; (5) the construction of a 675 sq. ft. raised outdoor, pervious wood deck and an adjoining concrete stairway, supported by fourteen (14) 16-inch diameter cement pilings and constructed over an existing graded, ornamental-landscaped area; (6) the removal of 175 sq. ft. of ornamental shrubs and ground cover to accommodate a new concrete path extending from the proposed stairway; (7) the demolition of 144 sq. ft. of existing concrete patio and site walls within the proposed deck area; and (8) 18 cu. yds. (9 cu. yds. cut and 9 cu. yds. fill) of grading. All proposed work is located within an existing developed area on campus. The proposed improvements will serve to upgrade the aging facility, provide necessary student needs and services to encourage student and staff use, and support existing Santa Barbara City College activities and programs currently utilizing the facility. The proposed improvements will not increase the size or change the purpose and function of the existing bookstore facility, nor indirectly increase existing Campus academic or activity programs. No long-term increase in vehicular trips and parking demand would occur as a result the proposed improvements. Also, the proposed project will not generate additional demands on water and sewer services.

The proposed improvements will require minor grading (9 cu. yds. cut; 9 cu. yds. fill balanced on-site) and construction of a 675 sq. ft. outdoor deck connected to the facility within an existing

developed area. The grading includes overexcavation and recompaction to support a foundation for the proposed exterior deck and the excavation necessary for the installation of new utility conduits. The proposed project incorporates drainage and erosion control measures and construction Best Management Practices (BMPs) to ensure the project and site will minimize impacts to coastal water quality. Further, the applicant has incorporated all of the recommendations contained in the referenced geotechnical engineering and geologic hazards report into the final project designs to assure structural integrity and minimize risks to life and property, consistent with the certified PWP.

The scenic and visual resources surrounding the project site will not be adversely impacted by the proposed Campus Bookstore renovations because the height and bulk of the structure will not increase and no new exterior lighting is proposed. The College has indicated that one existing outdoor security light post from another location on campus will be relocated to adjacent to the Campus Bookstore as a part of this project. However, the light fixture is proposed to be sited and designed in a manner that will not result in adverse impacts to scenic and visual resources.

The standard of review for the Notice of Impending Development is the policies contained within Santa Barbara City College's certified Public Works Plan. Commission Staff is recommending that the Commission, after public hearing, **approve** Notice of Impending Development (NOID) No. CSB-NOID-0001-16, as submitted.

Additional Information:

For further information about this Notice of Impending Development, please contact Mark Jordan at the South Central Coast Area office, 89 S. California St. Suite #200, Ventura, CA 93001, (805) 585-1800.

TABLE OF CONTENTS

APPENDICES

EXHIBITS

I. PROCEDURAL REQUIREMENTS

STANDARD OF REVIEW – NOTICE OF IMPENDING DEVELOPMENT

Sections 30605 and 30606 of the Coastal Act and Article 14, Section 13359 of the California Code of Regulations govern the Coastal Commission's review of subsequent development where there is a certified PWP. Section 13354 requires the Executive Director or his designee to review the notice of impending development within five working days of receipt and determine whether it provides sufficient information to determine if the proposed development is consistent with the certified PWP. The notice is deemed filed when all necessary supporting information has been received. The subject notice was filed on April 4, 2016.

Pursuant to Section 13359, within thirty working 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 PWP. After public hearing, by a majority of its members present, the Commission shall determine whether the development is consistent with the certified PWP and whether conditions are required to bring the development into conformance with the PWP. No construction shall commence until after the Commission votes to determine that the proposed development is consistent with the certified PWP.

II. STAFF RECOMMENDATION: MOTION AND RESOLUTION

NOTICE OF IMPENDING DEVELOPMENT (NOID) NO. CSB-NOID-0001-16: APPROVAL AS SUBMITTED

Motion:

> *I move that the Commission determine that the development described in the Notice of Impending Development No. CSB-NOID-0001-16 (Campus Bookstore Modernization), as submitted, 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 No. CSB-NOID-0001-16, as submitted, is consistent with the certified Santa Barbara City College Public Works Plan. The motion passes only by affirmative vote of a majority of the Commissioners present.

Resolution:

> *The Commission hereby determines that the development described in the Notice of Impending Development No. CSB-NOID-0001-16, 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 THE APPROVAL OF THE NOTICE OF IMPENDING DEVELOPMENT (NO. CSB-NOID-0001-16), AS SUBMITTED

The following findings support the Commission's approval of the Notice of Impending Development No. CSB-NOID-0001-16, as submitted. The Commission hereby finds and declares as follows:

A. NOTICE OF IMPENDING DEVELOPMENT (NO. CSB-NOID-0001-16)

DESCRIPTION AND BACKGROUND

Santa Barbara City College is located at 721 Cliff Drive in Santa Barbara, California, north of Shoreline Drive and the Santa Barbara waterfront. The College is divided into East and West Campus by Loma Vista Drive. The proposed Campus Bookstore modernization project is located (at the Campus Bookstore) on East Campus, abutting the East Campus access road. Surrounding facilities include the Earth and Biological Sciences building, Campus Center building, and the Sports Pavilion buildings **(Exhibit 2)**.

The Notice of Impending Development (CSB-NOID-0001-16) includes renovation of the Campus Bookstore **(Exhibits 1, 4, and 5)** consisting of: (1) the remodeling of existing internal floor area to include a 196 sq. ft. café, 300 sq. ft. lounge/project workspace, and 275 sq. ft. printing and shipping kiosk; (2) a remodel of the storefront entrance area; (3) the reconfiguration of several internal rooms and offices; (4) the replacement of existing utility infrastructure and relocation of an outdoor security lamp; (5) the construction of a 675 sq. ft. raised outdoor, pervious wood deck and an adjoining concrete stairway, supported by fourteen (14) 16-inch diameter cement pilings and constructed over an existing graded, ornamental-landscaped area; (6) the removal of 175 sq. ft. of ornamental shrubs and ground cover to accommodate a new concrete path extending from the proposed stairway; (7) the demolition of 144 sq. ft. of existing concrete patio and site walls within the proposed deck area; and (8) 18 cu. yds. (9 cu. yds. cut and 9 cu. yds. fill) of grading.

The existing storefront entrance area design consists of an existing paved outdoor plaza that is enclosed by a roof and walls on three sides. The storefront entrance remodel replaces the existing storefront entrance area with an enclosed entry vestibule. The replacement and removal of existing windows would result in a net reduction of approximately 17 sq. ft. of glazing. The proposed exterior deck and concrete stairway will require the removal of an existing patio and ornamental landscaping, including two non-native palm trees. These two palm trees are proposed to be replanted at a similar built environment on campus that is not near any native habitat areas.

The proposed project also includes a minor amount of grading (9 cu. yds. of cut and 9 cu. yds. of fill), balanced on site. The grading includes overexcavation and recompaction to support a foundation for the proposed exterior deck and the excavation necessary for the installation of new utility conduits. The proposed project incorporates drainage and erosion control measures and a combination of basic, source, and treatment control Best Management Practices (BMPs) to ensure the project and site will minimize impacts to coastal water quality.

Further, the closest environmentally sensitive woodland habitat area is located over 500 feet away from the proposed project site and will not be impacted by the proposed building renovation.

The entire construction activity of the Campus Bookstore improvements, including demolition of existing concrete walls and a patio within the proposed outdoor deck area, is anticipated to occur over the course of a 6-month period, occurring between Monday through Friday, from 7:00 a.m. to 4:00 p.m. Construction activity will not occur during weekends and federal holidays. All existing parking areas will be avoided and remain available to students and campus staff during construction and staging activities. During construction, the existing activities and programs occurring within the Campus Bookstore will be temporarily relocated to existing structures on East Campus. All temporary construction trailers will be removed within two months after the occupation of the completed Campus Bookstore structure.

The proposed project will only serve to upgrade the existing, aging facility, provide necessary services to encourage student and staff use, and support existing Santa Barbara City College activities and programs currently utilizing the facility. The proposed improvements will not change the size, purpose, or function of the existing facility; increase campus enrollment; or indirectly increase existing Campus academic or activity programs. No long-term increase in vehicular trips and parking demand would occur as a result the proposed improvements. Also, the proposed utility installation would not generate any additional demands on water and sewer services.

B. CONSISTENCY WITH THE CERTIFIED PUBLIC WORKS PLAN

The standard of review for the submitted Notice of Impending Development (NOID) is the policies of the Santa Barbara City College's certified Public Works Plan (PWP).

1. Geologic Stability

The geologic setting of Santa Barbara City College, and specifically, the project site, is characterized as a region of generally high seismicity and containing soils composed of variable deposits. The Santa Barbara City College certified PWP includes the following policies relevant in this case that are intended to protect the geologic integrity of the campus and surrounding areas, as well as minimize risks from geologic hazards:

> *Geo 1. New development will be designed and sited to minimize risks to life and property, to assure structural integrity, and to avoid erosion, geologic instability or destruction of the site.*
>
> *a) … The recommendations of the soils engineering report will be incorporated into the design, construction, and post-construction site maintenance of projects…*
>
> *…*
>
> *c) Projects will be designed to sustain impacts and minimize damage to life and property from the maximum credible earthquake which could impact the building site …*

d) Projects will be sited a sufficient distance from the edge of the seaward bluff to provide a minimum of 75 years structural integrity from bluff retreat without resorting to bluff stabilization devices.

Geo 2. Best available erosion and sediment control measures shall be implemented during grading and construction. Best available erosion and sediment control measures shall include but not be limited to the use of sediment basins, gravel bags, silt fences, geo-bags, or gravel and geotextile fabric berms, erosion control blankets, coir rolls, jute net and straw bales. Drainage channel inlets shall be protected from sediment-laden waters by use of inlet protection devices such as gravel bag barriers, filter fabric fences, block and gravel filters, and excavated inlet sediment traps. Sediment control measures shall be maintained for the duration of the grading period and until graded areas have been stabilized by structures, long-term erosion control measures or landscaping.

Geo 3. Stabilized project site construction entrances shall be installed to prevent sediment from being tracked off of the construction site. Stabilizing measures shall include but not be limited to the use of gravel pads, steel rumble plates, temporary paving, etc. Any sediment or other materials tracked off site shall be removed the same day as they are deposited, without the use of water washing.

Geo 4. All graded areas outside of proposed structural footprints shall be vegetated within two (2) weeks of grading completion in those areas, unless it is demonstrated that landscaping would preclude access to adjacent construction activities.

The proposed project is situated over 90 feet from the East Campus bluff top. According to data contained in the certified PWP, the average annual bluff retreat is estimated to vary between 0 and 0.5 ft. This places the proposed development substantially outside the 75-year bluff retreat area, assuming a bluff retreat rate of 0.5 ft. per year (maximum rate of 37.5 ft. over 75 years), consistent with Policy Geo 1(d) of the certified PWP.

As documented by the submitted geotechnical engineering and geologic hazards report referenced as a Substantive Filed Document, the project site is underlain by soils composed of Marine Terrace deposits varying in density, saturation, and compressibility. Furthermore, the foundation for the proposed exterior deck spans soils that have been disturbed in a non-uniform manner and to variable depths. The submitted geotechnical engineering and geologic hazards reports presents methodologies for achieving a suitable soil profile on which a foundation for the proposed exterior deck can be supported and stable. The College has incorporated all of the recommendations contained in the referenced geotechnical engineering and geologic hazards report into the final project designs to assure structural integrity and minimize risks to life and property, consistent with the certified PWP.

Additionally, the report evaluates the potential influence of seismic activity on the project site. Recent field investigations indicate that the project site is not situated over any existing faults. However, historical earthquakes suggest that the project site has the potential to experience ground-shaking from regional or local faults. Moreover, empirical statistics implicate the topographical prominence underlying the project site to seismic uplift of the nearby Mesa Fault.

The proposed project addresses the potential issues related to the region's high seismicity by assuming designs that can sustain impacts from the maximum credible earthquake that could impact the building site, consistent with Policy Geo 1(c) of the certified PWP.

Finally, the College proposes to implement drainage and erosion control measures and best available Best Management Practices (BMPs) during grading and construction activities to ensure the project will not contribute significantly to erosion or geologic instability, consistent with the certified PWP. These measures include the use of sediment basins, gravel bags, silt fences, geo-bags or gravel and geotextile fabric berms, erosion control blankets, coir rolls, jute net, and straw bales **(Exhibit 3)**. Incorporation of basic BMPs will ensure that runoff resulting from a rain event is contained. Also, since the project includes minimal grading (9 cu. yds. of cut and 9 cu. yds. of fill) balanced on site, the College proposes to vegetate all graded areas within two weeks of grading completion to prevent erosion and geologic instability.

Therefore, NOID No. CSB-NOID-0001-16, as submitted, is consistent with the College's certified PWP policies regarding geologic stability.

2. Public Access and Recreation

Santa Barbara City College's Public Works Plan (PWP) contains a specific policy intended to facilitate public access to the beach. Policy "Vis 1" states, in relevant part, "Continued public access to and use of the Campus for the purpose of passive recreational uses associated with shoreline access will be encouraged. To assist the public in gaining access through the Campus for passive recreational purposes such as walking, jogging and viewing the ocean, the College will maintain the existing access trail network consisting of Vista Points and signs."

The proposed Campus Bookstore improvements, including the exterior deck, will have no significant impacts on coastal access and passive recreational uses. The construction footprint for the proposed exterior deck is limited by the bounds of an existing graded, ornamental-landscaped area, and will not encroach onto existing public access corridors. The proposed excavations necessary for the utility installations will take place entirely within the existing utility corridor.

The entire demolition and construction activity will extend for an approximate 6-month period, occurring between Monday through Friday, from 7:00 a.m. to 4:00 p.m. No construction activity will take place on weekends and federal holidays. Construction truck trips are scheduled to avoid morning and evening peak hours (7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m.), effectively minimizing impacts to coastal access and traffic along Cabrillo Boulevard/Shoreline Drive, Castillo Street, Loma Alta Drive, and Cliff Drive. Further, all existing campus parking areas will be avoided and remain available to students and campus staff during construction and staging operations and no increase in parking demand would occur as a result of the proposed improvements.

The submitted NOID No. CSB-NOID-0001-16 will have no significant impact on the public's access to the College's campus for recreational uses or the public's access to the shoreline. As such, the NOID, as submitted, is consistent with the certified PWP policy regarding public access and recreation.

3. Water Quality

Santa Barbara City College's Public Works Plan (PWP) contains several applicable policies intended to protect coastal water quality.

WQ 1. Minimize Introduction of Pollutants
Design and manage development to minimize the introduction of pollutants into coastal waters (including 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 restoration of impaired waters.

WQ 4. Incorporate Effective Site Design and Source Control BMPs
Include effective site design and source control Best Management Practices (BMPs) in all developments, where feasible.

WQ 5. Apply and Maintain Source Control BMPs
Require SBCC or local government, as applicable, to apply and maintain source control BMPs throughout the life of the development.

WQ 6. Preserve Functions of Natural Drainage Systems
Site and design development to preserve the infiltration, purification, and retention functions of natural drainage systems that exist on the site.

WQ 7. Minimize Impervious Surfaces
Minimize impervious surfaces in new development, especially directly connected impervious areas, and where feasible, increase the area of pervious surfaces in redevelopment.

WQ 8. Infiltrate Runoff
Develop and maintain BMPs to retain or infiltrate dry weather runoff and runoff from the design storm on the development site, so that the impacts of new or redeveloped impervious surfaces are avoided or minimized in order to preserve natural hydrologic conditions to the maximum extent practicable. Alternative management practices may be substituted where it can be shown that infiltration BMPs may result in adverse impacts (e.g., significantly increased risk of slope failure or impacts to an unconfined aquifer).

WQ 9. Minimize Polluted Runoff from Construction
Minimize erosion, sedimentation, and other polluted runoff from development's construction-related activities, to the maximum extent practicable.

WQ10. Minimize Land Disturbance During Construction.
Minimize development's land disturbance activities during construction (e.g., clearing, grading, and cut-and-fill), especially in erosive areas (including steep slopes, unstable areas, and erosive soils), to avoid detrimental water quality impacts caused by increased erosion or sedimentation. Incorporate soil stabilization BMPs on disturbed areas as soon as feasible…

Water Quality Development Standards

WQ 1. During construction, washing of concrete trucks, paint, equipment, or similar activities shall occur only in areas where polluted water and materials can be contained for subsequent removal from the site. Wash water shall not be discharged to the storm drains, street, drainage ditches, creeks, or wetlands. Areas designated for washing functions shall be at least 100 feet from any storm drain, water body, or sensitive biological resources. The location(s) of the washout area(s) shall be clearly noted at the construction site with signs.

WQ 2. Concrete, asphalt, and seal coat shall be applied during dry weather to prevent storm water contamination during roadwork or pavement construction. Storm drains and manholes within the construction area shall be covered when paving or applying seal coat, slurry, fog seal, etc.

WQ 3. Construction materials and waste such as paint, mortar, concrete slurry, fuels, etc. shall be stored, handled, and disposed of in a manner that minimizes the potential for storm water contamination.

The proposed renovation of the existing Campus Bookstore is surrounded by existing campus development and is not adjacent to any water body, riparian area, creek or wetland. The College proposes to incorporate all applicable water quality protection provisions enumerated in the PWP above including best available erosion and sediment control measures that will prevent construction related activities from polluting water quality at the project site and flows leaving the project site **(Exhibit 3)**.

The City of Santa Barbara Storm Water BMP Guidance Manual referenced as a Substantive File Document categorizes storm water BMP implementation requirements based on size and type of development. The proposed project is considered a "Tier 1 Project" as this category applies to development projects that include development of less than 500 sq. ft. of impervious area. The proposed project includes the development of a concrete stairway – serving as the primary egress for the proposed exterior deck – as well as a less than 175 sq. ft. impervious concrete path extending from the stairway. Tier 1 Projects do not require post-construction storm water BMP implementation due to the relatively minimal size of the impervious areas. Further, since the project includes minimal grading (9 cu. yds. of cut and 9 cu. yds. of fill) to be balanced on site, the College proposes to vegetate all graded areas within two weeks of grading completion to prevent erosion and potential water quality impacts.

Therefore, NOID No. CSB-NOID-0001-16, as submitted, is consistent with the applicable water quality policies of the certified Public Works Plan.

4. Visual Resources

The coastal scenic and visual resources surrounding Santa Barbara City College, including nearby beaches, bluffs, coastal waters and hillsides, are vulnerable to degradation through impacts caused by the improper siting and designing of new development. Therefore, Santa Barbara City College's PWP contains a policy to protect and maintain the visual resources and qualities within the project vicinity, including the shoreline and adjacent beaches. Specifically,

Policy "Vis 1" states, in relevant part, "Development will be sited and designed to be visually compatible with the character of the surrounding area…"

The proposed Campus Bookstore Modernization project is located within the College's East Campus in an area of designated and protected scenic and visual resources because East Campus is located on a bluff top overlooking the Pacific Ocean. The proposed improvements to the existing Campus Bookstore facility maintains visual compatibility with the character of the surrounding area and does not change or increase the structure's visibility from Shoreline Drive, adjacent beaches, and public parking lots. The proposed project is considered an improvement to an existing facility, and therefore, siting the development in an alternative location that would reduce impacts to scenic and visual resources is infeasible. The scenic and visual resources surrounding the project site will not be adversely impacted by the proposed renovations because the height and bulk of the structure will not increase and no new exterior lighting is proposed. The College has indicated that one existing outdoor light post will be relocated to adjacent to the Campus Bookstore as a part of this project. However, the light fixture is proposed to be sited and designed in a manner that will not result in adverse impacts to scenic and visual resources. Therefore, the NOID, as submitted, is consistent with the College's certified PWP.

C. 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 (PWP) 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 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 PWPs 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 alternatives 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 Notice of Impending Development is consistent with the policies and provisions of Santa Barbara City College's certified Public Works Plan and no feasible alternatives or mitigation measures are available which would substantially lessen any significant adverse effects which the approval would have on the environment. Therefore, the Commission finds that the submitted Notice of Impending Development is consistent with CEQA and the applicable provisions of the Santa Barbara City College Public Works Plan.

Appendix A – Substantive File Documents

Santa Barbara City College 1985 Public Works Plan; Geotechnical Engineering and Geologic Hazards Report, prepared by Earth Systems Pacific, dated January 26, 2016; Geotechnical Engineering and Geologic Hazards Report, prepared by Earth Systems Pacific, dated February 24, 2015; CEQA Notice of Exemption, prepared by Julie Hendricks-Fahnestock, dated March 25, 2016.; City of Santa Barbara Storm Water BMP Guidance Manual, page 1-8, dated July 2013.

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

RE: SANTA BARBARA CITY COLLEGE
NOTICE OF IMPENDING DEVELOPMENT
BOOKSTORE MODERNIZATON PROJECT

WHEREAS, the Santa Barbara Community College District Board of Trustees reviewed Amendments to the College's Long Range Development Plan (also known as the Public Works Plan); specifically, the Board of Trustees reviewed and approved:

Bookstore Modernization Project. The project entails renovations to the existing two-story (18,196 square foot [s.f.]) Bookstore to upgrade the aging facility, improve internal circulation, and to provide updated amenities addressing contemporary student needs and services. Proposed amenities include a 196-square foot (s.f.) café, 284-s.f. lounge/project workspace, and a 275-s.f. print/shipping kiosk. New development would be limited to a 727 s.f. outdoor, raised wood deck supported by fourteen (14) 16-inch diameter cement pilings, constructed within an existing graded, ornamental landscaped area. The deck would be accessed from within the Bookstore, and would provide only egress by a stairway to the adjacent concrete access way. An existing 48-s.f. internal light well in the main floor would be filled to match the existing cement deck. No increases to existing Campus Center academic or activity programs will occur.

WHEREAS, this Notice of Impending Development will take effect automatically once the California Coastal Commission certifies it and this body receives and acknowledges receipt of the Commission's resolution of certification, unless the Commission certifies with suggested modifications.

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

PASSED AND ADOPTED by the Board of Trustees of the Santa Barbara Community College District this 24th day of March, 2016 by the following vote:

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

Noes: None

Absent: Student Trustee Gribble

Concur: None

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

Exhibit 1
CSB-NOID-0001-16
Resolution for the Campus Bookstore Modernization Project

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SOURCE: SBCC 2014

SANTA BARBARA CITY COLLEGE

Santa Barbara City Colleg

Exhibit 2

CSB-NOID-0001-16

Vicinity Map

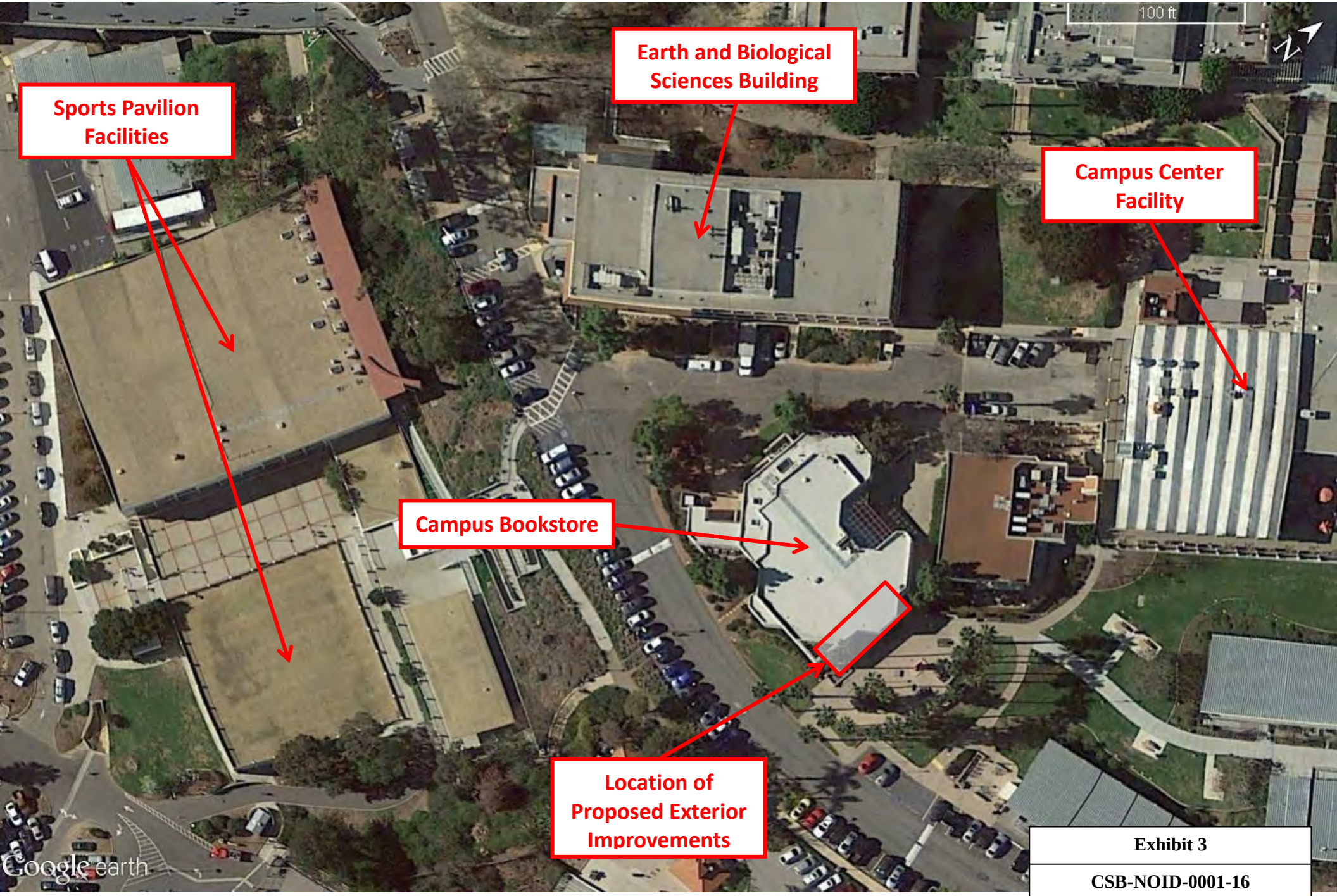

Exhibit 3
CSB-NOID-0001-16
Aerial Photo of the Project Site

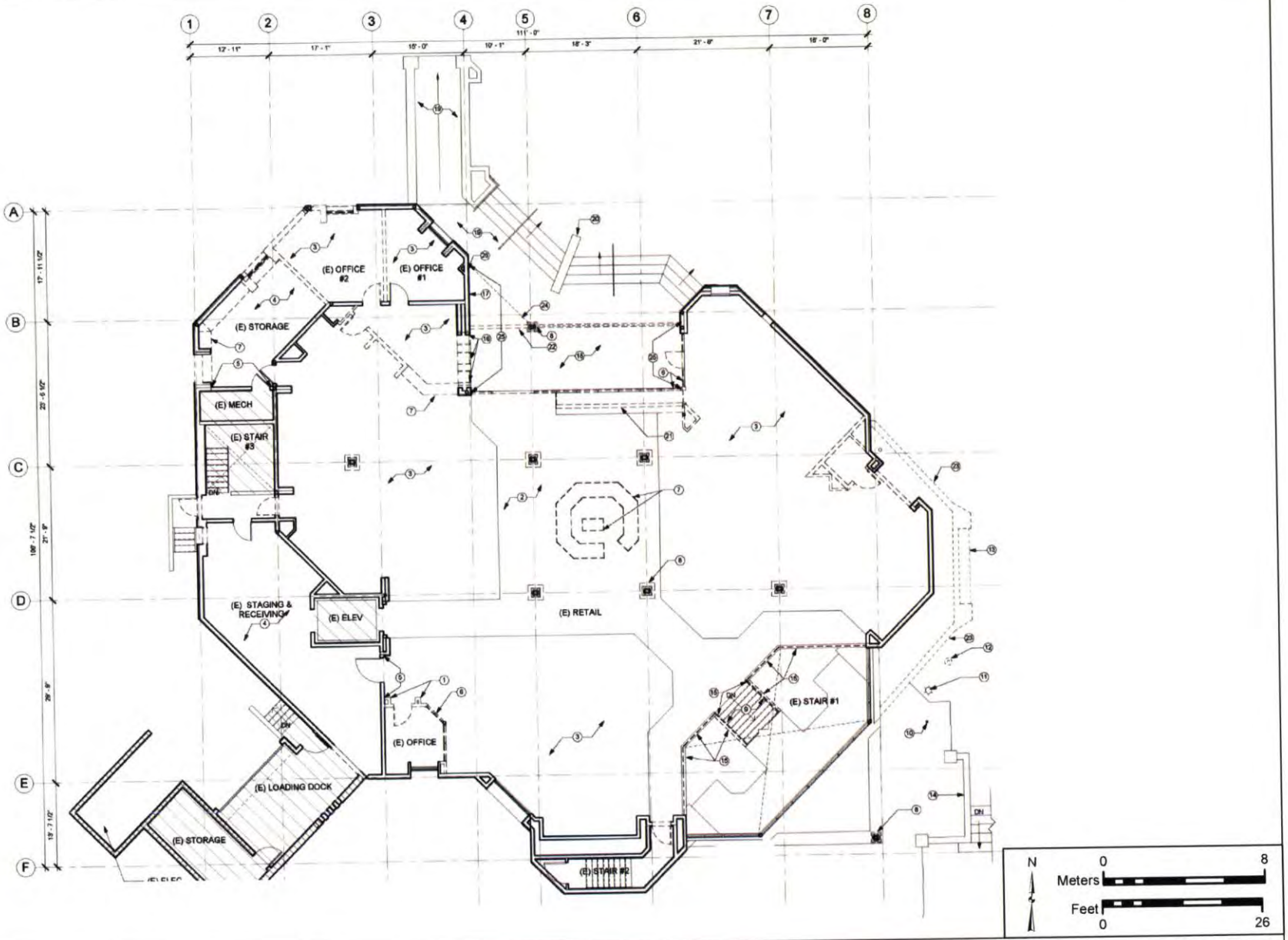

FIGURE 2

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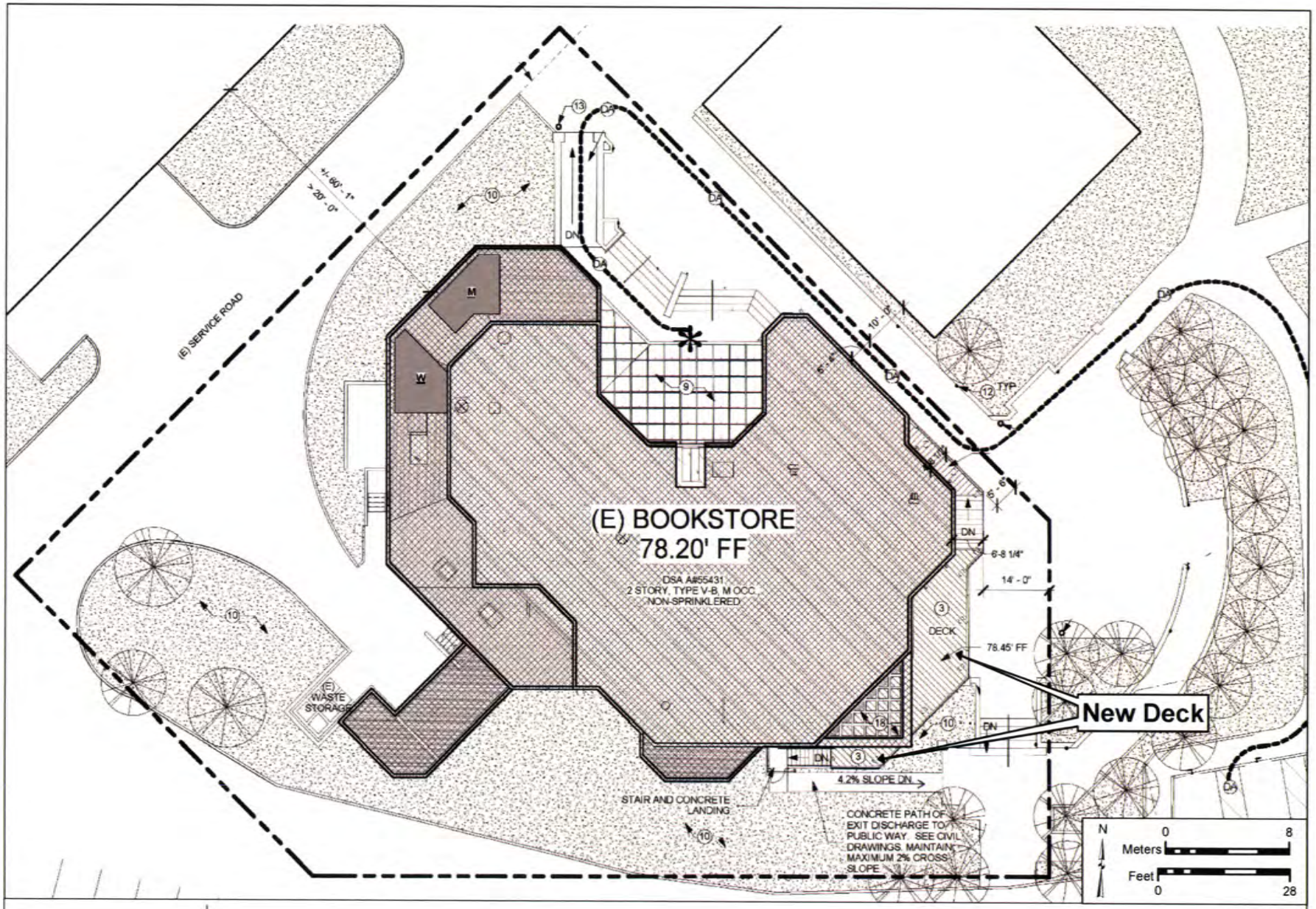
SOURCE: Anderson Brulé Architects 2016

SANTA BARBARA CITY COLLEGE

Santa Barbara City College Campus

Exhibit 4
CSB-NOID-0001-16
Project Plans



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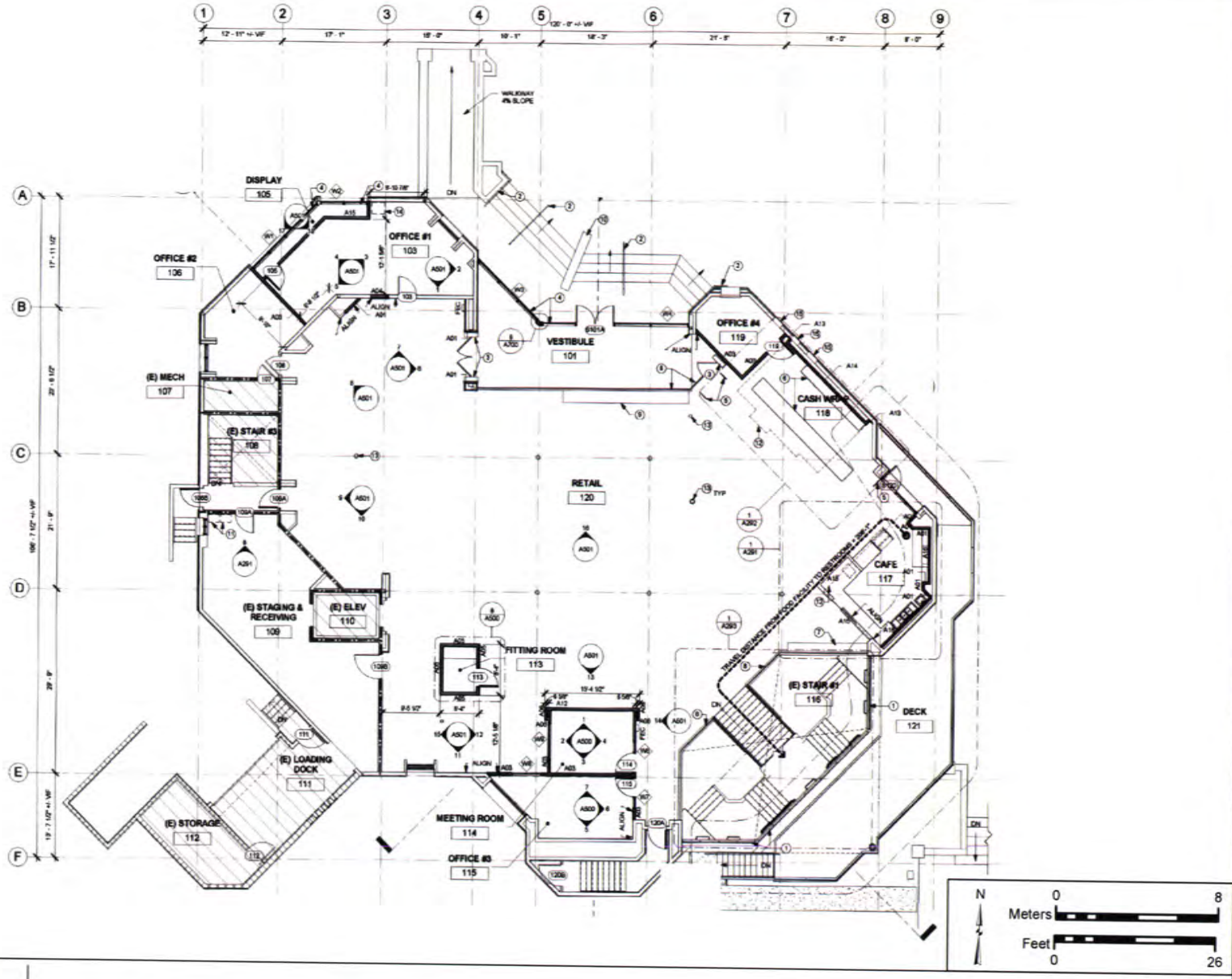
SOURCE: Anderson Brulé Architects 2016

FIGURE 3
Site Plan

SANTA BARBARA CITY COLLEGE

Santa Barbara City College Campus Bookstore Modernization



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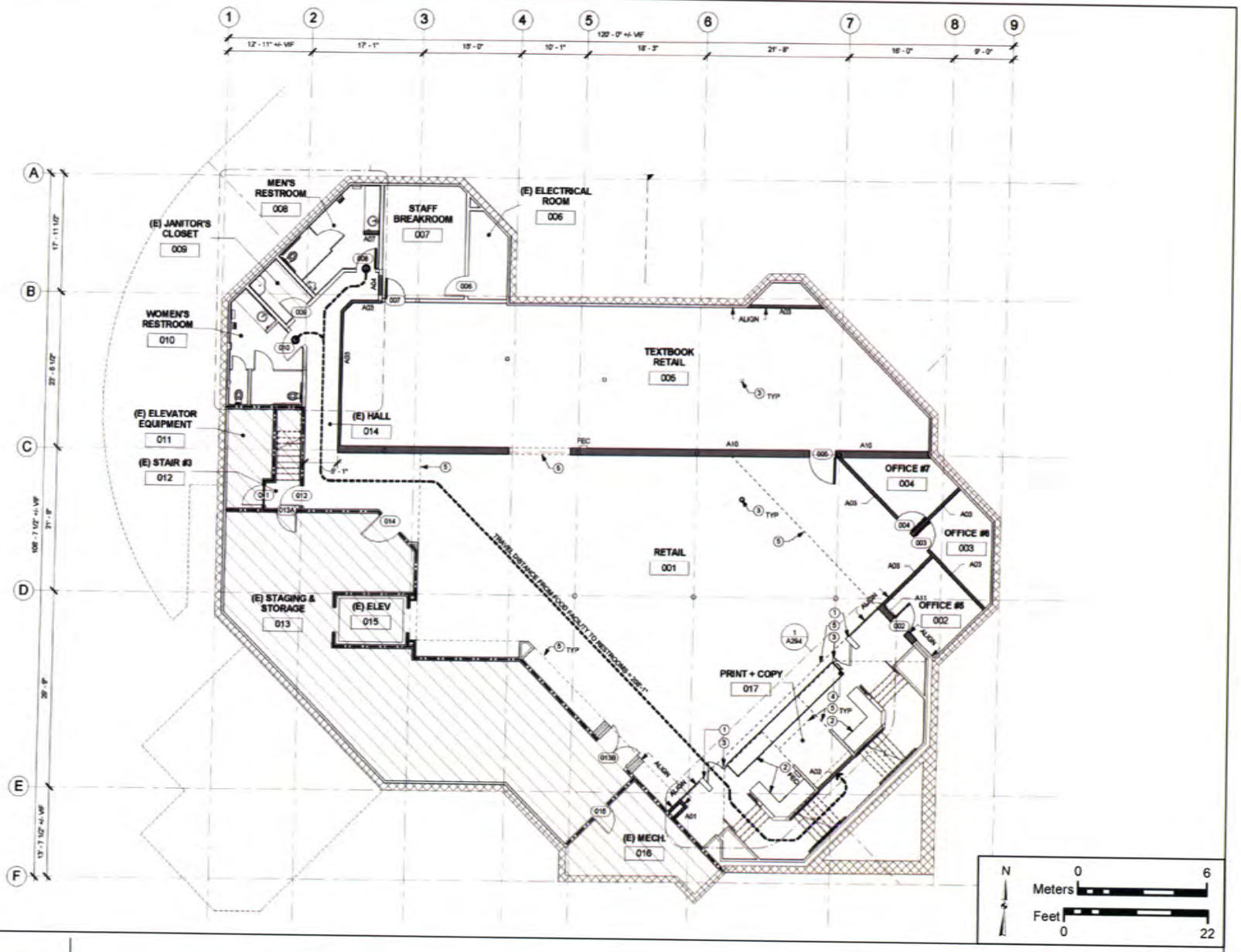
SOURCE: Anderson Brulé Architects 2016

SANTA BARBARA CITY COLLEGE

FIGURE 4a

Interior Site Plan, Main Level

Santa Barbara City College Campus Bookstore Modernization



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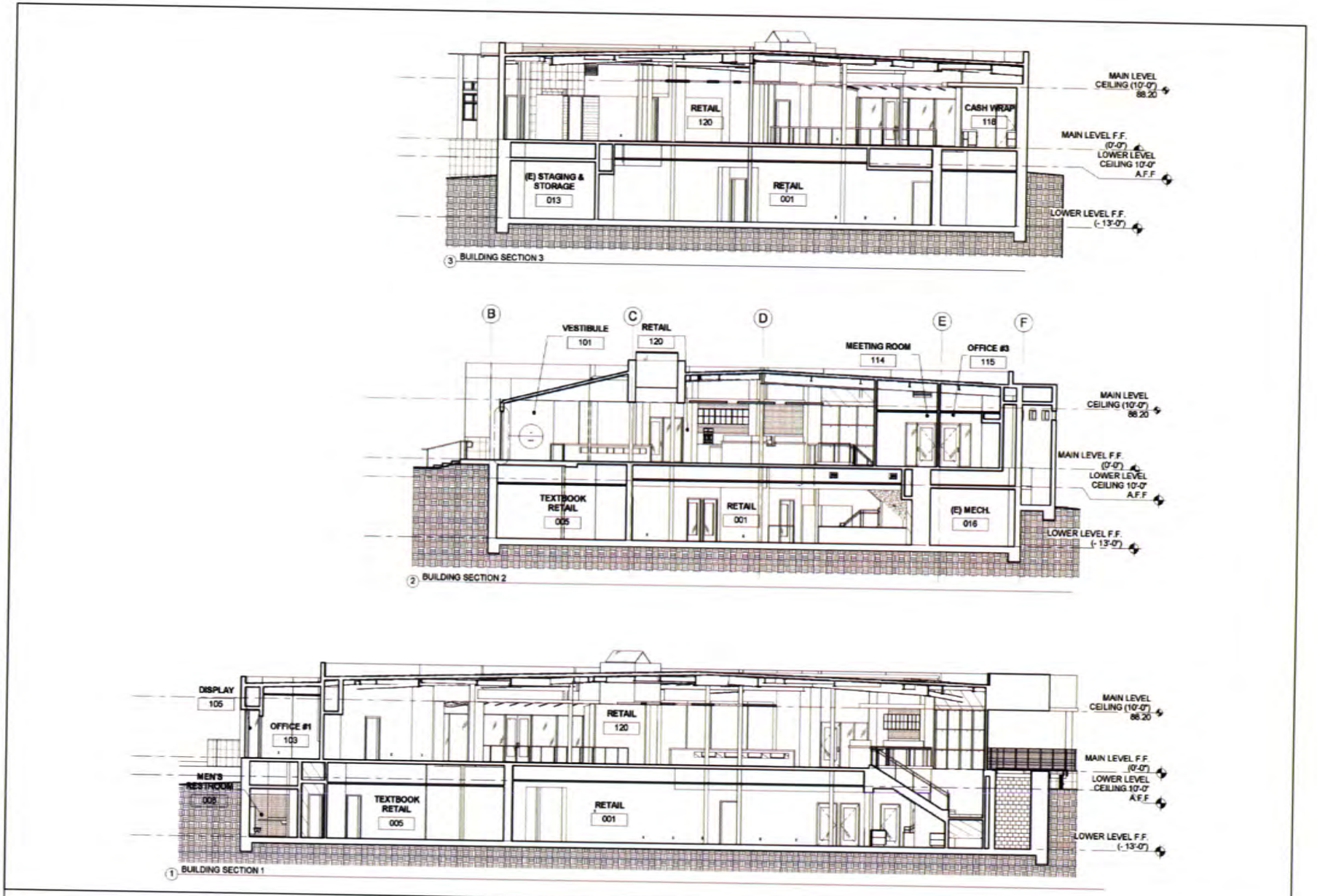
SOURCE: Anderson Brulé Architects 2016

SANTA BARBARA CITY COLLEGE

FIGURE 4b

Interior Site Plan, Lower Level

Santa Barbara City College Campus Bookstore Modernization



DUDEK

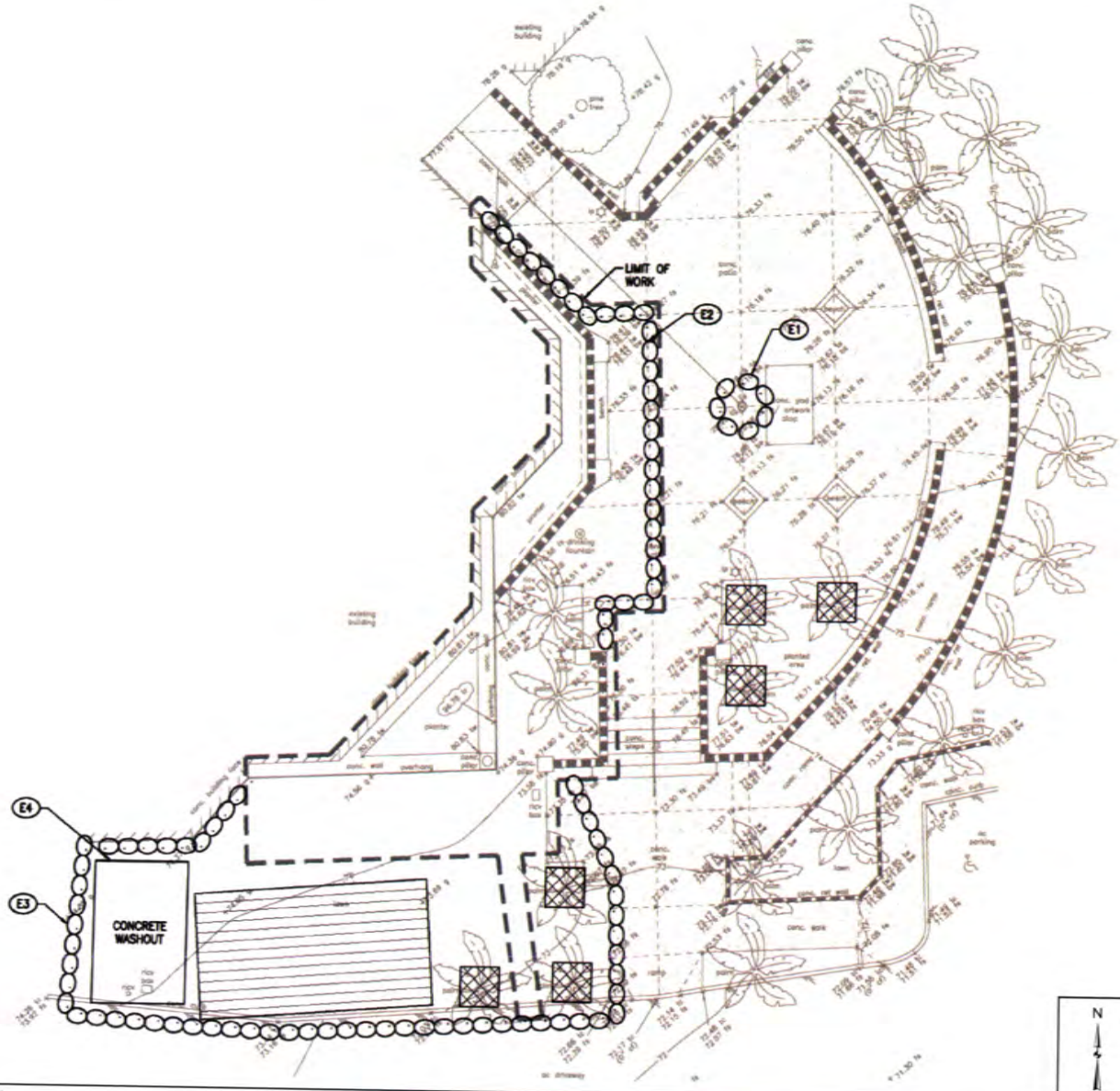
SOURCE: Anderson Brulé Architects 2016

SANTA BARBARA CITY COLLEGE

FIGURE 7

Exterior Sections

Santa Barbara City College Campus Bookstore Modernization



DUDEK

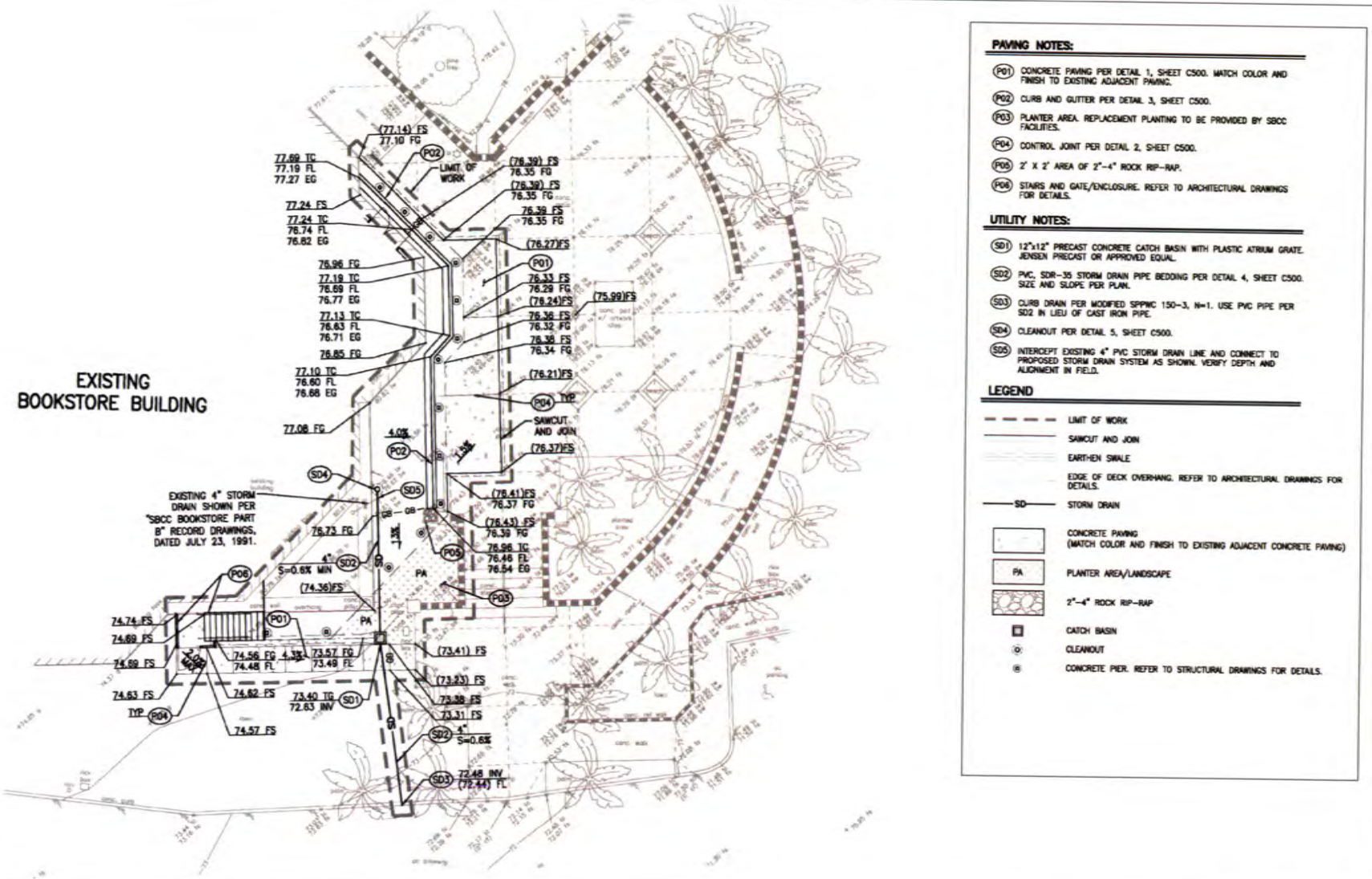
SOURCE: kpff 2016

SANTA BARBARA CITY COLLEGE

FIGURE 8

Erosion Control Plan

Santa Barbara City College Campus Bookstore Modernization



DUDEK

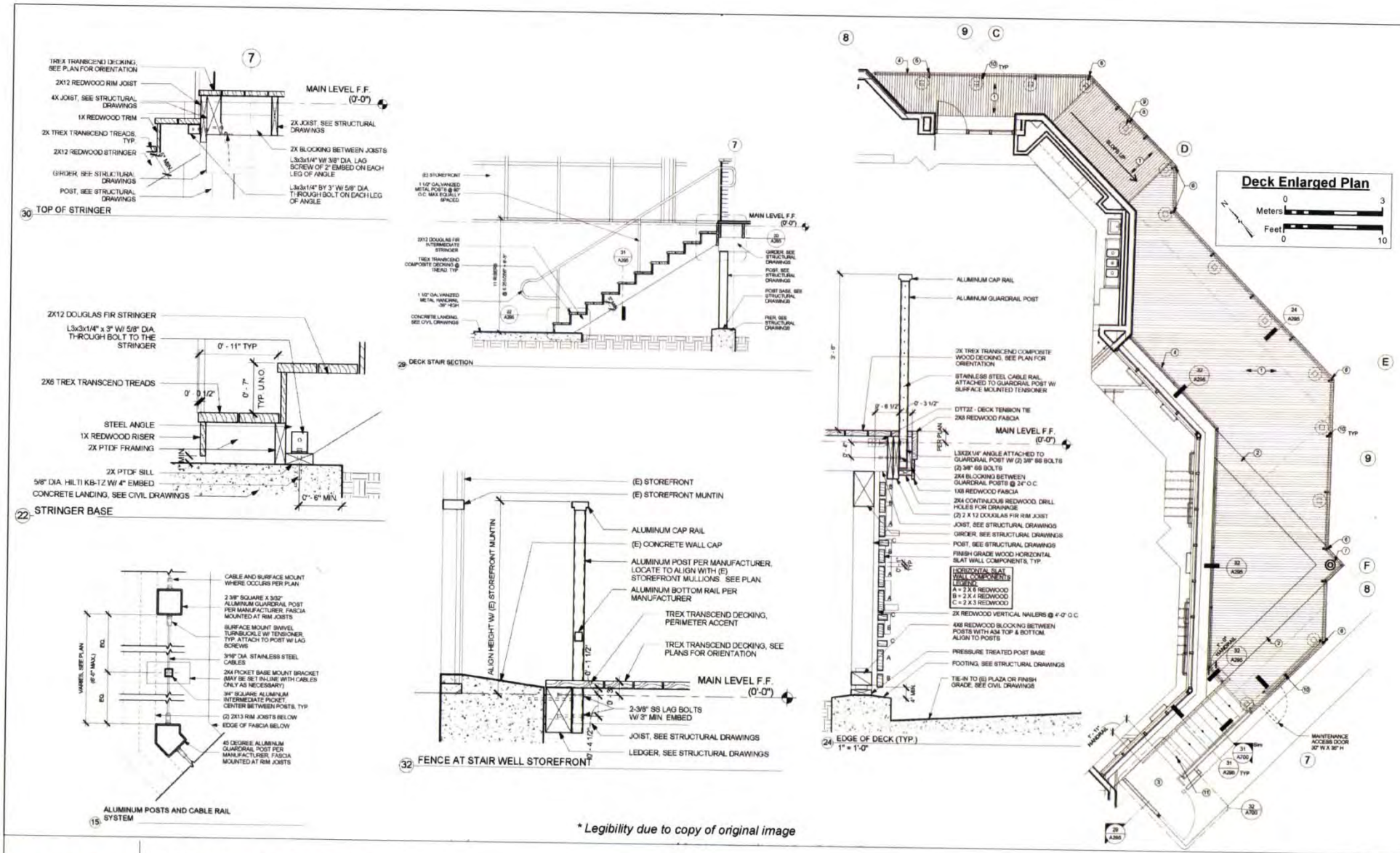
SOURCE: kpff 2016

SANTA BARBARA CITY COLLEGE

FIGURE 9

Grading, Paving, and Drainage Plan

Santa Barbara City College Campus Bookstore Modernization



DUDEK

SOURCE: Anderson Brulé Architects 2016

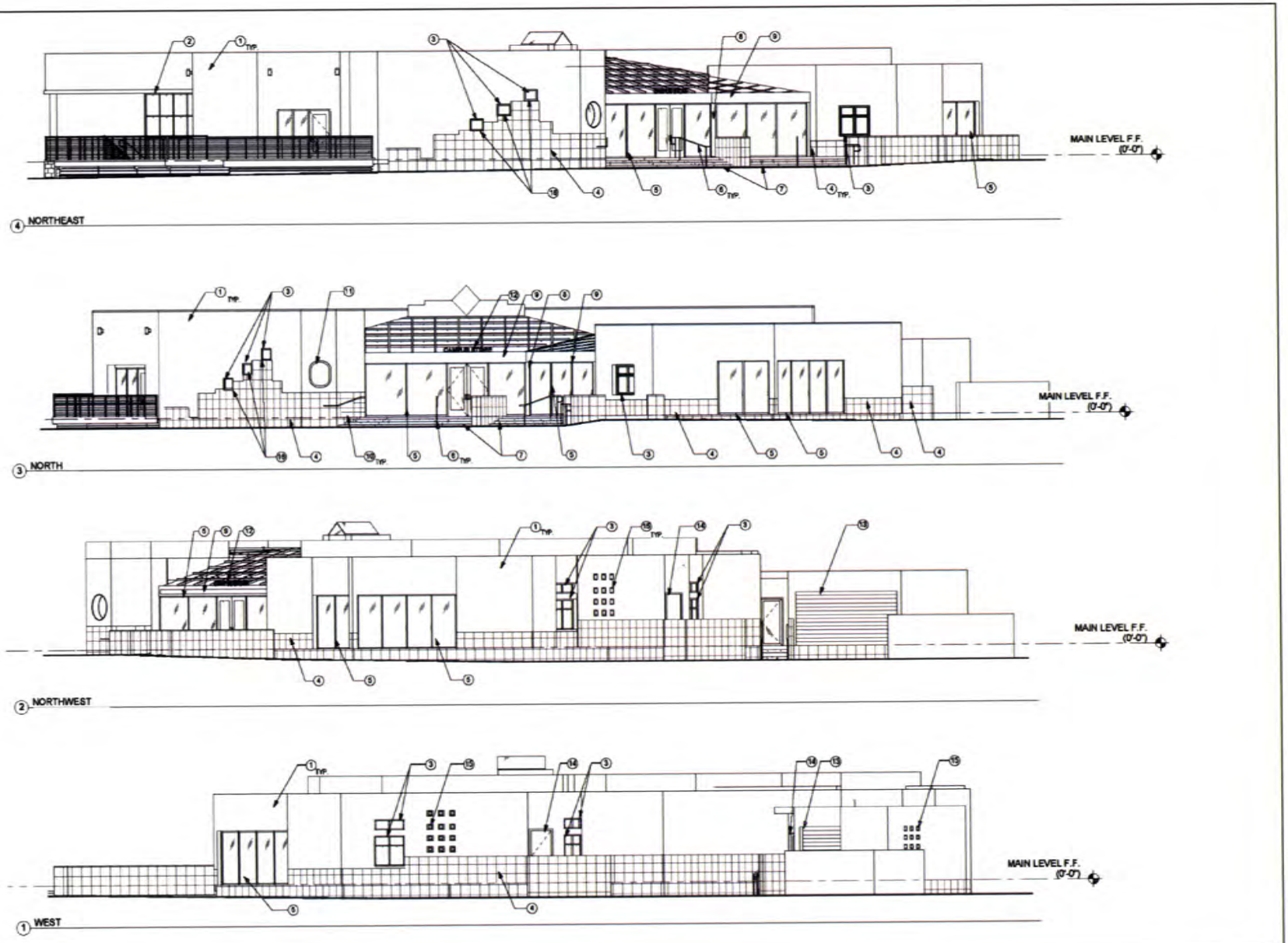
SANTA BARBARA CITY COLLEGE

Santa Barbara City

FIGURE 5

Exterior Deck Detail

Exhibit 5
CSB-NOID-0001-16
Proposed Outdoor Deck Profile



DUDEK

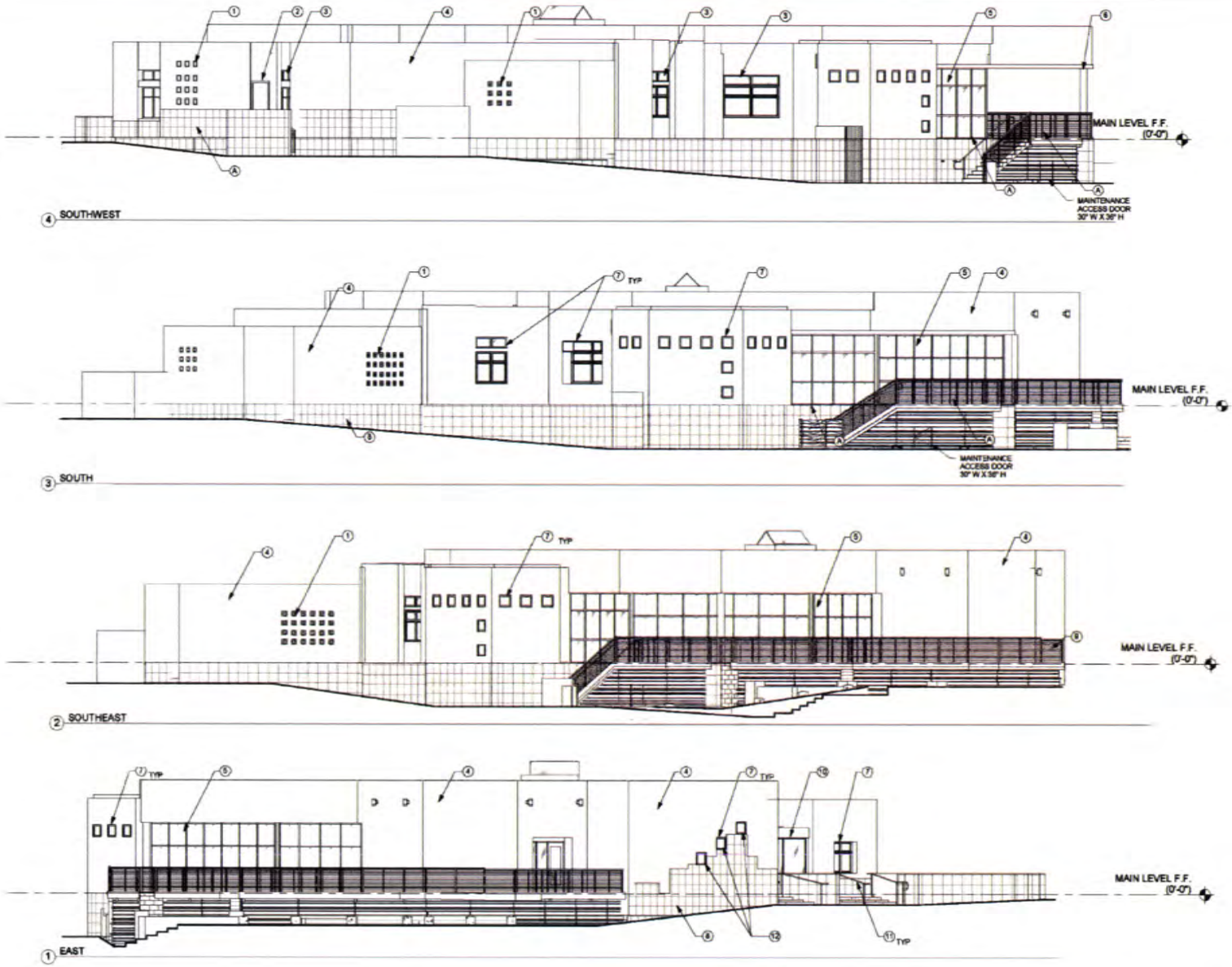
SOURCE: Anderson Brulé Architects 2016

SANTA BARBARA CITY COLLEGE

FIGURE 6a

Exterior Elevations

Santa Barbara City College Campus Bookstore Modernization



DUDEK

SOURCE: Anderson Brulé Architects 2016

FIGURE 6b

Exterior Elevations

SANTA BARBARA CITY COLLEGE

Santa Barbara City College Campus Bookstore Modernization