AGENDA ITEM BACKGROUND

TO: BOARD OF TRUSTEES
FROM: PRESIDENT
SUBJECT: Resolution No. 26 (2012-13) SBCC Long Range Development Plan (LRDP)

REASON FOR BOARD CONSIDERATION
☒ ACTION ☐ CONSENT ☐ FIRST READING
☐ INFORMATION ☐ REPORTS

ITEM NUMBER 2.1

DATE January 10, 2013
ATTACHMENT(S) 172 pages

BACKGROUND:

The request is for the Board to authorize the submittal of a Public Works Plan Amendment (PWPA) and Notice of Impending Development (NOID) to the California Coastal Commission (CCC). The PWPA modifies the District’s Long Range Development Plan (LRDP). The NOID provides notification to the CCC and the public of the timing, nature and location of construction on the District campus.

The PWPA and NOID are associated with the amendment to the LRDP as it pertains to the modernization of the Humanities Building Phase 2, the Outdoor Area Art Workshop Expansion. The construction of the Outdoor Area Art Workshop expansion was completed in 1994 and a 755 sq ft Storage Area expansion completed in 1985, both without CCC approval. This amendment is to provide for:

- replacement of the current Outdoor Area Art Workshop with a code compliant facility;
- construction of a 170 sq ft darkroom;
- construction of a 210 sq ft equipment storage structure; and
- replacement of the 755 sq ft storage facility with a code compliant facility;

These structures have been part of the Art program and are integral to the instructional program. The timing of this submission is critical for the timing of the construction project. The need to provide for the amendment to the LRDP was not known when the project was contracted and this will delay the project if not submitted and approved by the CCC within the next two months. This request for approval at the Study Session is to allow time for the staff at the CCC to put these items on the CCC February board agenda.

RECOMMENDATION:

It is recommended the Board approve Resolution No. 26 (2012-13) the submittal of a Public Works Plan Amendment and Notice of Impending Development to the California Coastal Commission.

Administrator Initiating Item: Joseph Sullivan, Vice President Business Services, Joe Sullivan
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 as long as there are no suggested modifications approved by the Commission.

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

PASSED AND ADOPTED by the Board of Trustees of the Santa Barbara Community College District this 10th day of January, 2013 by the following vote:

Ayes:

Noes:

Absent:

Concur:

Dr. Lori Gaskin
Superintendent/President and
Secretary/Clerk to the Board of Trustees
NOTICE OF IMPENDING DEVELOPMENT 2-2012
PUBLIC WORKS PLAN AMENDMENT 2-2012
SANTA BARBARA CITY COLLEGE
LONG RANGE DEVELOPMENT PLAN
HUMANITIES BUILDING MODERNIZATION PHASE 2

This Notice of Impending Developing (NOID) declares the intent of Santa Barbara City College (College) to adopt a Public Works Plan Amendment (PWPA) 2-2012 associated with the College’s Long Range Development Plan (LRDP): development of the Humanities Building Modernization Project. This NOID provides specific factual findings supporting the conclusion that PWPA 2-2012, as proposed, is in conformity with the certified City of Santa Barbara Local Coastal Plan, and is in conformity with the certified PWP for the College, the LRDP, pursuant to California Code 13357(4) and 13357(5), respectively.

1.0 PWPA REQUEST

This PWPA addresses improvements to the existing Humanities Building.

1.1 HUMANITIES BUILDING MODERNIZATION PROJECT
(PWP AMENDMENT 2-2012)

1.1.1 Information Requirements

The following information is provided pursuant to California Code Title 14, Section 13353.

(1) Specific Type of Activity or Activities to Be Undertaken

The proposed Humanities Building Modernization Project components would be constructed across and northeast of the existing Campus Center on the East Campus, (see Figure 1). The Project would provide the following improvements to the Humanities Building that was completed in 1974 (see Figure 2):

Humanities Building Modernization Project, Phase 2, a remodel providing (see Figures 3-10):

- Construction of a 2,062 square foot (s.f.) Humanities Building Outdoor Art Workshop Area Expansion (completed in 1994 without California Coastal Commission approval);

- Replacement of the As-Built degraded Outdoor Art Workshop area roof constructed in 1994 with a shed-style metal roof covering the 5,300-s.f. Humanities Building Art Workshop area, extending from the northern façade of the existing Humanities Building;

- Construction of an 170-s.f. darkroom and adjacent 210-s.f. equipment storage structure within the As-Built Outdoor Art Workshop area roof constructed in 1994;
• Construction of a As-Built 755 s.f. Humanities Building Outdoor Art Storage Area Expansion (completed in 1985 without California Coastal Commission approval);

• Replacement of the As-Built Humanities Building Outdoor Art Storage Area Expansion with a one-story, 755-s.f. storage facility extending from the eastern façade of the existing Humanities Building and completely within the existing As-Built structural footprint to comply with current building code requirements.

(2) **Maximum and Minimum Intensity of Activity or Activities Proposed to Be Undertaken**

The existing Humanities Building is over 45 years old and has been subject to several minor modifications over its lifespan. Two of these improvements, the Outdoor Art Workshop Area Expansion and Storage Area Expansion, were constructed in 1994 and 1985, respectively, without California Coastal Commission review and approval. The College is seeking approval of the As-Built developments and associated renovations to those facilities to comply with current code requirements, as follows:

**Outdoor Art Workshop Area Expansion:** The As-Built development includes a 2,062 s.f. expansion of the Humanities Building Outdoor Art Workshop (Outdoor Studio Space) constructed in 1994 that extends from northward from the original Humanities Building outdoor concrete workshop area. The expanded workshop area 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 associated with kiln and furnace heating, and shock-hazards associated with welding activities.

**Outdoor Art Workshop Area Renovation:** The As-Built Outdoor Art Workshop Area improvements require upgrading to meet current California Division of the State Architect (DSA) standards. The existing Outdoor Art Workshop area roof would be replaced with a shed-style metal roof covering 5,300 s.f. of workshop area, extending northward from the northern façade of the existing Humanities Building. A 170 s.f. darkroom and adjacent 210 s.f. equipment storage combined structure would be constructed within the As-Built 1994 Outdoor Art Workshop Area. No expansion of Art Department programs or enrollment would result associated with the expanded Outdoor Art Workshop Area.

**Humanities Building Storage Area Addition:** The As-Built development includes a one-story, 755 s.f. storage area expansion constructed in 1985 that extends from the eastern façade of the existing Humanities Building. The additional storage area allowed was required to accommodate existing Art Department program outdoor studio activities that had been in practice since 1976.

**Humanities Building Storage Area Renovation:** The existing Humanities Building Storage Area Addition would be demolished and rebuilt within the existing 755 s.f. footprint,
incorporating contemporary building code requirements. No expansion of Art Department programs or enrollment would result associated with the upgraded Storage Area Addition.

The existing College Humanities Building uses and programs would not change as a result of the Phase 2 As-Built facilities and renovation of these improvements. Existing storage areas, dark room facilities, and the outdoor art workshop would simply be upgraded to current California Division of State Architect (DSA) standards, ensuring public health and safety of participants in these academic programs.

(3) Maximum Size of Facilities Proposed to Be Constructed Pursuant to the Plan

The Humanities Building gross area would be increased from 41,695 square feet (s.f.) with the following (see Figures 2-5):

The Humanities Building gross area of 43,765 s.f., including a 2,070 s.f. elevator tower that is currently under construction (PWPA and NOID 1-2012), would be subject to additions totaling 3,197 s.f.:

Outdoor Art Workshop Area


- A 170-s.f. darkroom and 210-s.f. equipment storage combined structure. The proposed improvements would occur completely within the As-Built 1994 Outdoor Art Workshop Area.

- Construction of a replacement shed-style metal roof between 10'-5" and 13'-5" high covering the original and As-Built 5,300-s.f. Outdoor Art Workshop Area, extending northward from the northern façade of the existing Humanities Building.

Storage Area Addition


- Demolition and reconstruction of the 755-s.f. Storage Area Addition located entirely within the existing development footprint.

Building Specifications

The Humanities Building gross area of 43,765 s.f., including a 2,070 s.f. elevator tower that is currently under construction (PWPA and NOID 1-2012), would be subject to additions totaling 3,197 s.f.:
Outdoor Art Workshop Area

- A 2,062 s.f. As-Built expansion of the Humanities Building Outdoor Art Workshop (Outdoor Studio Space), constructed in 1994 (see Figure 3a, 3b, and 4).

- Construction of a replacement shed-style metal roof between 10'-5" and 13'-5" high covering the original and As-Built 5,300-s.f. Outdoor Art Workshop Area, extending northward from the northern façade of the existing Humanities Building (see Figure 5 and 6).

- A 170-s.f. darkroom and 210-s.f. equipment storage combined structure. The proposed improvements would occur completely within the As-Built 1994 Outdoor Art Workshop Area (see Figure 5 and 7).

Storage Area Addition

- A one-story, 755-s.f. Storage Area Addition extending from the eastern façade of the existing Humanities Building, constructed in 1985 (Figure 8 and 9).

- Demolition and reconstruction of the 755-s.f. Storage Area Addition located entirely within the existing development footprint (see Figure 5 and 10).

Grading and Demolition

The Humanities Building Modernization, Phase 2 would require the following site preparation and existing facility demolition:

Outdoor Art Workshop Area

The 2,062 s.f. As-Built expansion of the Humanities Building Outdoor Art Workshop Area resulted in grading of adjacent topography between 76 and 80 feet above sea level (ASL) to the finished floor of the original Humanities Building exterior area at 74.50 ASL. Therefore, grading is estimated to be 275 cubic yards (7,500 cubic feet), including footings for the additional new retaining walls. The As-Built Outdoor Art Workshop Area retaining wall was tied into the terminus of the historic sandstone wall adjacent to paved northerly access road, but no removal of the sandstone wall was required. The As-Built expansion resulted in the removal of five blue gum eucalyptus trees.

The renovation of the As-Built Outdoor Art Workshop Area roof requires a total of 28 new columns, some requiring tie beams. A 135 X 12-foot area on the north side of the Humanities Building currently covered with concrete would be removed and replaced. A total of 2,560 square feet of existing concrete pavement, estimated at 4-inches thick, equaling 32 cubic yards (CY), would be demolished and removed. Assuming a conservative estimate of 10 CY per haul dump truck, this would require 3 dump truck export trips. The project contractor would comply with City of Santa Barbara construction and demolition waste guidelines as defined in City of Santa Barbara Municipal Code (SBMC) Chapter 7.18, Unscheduled Collection Chapter
Regulations (October 23, 2007), that require the removed cement be hauled to a City Certified Recycling Facility. No existing Outdoor Art Workshop Area retaining walls would be impacted, and no impact to the historic sandstone wall adjacent to paved northerly access road would occur.

Storage Area Addition

The 755 s.f., 14.75-foot high As-Built Storage Area Addition was constructed within the previously graded and paved area exterior to the original Humanities Building, at a 74.50 ASL. Grading was limited to excavation of 18-inch deep foundations for the 130-foot perimeter footing, approximately 7 cubic yards (200 cubic feet). Ornamental shrubbery along the eastern base of the Humanities Building was removed.

Demolition of the As-Built Storage Area Addition would result in removal of 7 cubic yards (200 cubic feet) of building materials, and a worst-case regarding of new perimeter foundations equaling approximately 7 cubic yards (200 cubic feet).

Drainage

Drainage from the As-Built Outdoor Art Workshop Area and Storage Area Addition structural development was directed to existing storm drains constructed with the original Humanities Building in 1974; no new drainage infrastructure was required to support these As-Built improvements.

Drainage from the renovation of the As-Built facilities also would be tied into the existing storm drain infrastructure.

Structural Materials

Outdoor Art Workshop Area

The exterior of the As-Built Outdoor Art Workshop Area facility is chain-link fence, with the perimeter reinforced concrete retaining walls constructed with granular backfill, waterproofed, and tied into the foundation drain system. The roof is corrugated metal. Proposed renovations include 28 new concrete columns that would support a new shed-style metal roof. The perimeter fence would remain chain-link, with a sliding metal gate and man door.

Storage Area Addition

Storage Area Addition exterior building surfaces would match the existing stucco finish, with aluminum overhead sliding door.
Landscaping

No new landscaping was proposed for either As-Built Outdoor Art Workshop Area or Storage Area Addition improvements. Proposed renovations to those facilities would not include landscaping.

Utilities and Lighting

**Sewer:** No new sewer capacity was required for either the As-Built Outdoor Art Workshop Area or Storage Area Addition improvements, as they did not increase Art Department program activities or enrollment existing at that time. Proposed renovations to those facilities would also not increase Art Department program activities or enrollment, such that no sewer improvements are required.

**Water:** No new domestic water capacity was required for either the As-Built Outdoor Art Workshop Area or Storage Area Addition improvements, as they did not increase Art Department program activities or enrollment existing at that time. Proposed renovations to those facilities would also not increase Art Department program activities or enrollment, such that no sewer improvements are required.

**Stormwater:** A 34-inch square catch basin was constructed in the concrete slab associated with the As-Built Outdoor Art Workshop Area that was connected into the existing storm drain system constructed in 1974. The new catch basin was identical to an existing catch basin located within the original Humanities Building exterior concrete slab area. No additional upgrades to the stormwater system are proposed as part of renovations to the As-Built Outdoor Art Workshop Area.

**Other:** No expanded capacity of other utilities including electricity and natural gas were required for either the As-Built Outdoor Art Workshop Area or Storage Area Addition improvements, as they did not increase Art Department program activities or enrollment existing at that time. Proposed renovations to those facilities would also not increase Art Department program activities or enrollment, such that no electricity and natural gas improvements are required.

Schedule

Construction would occur over a 4-month period, beginning approximately in February, 2013.

Standard Construction Measures

The project would incorporate the following standard measures.
Air Quality

1. The following measures will be incorporated during construction:
   a. Heavy-duty diesel-powered construction equipment manufactured after 1996 (with federally mandated “clean” diesel engines) shall be utilized whenever feasible.
   b. The engine size of construction equipment shall be the minimum practical size.
   c. The number of construction equipment operating simultaneously shall be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time.
   d. Construction equipment shall be maintained in tune per the manufacturer’s specifications.
   e. Construction equipment operating onsite shall be equipped with two to four degree engine timing retard or pre-combustion chamber engines.
   f. Catalytic converters shall be installed on gasoline-powered equipment, if feasible.
   g. Diesel catalytic converters shall be installed, if available.
   h. Diesel-powered equipment shall be replaced by electric equipment whenever feasible.
   i. Diesel oxidation catalysts and diesel particulate filters as certified and/or verified by EPA or the California Air Resources Board (CARB) shall be installed, if available, and only CARB-certified diesel fuel shall be used.
   j. Construction worker car pooling and providing lunch onsite shall be encouraged to reduce short-term vehicular trips.

2. If the construction area is graded and left undeveloped for over four weeks, the applicant shall employ the following methods immediately to inhibit dust generation:
   a. seeding and watering to revegetate graded areas; and/or
   b. spreading of soil binders; and/or
   c. any other reasonable methods deemed appropriate by APCD.

3. Dust generated by the development activities shall be kept to a minimum with a goal of retaining dust on the development envelope. The following dust control standard conditions shall be followed:
   a. During clearing, grading, earth moving, excavation, or transportation of cut or fill materials, water trucks or sprinkler systems shall be used to prevent dust from leaving the construction area and to create a crust after each day’s activities cease.
   b. During construction, water trucks or sprinkler systems shall be used to keep all areas of vehicle movement damp enough to prevent dust from leaving the construction area. At a minimum, this would include wetting down such areas in the later morning and after work is completed for the day and whenever wind exceeds 15 miles per hour.
c. Soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation.

d. Gravel pads shall be installed at all access points to prevent tracking of mud onto public roads.

e. All trucks hauling excess grading soils offsite shall be covered with tarps or equivalent materials to ensure that dust is suppressed.

4. The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering as necessary to prevent transport of dust offsite. Their duties shall include holiday and weekend periods when work may not be in progress.

Water Quality

1. 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, geobags 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.

2. 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.

3. 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.

4. 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, waterbody, or sensitive biological resources. The location(s) of the washout area(s) shall be clearly noted at the construction site with signs.

5. 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.
6. 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.

7. The drainage plan shall incorporate appropriate BMPs to reduce impervious project surfaces and to minimize associated off-site storm flow such that no increase in stormwater runoff flow velocities relative to existing conditions occur. The drainage plan shall incorporate, at a minimum, the following BMPs to reduce impervious surfaces:
   a. Construct roof runoff to drain into the landscape areas to the maximum extent;
   b. Design landscaped areas to direct all hardscape runoff across planted areas; and
   c. Construct the landscaped areas to retain runoff.

8. Irrigation and the use of fertilizers and other landscaping chemicals shall be minimized.

9. Trash, recycling and other waste containers, as necessary, shall be provided during construction. All waste containers anywhere within the development shall be covered, watertight, and designed to resist scavenging animals.

10. 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.

11. Runoff from all roofs and walkways shall be collected and directed through a system of structural BMPs designed and implemented to collect and treat runoff and remove pollutants of concern (including heavy metals, oil and grease, hydrocarbons, trash and debris, sediment, nutrients and pesticides) through infiltration, filtration, and/or biological uptake. The drainage system shall also be designed to convey and discharge runoff from the developed site in a non-erosive manner.

12. 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.

13. Debris and other water pollutants removed from structural BMP(s) during clean-out shall be contained and disposed of in a proper manner.

Transportation

1. Construction heavy truck trips shall be scheduled from May through September 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.), and
shall be prohibited on Saturday, Sunday, holidays, and between the hours of 5:00 P.M. and 7:00 A.M.

Construction Solid Waste Disposal

1. All concrete to be demolished shall be hauled to a City of Santa Barbara Certified Recycling Facility pursuant to City of Santa Barbara Municipal Code (SBMC) Chapter 7.18, Unscheduled Collection Chapter Regulations (October 23, 2007).

Service Area for the Proposed Activity or Activities

The College is provided water and wastewater services by the City of Santa Barbara. The Humanities Building Modernization Phase 2 Project will result in no measurable increase on these public services. Enforcement of traffic and parking regulations is provided by College campus police.

Proposed Methods of Financing the Proposed Activity or Activities

Development and operation of the Humanities Building is secured by State Capital Outlay funds. No assessment or any other form of levy against lands located in the Coastal Zone are required to finance this action.

Proposed Location or Alternative Locations for the Proposed Activity or Activities

The Humanities Building Modernization Project provides for minor additions to the existing structure and upgrades to existing structural components. Therefore, no other alternative locations would feasibly achieve the project's objectives.

1.2 Public Hearing Prior to Filing of the Public Works Plan

The following information is provided pursuant to California Code Title 14, Section 13353.5.

The LRDP Amendments providing for the Humanities Building Modernization Project were approved by the College Board of Trustees on January 10, 2013. These amendments to the LRDP represent the PWPA under consideration by the Coastal Commission. The Categorical Exemption satisfying compliance with the California Environmental Quality Act was approved by the College Board of Trustees on February 23, 2012. The minutes from these hearings and the CEQA Categorical Exemption are provided in Attachment A.

1.3 Findings that the Public Works Plan Amendment is in Conformity with the Certified Local Coastal Program in Jurisdictions Affected by the Proposed Public Works Plan

The project's consistency with the policies and provisions of the City of Santa Barbara Local Coastal Plan is provided pursuant to California Code Title 14, Section 13357(4).

Visual Quality Policies and Actions

9.1 The existing views to, from, and along the ocean and scenic coastal areas shall be protected, preserved, and enhanced. This may be accomplished by:
3. Specific development restrictions such as additional height limits, building orientation, and setback requirements for new development.

**Consistent.** The As-Built (1994) Outdoor Art Workshop Area and As-Built (1985) Storage Building Additions were located on the College East Campus, adjacent to existing structures and facilities. The As-Built Outdoor Art Workshop Area and As-Built (1985) Storage Building Additions improvements were compatible and subservient to the existing three-story Humanities Building located on the College East Campus mesa ridgeline. The height and mass of the existing Humanities Building completely screened the Outdoor Art Workshop Area shed roof and the one-story Storage Building Addition from views experienced from the City of Santa Barbara Pershing Park along Castillo Street, east and below the project site. The proposed Outdoor Art Workshop area roof would replace an existing dilapidated structure, and would not represent a new visual feature. The proposed one-story Storage Addition Area would occupy the existing As-Built Footprint on the side of the three-story structure. Therefore, impacts on visual resources would be less than significant.

No public views of the As-Built (1994) Outdoor Art Workshop Area and As-Built (1985) Storage Building Additions as experienced from Cliff Drive exist, as this roadway is over 500 feet away and is recessed over 50 feet below the finished grade of the Humanities Building. Views of the proposed renovations to those facilities from Cliff Drive would be completely screened by intervening Humanities Building.

**SHORELINE ACCESS**

**Policy ACC-1** The location, amount and timing of new development shall maintain and, where practical, enhance public access to the coast.

**Action ACC-1.2** To the maximum extent possible, construction that may impede access shall not be done during Summer months. Minimize impediments to public access during construction.

**Consistent.** Implementation of standard Transportation Measure 1, including scheduling construction truck trips 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.), and prohibiting construction on Saturday, Sunday, holidays, and between the hours of 5:00 P.M. and 7:00 A.M. from May through September would minimize potential conflicts with coastal access along Cabrillo Boulevard, Castillo Street, Loma Alta, and Cliff Drive during Summer months.

**VISUAL RESOURCES**

**Policy VIS-1** Protect, preserve and enhance coastal and scenic visual qualities.

**Consistent.** The As-Built (1994) Outdoor Art Workshop Area and As-Built (1985) Storage Building Additions were located on the College East Campus, adjacent to existing structures and facilities. The As-Built Outdoor Art Workshop Area and As-Built (1985) Storage Building Additions improvements were compatible and subservient to the existing three-story Humanities Building located on the College East Campus mesa ridgeline. The height and mass of the existing Humanities Building completely screened the Outdoor Art Workshop Area shed roof and the one-story Storage Building Addition from views experienced from the City of Santa Barbara Pershing Park along Castillo Street, east and below the project site. The proposed Outdoor Art Workshop area roof would replace an existing dilapidated structure, and would not represent a new visual feature. The proposed one-story Storage Addition Area
would occupy the existing As-Built Footprint on the side of the three-story structure. Therefore, impacts on visual resources would be less than significant.

No public views of the As-Built (1994) Outdoor Art Workshop Area and As-Built (1985) Storage Building Additions as experienced from Cliff Drive exist, as this roadway is over 500 feet away and is recessed over 50 feet below the finished grade of the Humanities Building. Views of the proposed renovations to those facilities from Cliff Drive would be completely screened by the intervening Humanities Building.

1.4 Findings that the Public Works Plan Amendment is in Conformity with the Certified Public Works Plan

The project's conformity with the policies and provisions of the College certified Public Works Plan, the LRDP, is provided pursuant to California Code Title 14, Sections 13357(5) and 13359(b).

LRDP Policy 1.1 Sensitive Habitats

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

a) No development will occur within:

2) the Pershing Park oak woodland habitat.

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, mitigation 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 and, for the West campus bluff, a potential parking structure constructed over lot 3c.

Consistent with LRDP Policy. The proposed PWPA includes modifying the boundary of the LRDP/PWP East Campus “Oak Scrub Woodland” Sensitive Habitat (i.e., the “Pershing Park oak woodland habitat”) boundary to make it coincident with the Campus Oak Woodland and Coastal Bluff Restoration Plan and Management of Sensitive Habitat Areas that was developed in 1992 and implemented between 1994 and 1996. The discussion below provides the scientific basis for this action.

An evaluation of the blue gum eucalyptus tree habitat within which these trees were removed was conducted by ornithologist Dave Compton in October, 2012 (Dudek 2012a). This analysis identified the following:

The original 1985 Campus LRDP/PWP East Campus “Oak Scrub Woodland” Sensitive Habitat boundary that has been maintained in all subsequent LRDP/PWP updates was defined to follow the outline of the vegetation tree canopy existing at that time between the developed
Pershing Park to the north and the SBCC Campus at the edge of the Humanities Building. The map of the tree canopy was generally designated by a review of the available aerial photography by George Girvin, the landscape architect retained by the College to prepare the sensitive habitat maps (personal communication, George Girvin, 2012). No biological studies, however, were completed in support of the East Campus Southern Oak Woodland designation, including the inclusion of the row of blue gum eucalyptus trees located immediately north of the Humanities Building. Unlike the detailed description of biological resources located within the West Campus Oak Woodland Sensitive Habitat, biological resources within the designated East Campus “Oak Scrub Woodland” Sensitive Habitat area, including flora and fauna, were not defined; therefore, no justification was provided for the inclusion of the row of blue gum eucalyptus trees.

Substantial evidence exists to indicate, however, that the row of blue gum eucalyptus trees north of the Humanities Building did not exhibit the requisite biological value justifying their inclusion in the East Campus Oak Scrub Woodland” Sensitive Habitat. Specifically, no observations of raptor nesting or Monarch butterfly roosting activity, the key potential biological habitat values that can be provided by tall blue gum eucalyptus trees, are recorded for the area north of the Humanities Building. SBCC Biological Sciences faculty conducted countless site surveys with students before and after development of the 1992 Oak Woodland and Coastal Bluff Restoration Plan and Management of Sensitive Habitat Areas (i.e., prior to construction of the Humanities Building Outdoor Workshop Area in 1994). According to Al Flinck, SBCC Biological Sciences Professor, no raptor nesting or Monarch butterfly roosting activity was ever experienced in these trees over the 30 years he taught at the College (personal communication, Al Flinck 2012).

No systematic biological assessment of the habitat values associated with the row of blue gum eucalyptus trees located adjacent to the SBCC Humanities Building was completed before five of the specimens were removed in 1994. SBCC Biological Sciences Professor Emeritus Al Flink, however, conducted hundreds of site surveys with students in and around this tree area before and after development of the 1992 Oak Woodland and Coastal Bluff Restoration Plan and Management of Sensitive Habitat Areas. According to Professor Flink, no raptor nesting or Monarch butterfly roosting activity was ever observed in these trees. My assessment conducted in support of the current PWP/NOID, including several site visits and review of historic aerial photos, also failed to identify evidence raptor nesting. The row of blue gum eucalyptus north of the Humanities Building represents poor habitat for raptors, nesting birds in general, and other wildlife, due to the high level of surrounding human disturbance adjacent to the original classroom structure. Correspondence with SBCC Art Department Chairman Ed Inks (Inks 2012), who instructed art workshop classes beginning before the Outdoor Art Workshop Area expansion in 1994, indicates that the outdoor area adjacent to the Humanities Building was used as a sculpture workshop prior to issuance of the 1985 LRDP/PWP, contributing to a high level of disturbance in the area of the eucalyptus row that made its designation as environmentally sensitive habitat inappropriate.

Background research on the use of the outdoor area north of the Humanities Building since its construction in 1974 indicates that intensive art workshop activities substantially diminished the value of the row of blue gum eucalyptus trees for wildlife, particularly raptors. Subsequent to construction of the Humanities Building in 1974, Outdoor Art Workshop Area activities were
conducted outdoors and north of the Humanities Building, in the vicinity of the blue gum tree row. According to SBCC Art Department Professor Ed Inks (Inks 2012), these outdoor activities included printmaking, operation of four ceramics kilns, and welding and metal-casting processes. These activities undertaken at this time are shown in the “Existing Plan” associated with the future Outdoor Art Workshop Expansion, most likely prepared in 1992 or 1993. A review of historic aerial photos, beginning in 1979 indicates that ceramics kilns were located approximately 30 feet from the blue gum trees. Metal casting, which included processes in which metals reached temperatures to 2100°F, was conducted approximately the same distance from the trees. Welding was performed on a concrete slab approximately 70 feet to the southeast. Therefore, human disturbance from outdoor art activities from as early as 1979, including human presence in the area and activities involving extreme temperatures from the ceramic kilns, made the blue gum eucalyptus tree area unsuitable for raptor nesting and roosting as well as for a variety of other uses by wildlife.

The value of the Southern Oak Woodland Sensitive Habitat lies in its combination of native oak woodland and a variety of native plants (and some non-native plants) in the shrub and herbaceous layers. Oaks provide nesting habitat for some raptor species (e.g., red-shouldered hawk [Buteo lineatus] and Cooper’s hawk [Accipiter cooperii]), as well as for a variety of 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 2012a).

Eucalyptus trees may provide some habitat value for nesting and roosting raptors. When providing relatively undisturbed space, a relatively continuous canopy cover with native trees, and including some understory, they may provide habitat for other wildlife as well. However, the blue gum trees mapped in 1985 within the East Campus Southern Oak Woodland Habitat area provide relatively little to the habitat value of the oak woodland. Based on an assessment by a ornithologist conducted in 2012 that included several site visits and review of historic aerial photos (Dudek, 2012a), this area is considered poor habitat for raptors, nesting birds in general, and other wildlife, due to the high level of human disturbance there, as the trees are immediately adjacent to, and even overhang, the original Humanities Building structure. Also, whether due to allelopathic (toxic) properties of the eucalyptus leaf litter or to the activities of Botta’s pocket gophers, virtually no herbaceous layer is present adjacent to the eucalyptus trees. The lack of ground cover limits the value of this habitat for many of the nesting and wintering bird species that occur in the oak woodland, as well as for mammals and reptiles. Finally, the relative isolation of the blue gums from the oak woodland habitat downslope, due to the largely unvegetated slope immediately below the blue gums and the intervening road and retaining walls, further limits the contribution of these trees to the value of the Southern Oak Woodland Habitat for wildlife, including as a movement corridor (Dudek 2012a).
A further illustration of the poor habitat value provided by the blue gum row adjacent to the Humanities Building can be made through a comparison with eucalyptus in and adjacent to the West Campus Southern Oak Woodland and Riparian Habitat area. Eucalyptus growing in Arroyo Hondo on the SBCC West Campus form a large stand and include several trees growing within the closed canopy of the oak woodland, so that oaks and eucalyptus form an extensive, continuous woodland with little human disturbance away from the margins. By contrast, the blue gums in the East Campus Southern Oak Woodland Habitat area are relatively isolated and connected to the oak canopy only along a short border at the west end.

This discussion indicates that the designation of the row of eucalyptus trees within the 1985 College LRDP/PWP East Campus Sensitive Habitat was arbitrary and not based on a systematic biological assessment. The eucalyptus trees have not been observed by SBCC biologists to support raptor nesting or Monarch butterfly roosting, and represent poor biological habitat due to their proximity to the Humanities Building and outdoor Art Department activities undertaken since 1975.

The native component of the oak woodland on West Campus is comprised primarily of coast live oak (Quercus agrifolia). All oak woodland understory including native shrubs was removed in the winter of 1991 and again in the summer of 1992 by College maintenance crews. The understory of the resulting habitat had been degraded by invasive exotics including: Victorian Box Pittosporum (Pittosporum undulatum); Caesalpinia spp., wild radish (Raphanus sativus), mustard (Brassica spp), elms, (Ulmus Americana), unidentified thistle, and periwinkle (Vinca major) (Biskner 1996). The habitat had also been subject to herbicide treatments for annual weed eradication associated with City of Santa Barbara Fire Department brush suppression regulations.

The SBCC Oak Woodland and Coastal Bluff Restoration Plan and Management of Sensitive Habitat Areas was developed in 1992 resulting from the 1985 Campus LRDP/PWP East Campus policies calling for native habitat restoration. The boundary of the East Campus restoration area was defined by a group of expert botanists and ecologists, including SBCC Biological Sciences staff and consultants. The East Campus Restoration area was drawn to include only areas “where native oaks naturally occur,” and was coincident with the 1985 PWP East Campus “Oak Scrub Woodland” Sensitive Habitat boundary with one important exception: the row of blue gum eucalyptus trees adjacent and north of the Humanities Building were excluded. The SBCC PWP, however, was not revised to incorporate revisions to the East Campus Sensitive Habitat that eliminated the row of eucalyptus trees adjacent to the Humanities Building.

Given the substantial evidence that indicates the inclusion of the blue gum eucalyptus trees in the 1985 LRDP/PWP East Campus Southern Oak Woodland Sensitive Habitat Area was in error, the College proposes to amend the PWP Map to eliminate the this area adjacent and north of the Humanities Building. This amendment is based on the results of all casual observations and systematic studies completed by professional biologists over the past 40 years indicating that these trees do not contribute to the Southern Oak Woodland Sensitive Habitat values. The revised East Campus Southern Oak Woodland Sensitive Habitat Area supports coast live oak and related understory that have been subject to the College restoration efforts.
As-Built Outdoor Art Workshop Area, 1994

Development of the As-Built Outdoor Art Workshop Area in 1994 removed five blue gum eucalyptus trees. The location of the trees, however, is outside of the proposed East Campus Southern Oak Woodland Sensitive Habitat Area as defined above, based on substantial technical evidence provided by SBCC Professor Emeritus Al Flinck (personal communication 2012), and analyses conducted by Dudek ornithologist Dave Compton (Dudek 2012a) that the trees did not contribute to the biological value of the surrounding Oak Woodland Habitat.

Therefore, the As-Built Outdoor Art Workshop Area expansion constructed in 1994 did not result in direct impacts to the East Campus Southern Oak Woodland Sensitive Habitat Area; the proposed PWPA amendment is consistent with LRDP Policy 1.1.

LRDP Section 2.1.3 Biological Resources Restoration Goals:

1. Remove exotic species, including Eucalyptus, Fraxinus, and Carpobrotus species.

And

3. Identify and remove exotic non-native species. Begin eradication with most invasive exotics.

Exotics identified include Blue Gum Eucalyptus (Eucalyptus globulus), Ice Plant (Carpobrotus spp), Castor Bean (Ricinus communis), Fennel (Foeniculum vulgare), Mustard (Brassica spp), Wild Radish (Raphanus sativus), Cheeseweed (Malva spp), Victorian Box (Pittosporum undulatum), Caesalpinia, vinca (Vinca major), unidentified thistle, and American elm (Ulmus americana).

The As-Built Outdoor Art Workshop expansion in 1994 is consistent with LRDP Policy 2.1.3, as only exotic species include blue gum eucalyptus were removed. No East Campus Southern Oak Tree sensitive habitat was impacted.

LRDP Policy 2.1 Geology and Soils

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.

Soils

a) Prior to the siting and structural design of any facility on either East or West Campus, soils analysis, including boring samples will be undertaken by qualified soils engineers. Based upon the results of the analysis, the soils engineer will prepare a report with recommendations for designing building foundations and minimizing soil erosion both during and after construction.

If construction is to occur over the rainy season, the report shall also identify temporary erosion control measures such as berms and appropriate locating and covering of stockpiled soils, to minimize erosion of and from the site.

Post-construction maintenance will include the provision of positive drainage systems following, to the extent possible, the natural drainage patterns of the campus.
The recommendations of the soils engineering report will be incorporated into the design, construction, and post-construction site maintenance of projects.

Revegetation for Erosion

b) Revegetation (landscaping) of the project site will be accomplished according to a landscape plan relying on drought tolerant vegetation to hold soils in place. The plan will be prepared by a licensed landscape architect with professional experience in drought tolerant material landscaping (the Plan and its implementation will be done in accordance with the recommendations contained in the Technical Appendix of the original LRDP).

The prepared Plan will be reviewed by a qualified botanist. The Plan will be prepared and approved concurrently with the construction drawings and its implementation will begin at the earliest practical point of project construction.

Geologic Stability

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.

Consistent with LRDP Policy. The extent of grading associated with the Humanities Building Modernization Phase 2 Project is extremely limited. Grading for the As-Built Outdoor Art Workshop Area in 1994 is estimated to have been 275 cubic yards (7,500 cubic feet), including footings for the additional new retaining walls. A total of 855 cubic yards (CY) of cement would be demolished and be exported to a City of Santa Barbara Certified Recycling Facility resulting from the proposed renovation of the As-Built Outdoor Art Workshop Area.

Grading for the As-Built Storage Area Addition was limited to excavation of 18-inch deep foundations for the 130-foot perimeter footing, approximately 7 cubic yards (200 cubic feet). Demolition of the As-Built Storage Area Addition would result in removal of 7 cubic yards (200 cubic feet) of building materials, and a worst-case regarding of new perimeter foundations equaling approximately 7 cubic yards (200 cubic feet).

Best available erosion and sediment control measures shall be implemented during grading and construction, such as 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. 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. 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.
These measures would substantially minimize sediment and other non-point construction activity pollutant transport in stormwater runoff.

The proposed improvements, including renovations to the existing As-Built Outdoor Art Workshop Area roof, ensure that the Humanities Building components conform with all existing building and safety standards. Project plans have been reviewed and approved by the California Division of the State Architect.

**LRDP Policy 2.4 Archaeological Resources**

**Arch 1** In matters relating to the mitigation of project impacts upon Native American cultural resources, a City qualified archaeologist should be retained, who shall perform the appropriate and required procedures under CEQA and the Archaeological Resources Protection Act and implementing regulations (43CFR Part 7), CEQA Section 15064.5 and Public Resources Code Section 5097.98.

**2.4.5 Archaeological Resources**

**Arch 1** In matters relating to the mitigation of project impacts upon Native American cultural resources, a City qualified archaeologist should be retained, who shall perform the appropriate and required procedures under CEQA and the Archaeological Resources Protection Act and implementing regulations (43CFR Part 7), CEQA Section 15064.5 and Public Resources Code Section 5097.98.

**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.

**Consistent with LRDP Policy.**

The Archaeological Resources Element of the approved Campus PWP, Section 2.4, is based on the April 1991 technical report, Archaeological Assessment of the Santa Barbara City College Long Range Development Plan, Santa Barbara California, prepared by Loren Santoro and A. George Toren, ERC Environmental and Energy Services Co. (ERCE 1991). This study, prepared by professional archaeologists, included background research and a systematic survey of all
ground surfaces within the Campus to determine the location of recorded cultural resources. It also included a review of grading plans associated with prior Campus development to determine the extent that land forms, including those on which archaeological resources had been previously recorded, had been disturbed and redeposited.

The report determined that prehistoric archaeological site CA-SBA-30 was located within the existing Humanities Building footprint and immediate vicinity. This was a portion of the Chumash village Mispu. Although excavations at the site were completed by David Banks Rogers in 1932, and SBCC field classes between 1970 and 1973, no reports were prepared, such that the location of investigations relative to the existing Humanities Building were unclear as identified in the Archaeological Assessment of the Santa Barbara City College Long Range Development Plan.

Current SBCC Anthropology Department Professor Phyllisa Eisenbraut and Adjunct Instructor Mark Sanders carefully reviewed SBCC field class excavation notes that were completed under the direction of former SBCC Instructor Dennis Ringer to define more precisely the location of these excavations in 1970, 1971, and 1979 (Mark Sanders, 2012). These excavations occurred in five distinct excavation seasons by a number of SBCC students. A single surveyed map remains from the time of the excavations, a topographical map commissioned from 1973. This map shows a portion of the excavation that lay within CA-SBA-30 area 'C,' though the map shows only an outline of the final stages of the 1973 excavation, and neither the previous seasons excavations, nor the individual EU’s which lay within. What the map does clearly show, however, is the area within and immediately surrounding the Humanities Building were the areas under investigation, and in which intrusive excavations were conducted. The area information indicated the location of CA-SBA-30 is fragmentary, as many of the field notes were destroyed in a fire, while no systematic mapping protocols were used during the field class excavations. Sanders has determined, however, that the most reasonable representation of CA-SBA-30 covers only the most westerly portions of the Humanities Building, and extends westward throughout the quadrangle north of the Student Services Building (see Figure 11). This depiction of CA-SBA-30 deposits is approximately 200 feet west of the closest disturbance associated with As-Built Outdoor Art Workshop Area constructed in 1994. Sanders characterizes the excavations completed by SBCC field classes as “appear[ing] to have been both extensive and productive of a large number of items of cultural patrimony associated with the Chumash culture in pre-and proto-historic periods, as well as detailing a significant habitation area.”

Review of grading plans for Campus development associated with preparation of the Campus PWP Archaeological Resources Element indicate that development of the Humanities Building in 1974 impacted CA-SBA-30 deposits; this was corroborated by Dennis Ringer, SBCC Anthropology Instructor. Soils that were excavated were subsequently redeposited throughout the vicinity:

“During construction activities, considerable amounts of soil were removed and redeposited. Spoils from construction of the Humanities building were spread over portions of CA-SBA-30 to the southeast towards the bluff edge overlooking Pershing Park. The spoils were also used in planters and flower beds (Ringer personal communication). Fill dirt was spread along portions of the bluff over CA-SBA-31 (Ringer
personal communication and field observations) and on the football practice field (Knox personal communication; Ringer personal communication)" (ERCE 1991:13).

As part of the assessment of archaeological impacts associated with the As-Built Humanities Building Outdoor Art Workshop area, archaeologist David Stone, RPA (Dudek 2012c) reviewed the grading plans for the original Humanities Building construction, dated September 14, 1972 (Job No. 51-1-32, Sheet C-1, Grading and Utility Plan. Daniel, Mann, Johnson, and Mendenhall). This review confirmed that construction resulted in removal of between 5 and 15 feet of soils, including 5 feet in the Outdoor Workshop Area north of the Humanities Building footprint.

In order to corroborate this location of archaeological site CA-SBA-30 outside of the As-Built Outdoor Art Workshop Area, a systematic, intensive survey of ground surfaces immediate adjacent to the development footprint was conducted by archaeologist David Stone, a specialist in Santa Barbara prehistory with over 30 years professional experience in the Chumash cultural area (Dudek 2012c). Ground surfaces outside of the existing As-Built Outdoor Art Workshop area retaining wall were intensively inspected. A cut slope above the retaining wall provided a vertical exposure of up to several feet that was inspected. Isolated shellfish fragments were identified on the ground surface. The shellfish fragments were not continuous over the surface, with a density of approximately 1 fragment every 10 square meters (900 square feet). No other prehistoric artifacts, including chipped stone tool flakes, ground stone milling implements, or animal bone, was observed. In addition, no soil discoloration indicating the presence of discrete prehistoric activity areas such as hearths or roasting pits were identified in the cut slope. Soils were consistently grayish brown fine sandy loam, consistent with the Conception fine sandy loams that are identified as native to this area (United States Department of Agriculture Soil Conservation Service, 1981). The soils did not contain a high concentration of organic matter and dark gray color associated with an archaeological site "midden," the characteristic of prehistoric village deposits that are the result of long-term deposition of food remains including shellfish and animal meats such as that described by D.B. Rogers, who originally recorded CA-SBA-30 in the 1920s, and by Sanders’ review of field class excavations. Cultural deposits associated with the historic village of Mispu would undoubtedly have been characterized by a midden soil development.

Intensive inspection of the surface soils adjacent to the existing As-Built Humanities Building Outdoor Art Workshop area did not identify intact deposits associated with CA-SBA-30, the historic village of Mispu. Though sparse prehistoric materials are scattered on the ground surface, they are not sufficiently dense or diverse to suggest that CA-SBA-30 deposits existed in this location. The soils are consistent with native soil descriptions for this area, in contrast to highly organic materials that would be associated with the extensive prehistoric site. The presence of scattered shellfish fragments is expected, given that the nearby CA-SBA-30 deposits were extensively disturbed in 1974 during the original Humanities Building construction. Fill soils resulting from this excavation were spread through this area and to the south, such that sparse evidence of the prehistoric deposit would be expected as a result of fill soil distribution. Professor Eisentraut and Mr. Sanders visited the As-Built Humanities Building Outdoor Art Workshop area with Mr. Stone on November 5, 2012. The two SBCC faculty archaeologists agreed with Mr. Stone’s assessment that the absence of surface cultural artifacts and organic midden soils in the cut slope next to the Humanities Building indicated that CA-SBA-30
deposits are not located within in the vicinity As-Built Humanities Building Outdoor Art Workshop area footprint.

The intensive inspection of the surface soils adjacent to the existing Humanities Building Outdoor Art Workshop area did not identify intact deposits associated with CA-SBA-30, the historic village of Mispu. Though sparse prehistoric materials are scattered on the ground surface, they are not sufficiently dense or diverse to suggest that CA-SBA-30 deposits existed in this location. The soils are consistent with native soil descriptions for this area, in contrast to highly organic materials that would be associated with the extensive prehistoric site. The presence of scattered shellfish fragments is expected, given that the nearby CA-SBA-30 deposits were extensively disturbed in 1974 during the original Humanities Building construction. Fill soils resulting from this excavation were spread through this area and to the south, such that sparse evidence of the prehistoric deposit would be expected as a result of fill soil distribution.

The sandstone-block retaining wall running along the southern side of the paved access road linking the College to Pershing Park to the north is associated with the historic Thomas Dibblee estate, constructed between 1873 and 1886. This resource is recorded as SBCC-2, and is considered a significant historic resource.

As part of the assessment of archaeological impacts associated with the As-Built Humanities Building Outdoor Art Workshop area, archaeologist David Stone (Dudek 2012c) reviewed the grading plans for the original Humanities Building construction, dated September 14, 1972 (Job No. 51-1-32, Sheet C-1, Grading and Utility Plan. Daniel, Mann, Johnson, and Mendenhall) (Figure 2). These plans clearly identify that 30 linear feet of the “existing stone wall,” the historic-era SBCC-2, was removed to accommodate the outdoor art workshop activity area. This activity was undertaken prior to requirements of California Coastal Commission review, and nearly 20 years before the significance of the association of the wall with the Dibblee Estate was established.

**As-Built Outdoor Art Workshop Area, 1994**

The As-Built Outdoor Art Workshop Area footprint is located within the “Medium Sensitivity Area” as defined in the Archaeological Resources Element of the approved Campus PWP, Section 2.4, is based on the April 1991 technical report, Archaeological Assessment of the Santa Barbara City College Long Range Development Plan, Santa Barbara California, prepared by Loren Santoro and A. George Toren, ERC Environmental and Energy Services Co. (ERCE 1991). The Archaeological Resources Element that a “moderate sensitivity zone is where surface indications are present but research and field inspection indicated heavy disturbance. The area is defined as extending north of the 1972 Humanities Building footprint low sensitivity zone to the existing access road north of the Humanities Building. The archaeological assessment states “in these areas, intact subsurface deposits are less likely to have survived campus development” (ERCE 1991:23). In this area, monitoring of earth modification by a qualified archaeologist was recommended.

Archaeologist David Stone reviewed the grading plans for the 1994 As-Built Outdoor Art Workshop Area addition (Approved Plans, January 19, 1993, Shannon St. John.) and determined that this expansion included extension of the Outdoor Art Workshop area northward to the current footprint.
No topographic elevations are provided, but the grading would have removed up to 5 feet of soil to be contiguous with the adjacent Humanities Building Workshop area concrete slab constructed in 1974.

Systematic review of As-Built Plans for the Humanities Building Outdoor Art Workshop Area, supplemented by intensive archaeological surface survey and sub-surface excavations and archival research completed by SBCC Anthropology Department faculty, have determined that this development in 1994 resulted in the following:

The development footprint did not contain intact, substantial prehistoric cultural deposits associated with CA-SBA-30, the historic village of Mispu. These cultural deposits were located approximately 200 feet west of the closest disturbance associated with As-Built Outdoor Art Workshop Area. The absence of deposits on cut exposures created in 1974 adjacent to the development area clearly indicates that the expansion of the As-Built Humanities Building Outdoor Art Workshop did not result in any impacts to CA-SBA-30. Therefore, the As-Built facility was consistent with Policy Arch-2, in that all impacts to CA-SBA-30 were avoided. Archaeological excavations carried out by SBCC archaeological field classes in CA-SBA-30 over 200 feet southwest of this development footprint were consistent with the LRDP Policy Arch-2 directive to complete a Phase 2 archaeological assessment within the Humanities Building footprint adjacent and south of the As-Built Humanities Building Outdoor Art Workshop. The fact that no excavations were completed adjacent to the Outdoor Art Workshop indicate that is was not required to address potentially significant impacts there, as well as within the Outdoor Art Workshop Area constructed in 1994.

No impacts to SBCC-2, the historic Dibblee Estate retaining wall, have occurred subsequent to the removal of 30 linear feet associated with the original Humanities Building construction in 1994. The historic wall was not impacted by expansion of the As-Built Humanities Building Outdoor Art Workshop in 1994.

**Proposed As-Built Outdoor Art Workshop Area Renovations**

The proposed improvements to the As-Built Outdoor Art Workshop Area would completely occur within previously constructed footprints outside of the CA-SBA-30 site boundary, according to the research conducted for this PWPA. The proposed development would be consistent with LRDP Policy Arch 1. Policy 4 would be listed as a note on all grading plans for the renovation activities, ensuring consistency with this activity.

**Storage Building Addition, 1985**

The 1985 As-Built Storage Building Addition area is located within the Low Sensitivity Area. The proposed development would be consistent with LRDP Policy Arch 1. The 750-s.f. As-Built Storage Building Addition area is located within a “low sensitivity zone where no surface indications of cultural materials were found and substantial grading has been documented. This includes areas where previous archaeological investigations indicated that surface artifacts were the result of redeposited cultural material” (ERCE 1991:23). This area is outside of the CA-SBA-30 area identified by SBCC Anthropology Instructor Sanders. No impacts to the cultural resource occurred during construction of the structure in 1985.
Proposed Storage Building Addition Renovations

Proposed Storage Building Addition Renovations would occur completely within the "low sensitivity zone where no surface indications of cultural materials were found and substantial grading has been documented. Therefore, this development is consistent with LRDP Policy Arch 1. Policy 4 would be listed as a note on all grading plans for the renovation activities, ensuring consistency with this activity.

In summary, the As-Built Outdoor Art Workshop Area and Storage Room Addition developments were both consistent with these policies. Based on a review of the SBCC Archaeological Field Class excavations and systematic surveying of the ground surfaces and cut slopes surrounding the area, CA-SBA-30 was located 200 feet northeast of the As-Built Outdoor Art Workshop Area. The As-Built Storage Room Addition was located in a Low Sensitivity Archaeological Area that was previously disturbed during grading of the original Humanities Building in 1974, and was also 200 feet east of the CA-SBA-30 area excavated by SBCC archaeological field classes. Proposed renovations of these two facilities would occur entirely within existing disturbed footprint areas. Policy 4 would be listed as a note on all grading plans for the renovation activities, ensuring consistency with this activity.
References


____. 2012. Personal communication.


Flinck, Al. 2012. Personal communication. Professor Emeritus, Santa Barbara City College Biological Sciences Department.


United States Department of Agriculture, Soil Conservation Service. 1981 Soil Survey of Santa Barbara County, California, South Coastal Part.
Storage Addition Area and Outdoor Art Workshop Renovation North Elevation
PUBLIC WORKS PLAN AMENDMENT 2-2012

SANTA BARBARA CITY COLLEGE
LONG RANGE DEVELOPMENT PLAN
HUMANITIES BUILDING MODERNIZATION PHASE 2

The following document provides information that demonstrates compliance with the California Coastal Act Section 30605, Public Works or State University or College or Private University Long-Range Land Use Development Plans (LRDP). Santa Barbara City College (College) seeks a Public Works Plan Amendment for the College’s Humanities Building Modernization Project.

1.0 BACKGROUND

On January 10, 2013, the College amended their Long Range Development Plan (LRDP) to include the following:

* Humanities Building Modernization Project, Phase 2, a remodel providing:
  - Construction of a 2,062 square foot (s.f.) Humanities Building Outdoor Art Workshop Area Expansion (completed in 1994 without California Coastal Commission approval);
  - Replace the As-Built degraded Outdoor Art Workshop area roof constructed in 1994 with a shed-style metal roof covering the 5,300-s.f. Humanities Building Art Workshop area, extending from the northern façade of the existing Humanities Building;
  - Construction of an 170-s.f. darkroom and adjacent 210-s.f. equipment storage structure within the As-Built Outdoor Art Workshop area roof constructed in 1994;
  - Construction of a 755 s.f. Humanities Building Outdoor Art Storage Area Expansion (completed in 1985 without California Coastal Commission approval);
  - Replacement of the As-Built Humanities Building Outdoor Art Storage Area Expansion with a one-story, 755-s.f. storage facility extending from the eastern façade of the existing Humanities Building and completely within the existing As-Built structural footprint to comply with current building code requirements.

2.0 PWPA REQUEST

This PWPA addresses the following remodels and additions to the existing Humanities Building.

2.1 HUMANITIES BUILDING MODERNIZATION, PHASE 2

The existing Humanities Building is over 45 years old and has been subject to several minor modifications over its lifespan. Two of these improvements, the Outdoor Art Workshop Area Expansion and Storage Area Expansion, were constructed in 1994 and 1985, respectively,
without California Coastal Commission review and approval. The College is seeking approval of the As-Built developments and associated renovations to those facilities to comply with current code requirements, as follows:

**Outdoor Art Workshop Area Expansion:** The As-Built development includes a 2,062 s.f. expansion of the Humanities Building Outdoor Art Workshop (Outdoor Studio Space) constructed in 1994 that extends from northward from the original Humanities Building outdoor concrete workshop area. The expanded workshop area 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 associated with kiln and furnace heating, and shock-hazards associated with welding activities.

**Outdoor Art Workshop Area Renovation:** The As-Built Outdoor Art Workshop Area improvements require upgrading to meet current California Division of the State Architect (DSA) standards. The existing Outdoor Art Workshop area roof would be replaced with a shed-style metal roof covering 5,300 s.f. of workshop area, extending northward from the northern façade of the existing Humanities Building. A 170 s.f. darkroom and adjacent 210 s.f. equipment storage combined structure would be constructed within the As-Built 1994 Outdoor Art Workshop Area. No expansion of Art Department programs or enrollment would result associated with the expanded Outdoor Art Workshop Area.

**Humanities Building Storage Area Addition:** The As-Built development includes a one-story, 755 s.f. storage area expansion constructed in 1985 that extends from the eastern façade of the existing Humanities Building. The additional storage area allowed was required to accommodate existing Art Department program outdoor studio activities that had been in practice since 1976.

**Humanities Building Storage Area Renovation:** The existing Humanities Building Storage Area Addition would be demolished and rebuilt within the existing 755 s.f. footprint, incorporating contemporary building code requirements. No expansion of Art Department programs or enrollment would result associated with the upgraded Storage Area Addition.

The Humanities Building Modernization Project was subject to a Categorical Exemption under California Environmental Quality Act Guidelines Section 15301(1) Existing Facilities, adopted by the College Board of Trustees on February 23, 2012.

**Building Specifications**

The Humanities Building gross area of 43,765 s.f., including a 2,070 s.f. elevator tower that is currently under construction (PWPA and NOID 1-2012), would be subject to additions totaling 3,197 s.f.:
Outdoor Art Workshop Area


- A 170-s.f. darkroom and 210-s.f. equipment storage combined structure. The proposed improvements would occur completely within the As-Built 1994 Outdoor Art Workshop Area.

- Construction of a replacement shed-style metal roof between 10'-5" and 13'-5" high covering the original and As-Built 5,300-s.f. Outdoor Art Workshop Area, extending northward from the northern façade of the existing Humanities Building.

Storage Area Addition


- Demolition and reconstruction of the 755-s.f. Storage Area Addition located entirely within the existing development footprint.

Grading and Demolition

The Humanities Building Modernization, Phase 2 would require the following site preparation and existing facility demolition:

Outdoor Art Workshop Area

- The 2,062 s.f. As-Built expansion of the Humanities Building Outdoor Art Workshop Area resulted in grading of adjacent topography between 76 and 80 feet above sea level (ASL) to the finished floor of the original Humanities Building exterior area at 74.50 ASL. Therefore, grading is estimated to be 275 cubic yards (7,500 cubic feet), including footings for the additional new retaining walls. The As-Built Outdoor Art Workshop Area retaining wall was tied into the terminus of the historic sandstone wall adjacent to paved northerly access road, but no removal of the sandstone wall was required. The As-Built expansion resulted in the removal of five blue gum eucalyptus trees.

- The renovation of the As-Built Outdoor Art Workshop Area roof requires a total of 28 new columns, some requiring tie beams. A 135 X 12-foot area on the north side of the Humanities Building currently covered with concrete would be removed and replaced. A total of 2,560 square feet of existing concrete pavement, estimated at 4-inches thick, equaling 32 cubic yards (CY), would be demolished and removed. Assuming a conservative estimate of 10 CY per haul dump truck, this would require 3 dump truck export trips. The project contractor would comply with City of Santa Barbara construction and demolition waste guidelines as defined in City of Santa Barbara Municipal Code (SBMC) Chapter 7.18, Unscheduled Collection Chapter Regulations (October 23, 2007), that require the removed cement be hauled to a City Certified Recycling Facility. No existing Outdoor Art Workshop Area retaining walls would be
impacted, and no impact to the historic sandstone wall adjacent to paved northerly access road would occur.

Storage Area Addition

- The 755 s.f., 14.75-foot high As-Built Storage Area Addition was constructed within the previously graded and paved area exterior to the original Humanities Building, at a 74.50 ASL. Grading was limited to excavation of 18-inch deep foundations for the 130-foot perimeter footing, approximately 7 cubic yards (200 cubic feet). Ornamental shrubbery along the eastern base of the Humanities Building was removed.

- Demolition of the As-Built Storage Area Addition would result in removal of 7 cubic yards (200 cubic feet) of building materials, and a worst-case regarding of new perimeter foundations equaling approximately 7 cubic yards (200 cubic feet).

Drainage

Drainage from the As-Built Outdoor Art Workshop Area and Storage Area Addition structural development was directed to existing storm drains constructed with the original Humanities Building in 1974; no new drainage infrastructure was required to support these As-Built improvements.

Drainage from the renovation of the As-Built facilities also would be tied into the existing storm drain infrastructure.

Structural Materials

Outdoor Art Workshop Area

The exterior of the As-Built Outdoor Art Workshop Area facility is chain-link fence, with the perimeter reinforced concrete retaining walls constructed with granular backfill, waterproofed, and tied into the foundation drain system. The roof is corrugated metal. Proposed renovations include 28 new concrete columns that would support a new shed-style metal roof. The perimeter fence would remain chain-link, with a sliding metal gate and man door.

Storage Area Addition

Storage Area Addition exterior building surfaces would match the existing stucco finish, with aluminum overhead sliding door.

Landscaping

No new landscaping was proposed for either As-Built Outdoor Art Workshop Area or Storage Area Addition improvements. Proposed renovations to those facilities would not include landscaping.
Utilities and Lighting

**Sewer:** No new sewer capacity was required for either the As-Built Outdoor Art Workshop Area or Storage Area Addition improvements, as they did not increase Art Department program activities or enrollment existing at that time. Proposed renovations to those facilities would also not increase Art Department program activities or enrollment, such that no sewer improvements are required.

**Water:** No new domestic water capacity was required for either the As-Built Outdoor Art Workshop Area or Storage Area Addition improvements, as they did not increase Art Department program activities or enrollment existing at that time. Proposed renovations to those facilities would also not increase Art Department program activities or enrollment, such that no sewer improvements are required.

**Stormwater:** A 34-inch square catch basin was constructed in the concrete slab associated with the As-Built Outdoor Art Workshop Area that was connected into the existing storm drain system constructed in 1974. The new catch basin was identical to an existing catch basin located within the original Humanities Building exterior concrete slab area. No additional upgrades to the stormwater system are proposed as part of renovations to the As-Built Outdoor Art Workshop Area.

**Other:** No expanded capacity of other utilities including electricity and natural gas were required for either the As-Built Outdoor Art Workshop Area or Storage Area Addition improvements, as they did not increase Art Department program activities or enrollment existing at that time. Proposed renovations to those facilities would also not increase Art Department program activities or enrollment, such that no electricity and natural gas improvements are required.

**Schedule**

Construction would occur over a 4-month period, beginning approximately in February, 2013.

**2.2.1 PROJECT CONSISTENCY WITH THE POLICIES AND PROVISIONS OF THE COASTAL ACT**

**Section 30211, Development Not to Interfere With Coastal Access**

The proposed PWPA Component is consistent with this policy. Coastal access to the Humanities Building on the SBCC East Campus was not affected by the As-Built (1994) Outdoor Art Workshop Area or (1985) Storage Area Addition improvements, as they were located within the developed Campus boundaries. As-Built development and proposed renovations to both facilities within these footprints would also not affect coastal access, including existing public coastal access along Cabrillo Boulevard and the City Waterfront.
Section 30212, Public Access From New Development Projects

The proposed PWPA Component is consistent with this policy. Public access to the Humanities Building would not be affected by proposed improvements. The Humanities Building As-Built (1994) Outdoor Art Workshop Area and (1985) Storage Area Addition improvements were be constructed on the SBCC East Campus and were linked to existing vehicular, bicycle, and pedestrian routes extending to Cabrillo Boulevard and the City Waterfront. Proposed renovations to both facilities within these footprints would continue to be linked to existing vehicular, bicycle, and pedestrian routes extending to Cabrillo Boulevard and the City Waterfront.

Section 30231, Biological Productivity, Water Quality

The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes shall appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of groundwater supplies, and encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alternation of natural streams.

The proposed PWPA Component is consistent with this policy. LRDP Policies 2.1(a) and (b) would address potentially significant impacts on erosion.

“If construction is to occur over the rainy season, the report shall also identify temporary erosion control measures such as berms and appropriate locating and covering of stockpiled soils, to minimize erosion of and from the site.

Post-construction maintenance would include the provision of positive drainage systems following, to the extent possible, the natural drainage patterns of the campus.”

The extent of grading associated with the Humanities Building Modernization Phase 2 Project is extremely limited. Grading for the As-Built Outdoor Art Workshop Area in 1994 is estimated to have been 275 cubic yards (7,500 cubic feet), including footings for the additional new retaining walls. A total of 855 cubic yards (CY) of cement would be demolished and be exported to a City of Santa Barbara Certified Recycling Facility resulting from the proposed renovation of the As-Built Outdoor Art Workshop Area.

Grading for the As-Built Storage Area Addition was limited to excavation of 18-inch deep foundations for the 130-foot perimeter footing, approximately 7 cubic yards (200 cubic feet). Demolition of the As-Built Storage Area Addition would result in removal of 7 cubic yards (200 cubic feet) of building materials, and a worst-case regarding of new perimeter foundations equalling approximately 7 cubic yards (200 cubic feet).

Best available erosion and sediment control measures shall be implemented during grading and construction, such as the use of sediment basins, gravel bags, silt fences, geo-bags or gravel and geotextile fabric berms, erosion control blankets, coil 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. 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. 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. These measures would substantially minimize sediment and other non-point construction activity pollutant transport in stormwater runoff.

Section 30240, Environmentally Sensitive Habitats, Adjacent Developments

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

The proposed project is consistent with these policies.

The proposed project is consistent with LRDP Policy 1.1.

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

a) No development will occur within:

2) the Pershing Park oak woodland habitat.

b) Development is defined as any solid material placed or erected on the existing landform including roads, wells, fences, and flood control. Development includes grading.

c) 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, mitigation will include a habitat restoration program prepared by a qualified biologist for the area disturbed by construction."

Redesignation of the East Campus “Oak Scrub Woodland” Sensitive Habitat Boundary

The proposed PWPA includes modifying the boundary of the LRDP/PWP East Campus “Oak Scrub Woodland” Sensitive Habitat (i.e., the “Pershing Park oak woodland habitat”) boundary to make it coincident with the Campus Oak Woodland and Coastal Bluff Restoration Plan and
Management of Sensitive Habitat Areas that was developed in 1992 and implemented between 1994 and 1996. The discussion below provides the scientific basis for this action.

An evaluation of the blue gum eucalyptus tree habitat within which these trees were removed was conducted by a qualified ornithologist Dave Compton in October, 2012 (Dudek 2012a). This analysis identified the following:

The original 1985 Campus LRDP/PWP East Campus “Oak Scrub Woodland” Sensitive Habitat boundary that has been maintained in all subsequent LRDP/PWP updates was defined to follow the outline of the vegetation tree canopy existing at that time between the developed Pershing Park to the north and the SBCC Campus at the edge of the Humanities Building. The map of the tree canopy was generally designated by a review of the available aerial photography by George Girvin, the landscape architect retained by the College to prepare the sensitive habitat maps (personal communication, George Girvin, 2012). No biological studies, however, were completed in support of the East Campus Southern Oak Woodland designation, including the inclusion of the row of blue gum eucalyptus trees located immediately north of the Humanities Building. Unlike the detailed description of biological resources located within the West Campus Oak Woodland Sensitive Habitat, biological resources within the designated East Campus “Oak Scrub Woodland” Sensitive Habitat area, including flora and fauna, were not defined; therefore, no justification was provided for the inclusion of the row of blue gum eucalyptus trees.

Substantial evidence exists to indicate, however, that the row of blue gum eucalyptus trees north of the Humanities Building did not exhibit the requisite biological value justifying their inclusion in the East Campus Oak Scrub Woodland” Sensitive Habitat. Specifically, no observations of raptor nesting or Monarch butterfly roosting activity, the key potential biological habitat values that can be provided by tall blue gum eucalyptus trees, are recorded for the area north of the Humanities Building. SBCC Biological Sciences faculty conducted countless site surveys with students before and after development of the 1992 Oak Woodland and Coastal Bluff Restoration Plan and Management of Sensitive Habitat Areas (i.e., prior to construction of the Humanities Building Outdoor Workshop Area in 1994). According to Al Flinck, SBCC Biological Sciences Professor, no raptor nesting or Monarch butterfly roosting activity was ever experienced in these trees over the 30 years he taught at the College (personal communication, Al Flinck 2012).

No systematic biological assessment of the habitat values associated with the row of blue gum eucalyptus trees located adjacent to the SBCC Humanities Building was completed before five of the specimens were removed in 1994. SBCC Biological Sciences Professor Emeritus Al Flinck, however, conducted hundreds of site surveys with students in and around this tree area before and after development of the 1992 Oak Woodland and Coastal Bluff Restoration Plan and Management of Sensitive Habitat Areas. According to Professor Flinck, no raptor nesting or Monarch butterfly roosting activity was ever observed in these trees. My assessment conducted in support of the current PWP/NOID, including several site visits and review of historic aerial photos, also failed to identify evidence raptor nesting. The row of blue gum eucalyptus north of the Humanities Building represents poor habitat for raptors, nesting birds in general, and other wildlife, due to the high level of surrounding human disturbance adjacent to the original classroom structure. Correspondence with SBCC Art Department Chairman Ed Inks (Inks
2012), who instructed art workshop classes beginning before the Outdoor Art Workshop Area expansion in 1994, indicates that the outdoor area adjacent to the Humanities Building was used as a sculpture workshop prior to issuance of the 1985 LRDP/PWP, contributing to a high level of disturbance in the area of the eucalyptus row that made its designation as environmentally sensitive habitat inappropriate.

Background research on the use of the outdoor area north of the Humanities Building since its construction in 1974 indicates that intensive art workshop activities substantially diminished the value of the row of blue gum eucalyptus trees for wildlife, particularly raptors. Subsequent to construction of the Humanities Building in 1974, Outdoor Art Workshop Area activities were conducted outdoors and north of the Humanities Building, in the vicinity of the blue gum tree row. According to SBCC Art Department Professor Ed Inks (Inks 2012), these outdoor activities included printmaking, operation of four ceramics kilns, and welding and metal-casting processes. These activities undertaken at this time are shown in the "Existing Plan" associated with the future Outdoor Art Workshop Expansion, most likely prepared in 1992 or 1993. A review of historic aerial photos, beginning in 1979 indicates that ceramics kilns were located approximately 30 feet from the blue gum trees. Metal casting, which included processes in which metals reached temperatures to 2100°F, was conducted approximately the same distance from the trees. Welding was performed on a concrete slab approximately 70 feet to the southeast. Therefore, human disturbance from outdoor art activities from as early as 1979, including human presence in the area and activities involving extreme temperatures from the ceramic kilns, made the blue gum eucalyptus tree area unsuitable for raptor nesting and roosting as well as for a variety of other uses by wildlife.

The value of the Southern Oak Woodland Sensitive Habitat lies in its combination of native oak woodland and a variety of native plants (and some non-native plants) in the shrub and herbaceous layers. Oaks provide nesting habitat for some raptor species (e.g., red-shouldered hawk [Buteo lineatus] and Cooper’s hawk [Accipiter cooperii]), as well as for a variety of 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 2012a).

Eucalyptus trees may provide some habitat value for nesting and roosting raptoors. When providing relatively undisturbed space, a relatively continuous canopy cover with native trees, and including some understory, they may provide habitat for other wildlife as well. However, the blue gum trees mapped in 1985 within the East Campus Southern Oak Woodland Habitat area provide relatively little to the habitat value of the oak woodland. Based on an assessment by a ornithologist conducted in 2012 that included several site visits and review of historic aerial photos (Dudek, 2012a), this area is considered poor habitat for raptors, nesting birds in general, and other wildlife, due to the high level of human disturbance there, as the trees are immediately adjacent to, and even overhang, the original Humanities Building structure. Also,
whether due to allelopathic (toxic) properties of the eucalyptus leaf litter or to the activities of Botta's pocket gophers, virtually no herbaceous layer is present adjacent to the eucalyptus trees. The lack of ground cover limits the value of this habitat for many of the nesting and wintering bird species that occur in the oak woodland, as well as for mammals and reptiles. Finally, the relative isolation of the blue gums from the oak woodland habitat downslope, due to the largely unvegeted slope immediately below the blue gums and the intervening road and retaining walls, further limits the contribution of these trees to the value of the Southern Oak Woodland Habitat for wildlife, including as a movement corridor (Dudek 2012a).

A further illustration of the poor habitat value provided by the blue gum row adjacent to the Humanities Building can be made through a comparison with eucalyptus in and adjacent to the West Campus Southern Oak Woodland and Riparian Habitat area. Eucalyptus growing in Arroyo Hondo on the SBCC West Campus form a large stand and include several trees growing within the closed canopy of the oak woodland, so that oaks and eucalyptus form an extensive, continuous woodland with little human disturbance away from the margins. By contrast, the blue gums in the East Campus Southern Oak Woodland Habitat area are relatively isolated and connected to the oak canopy only along a short border at the west end.

This discussion indicates that the designation of the row of eucalyptus trees within the 1985 College LRDP/PWP East Campus Sensitive Habitat was arbitrary and not based on a systematic biological assessment. The eucalyptus trees have not been observed by SBCC biologists to support raptor nesting or Monarch butterfly roosting, and represent poor biological habitat due to their proximity to the Humanities Building and outdoor Art Department activities undertaken since 1975.

The native component of the oak woodland on West Campus is comprised primarily of coast live oak (Quercus agrifolia). All oak woodland understory including native shrubs was removed in the winter of 1991 and again in the summer of 1992 by College maintenance crews. The understory of the resulting habitat had been degraded by invasive exotics including; Victorian Box Pittosporum (Pittosporum undulatum); Caesalspinia spp., wild radish (Raphanus sativus), mustard (Brassica spp), elms, (Ulmus Americana), unidentified thistle, and periwinkle (Vinca major) (Biskner 1996). The habitat had also been subject to herbicide treatments for annual weed eradication associated with City of Santa Barbara Fire Department brush suppression regulations.

The SBCC Oak Woodland and Coastal Bluff Restoration Plan and Management of Sensitive Habitat Areas was developed in 1992 resulting from the 1985 Campus LRDP/PWP East Campus policies calling for native habitat restoration. The boundary of the East Campus restoration area was defined by a group of expert botanists and ecologists, including SBCC Biological Sciences staff and consultants. The East Campus Restoration area was drawn to include only areas “where native oaks naturally occur,” and was coincident with the 1985 PWP East Campus “Oak Scrub Woodland” Sensitive Habitat boundary with one important exception: the row of blue gum eucalyptus trees adjacent and north of the Humanities Building were excluded. The SBCC PWP, however, was not revised to incorporate revisions to the East Campus Sensitive Habitat that eliminated the row of eucalyptus trees adjacent to the Humanities Building.
Given the substantial evidence that indicates the inclusion of the blue gum eucalyptus trees in the 1985 LRDP/PWP East Campus Southern Oak Woodland Sensitive Habitat Area was in error, the College proposes to amend the PWP Map to eliminate the this area adjacent and north of the Humanities Building. This amendment is based on the results of all casual observations and systematic studies completed by professional biologists over the past 40 years indicating that these trees do not contribute to the Southern Oak Woodland Sensitive Habitat values. The revised East Campus Southern Oak Woodland Sensitive Habitat Area supports coast live oak and related understory that have been subject to the College restoration efforts.

As-Built Outdoor Art Workshop Area, 1994

Section 30240 (a): Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values.

Development of the As-Built Outdoor Art Workshop Area in 1994 removed five blue gum eucalyptus trees. The location of the trees, however, is outside of the proposed East Campus Southern Oak Woodland Sensitive Habitat Area as defined above, based on substantial technical evidence provided by SBCC Professor Emeritus Al Flinck (personal communication 2012), and analyses conducted by Dudek ornithologist Dave Compton (Dudek 2012a) that the trees did not contribute to the biological value of the surrounding Oak Woodland Habitat.

**Therefore, the As-Built Outdoor Art Workshop Area expansion constructed in 1994 did not result in direct impacts to the East Campus Southern Oak Woodland Sensitive Habitat Area; the proposed PWPA amendment is consistent with Section 30240 (a).**

Section 30240 (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 such areas, and shall be compatible with the continuance of such habitat areas.

In order to determine consistency with Section 30240 (b), Dudek (2012b) prepared an assessment of potential indirect impacts during construction of the As-Built Outdoor Art Workshop Area in 1994 on the surrounding 100 feet of East Campus Southern Oak Woodland Sensitive Habitat Area. The analysis included review of aerial photos from before 1994, and an evaluation of the Oak Woodland Habitat integrity as defined in the Oak Woodland and Coastal Bluff Restoration Plan and Management of Sensitive Habitat Areas, Santa Barbara City College (George Girvin and Associates 1993).

Dudek visited the East Campus Southern Oak Woodland Habitat area on December 5, 2012. Dudek observed and photographed the habitat within 100 feet of the Outdoor Art Workshop Expansion area, recording plant and wildlife species observed within the 100-foot buffer, observations of oak woodland habitat quality in the area (as opposed to the blue gum tree row or developed areas within the East Campus Southern Oak Woodland Habitat area), and notes on habitat suitability for nesting raptors and special-status species. To characterize conditions prior to construction of the Outdoor Art Workshop Expansion in 1994, historical photographs (including aerial photographs) of the oak woodland and available written documentation describing the area Dudek examined, specifically, documents related to restoration efforts in the East Campus Southern Oak Woodland. These efforts began in 1994 as part of the restoration of
habitat areas identified in the Campus Oak Woodland and Coastal Bluff Restoration Plan and Management of Sensitive Habitat Areas, Santa Barbara City College (George Girvin and Associates 1993). The restoration began after completion of the Outdoor Art Workshop Expansion construction (personal communication, Allyson Biskner 2012).

Maintenance practices within the East Campus Oak Woodland originating prior to 1993 resulted in degradation of the habitat and the decision to restore the area. These practices resulted from several concerns. Safety concerns over an alleged rape at East Campus in 1980 led to clearing of all underbrush in the oak woodland. Underbrush was again cleared in 1992 (Girvin and Associates 1993). In addition, as noted in the Phase I monitoring report (Biskner 1996), “campus maintenance practices included herbicide application within the East Campus Oak Woodland areas and portions of Chumash Point to keep paths clear of ‘weeds’ . . . to conform with City Fire management regulations.” Fuel management concerns also resulted in “non-selective weed eradication,” mostly through weed-whacking (Biskner 1996). By the beginning of Phase I of the restoration, the East Campus Southern Oak Woodland suffered from degradation from exotic species, “the main offenders being Victorian Box Pittosporum (Pittosporum undulatum), Caeasalpina spp., wild radish (Raphanus sativus), mustard (Brassica spp.), elms (Ulmus americana), unidentified thistle, and periwinkle (Vinca major)” (Biskner 1996). The absence of a native understory, and the poor habitat conditions in general, are evident in photographs of the East Campus Southern Oak Woodland included in Girvin and Associates (1993).

Photos provided in the 1993 Oak Woodland and Coastal Bluff Restoration Plan and Management of Sensitive Habitat Areas, Santa Barbara City College (George Girvin and Associates 1993) taken before restoration of the area show that habitat within this section of oak woodland, directly south and within 100 feet of the As-Built Outdoor Art Workshop Area was degraded, and that the understory at this time was comprised of essentially of low-growing herbaceous vegetation. In addition, the 1993 photo shows that the oaks were smaller and would have provided poor habitat for nesting bird species in general, and raptors in particular. The lack of ground cover, the sparse foliage within the trees themselves, and regular human disturbance along both sections of the driveway would have made this area unsuitable for nesting by most bird species.

Nesting by raptors within the strip of oak woodland within 100 feet of the Outdoor Art Workshop Expansion area in 1993–1994 would have been unlikely due to the relatively small size of the trees, the sparsely foliage within the trees, and a high disturbance level along the two segments of driveway that surround the stip. Therefore, it is unlikely that construction resulted in impacts to nesting by raptors in oaks within the 100-foot buffer, regardless of the time of year construction was initiated. Although habitat for nesting birds was evidently poor due to the lack of shrub cover and the sparse foliage within the trees, it is impossible to determine with certainty whether birds would have nested within the oak woodland within 100 feet of the current Outdoor Art Workshop Expansion area during the 1994 construction. It is likely that, even given the poor habitat conditions and the unsuitability for raptors, some birds nested in the area annually at the time. Some common species in the region, such as Anna’s hummingbird (Calypte anna) and the house finch (Haemorhous mexicanus), are tolerant of human presence and may nest in degraded habitats as occurred within the East Campus Oak Woodland in 1993–1994. Given the duration of construction (three to four months) and that it ended in 1994, construction activities potentially began any time after October 1993 to September 1994. The
nesting season for the region is generally regarded as extending from February through August (although some species may begin or conclude nesting activities outside this period). For the purposes of determining potential impacts, it must be assumed that construction began sometime during this period. Therefore, construction potentially affected nesting by native bird species. However, these impacts would have been minor in nature, as relatively few bird species are likely to have nested in the degraded habitat present in the area, and those species would have been common species with a relatively high tolerance of human disturbance.

Removal of habitat adjacent to sensitive habitats such as the East Campus Southern Oak Woodland can potentially reduce the habitat value of the sensitive habitat by removing adjacent foraging habitat or cover for wildlife species inhabiting the sensitive area or eliminating a habitat linkage for wildlife species moving through the area. However, as noted in Dudek (2012a), habitat value within the blue gum tree row adjacent and north of the Humanities Building is, and likely was in 1993–1994, limited by a lack of ground cover and the relative isolation from surrounding habitats. In particular, the 20-foot wide driveway between the blue gum tree row and the oak woodland represents a developed area and not a natural habitat that forms a barrier that would have been somewhat limiting for movement of wildlife species between these areas. Also, as most of the remaining perimeter of the blue gum tree row (to the east and south) was already developed in 1993, wildlife moving through the oak woodland would have had relatively little reason to move through the blue gum tree row to access other habitats. Therefore, the blue gum tree row is unlikely to have contributed to the oak woodland in terms of linkage to other habitats. Finally, as noted in Dudek (2012), the high level of disturbance that already existed adjacent to the blue gum tree row prior to 1993–1994, and even prior to 1985 when that area was included in the designated East Campus Southern Oak Woodland Habitat area, limited the value of that area as habitat for wildlife. Therefore, disturbance also limited any biological value that the area contributed to the oak woodland habitat within 100 feet (Dudek 2012b).

It must be assumed that some level of wildlife movement occurred between the blue gum tree row and the oak woodland within the buffer. Birds, in particular, are highly mobile and travel freely between adjacent habitats, or even between habitats separated by development. However, given the above, permanent impacts to the habitat value of the oak woodland by removal of five blue gum trees and the construction of the Outdoor Art Workshop expansion were likely minor, and less than significant (Dudek 2012b).

Habitat within the oak woodland that lies within 100 feet of the Outdoor Art Workshop expansion is somewhat degraded or limited by virtue of its isolation from nearby oak woodland by the presence of the winding driveway connecting the College and Pershing Park by the open nature of the canopy, by the patchiness of the understory, and by the presence of non-native plant species. In 1993–1994, the period during which the workshop was expanded, habitat was severely degraded due to previous College maintenance practices that ceased in conjunction with habitat restoration efforts beginning in 1994. Any impacts to biological resources in this area were limited by the poor habitat quality and a high level of human disturbance in the area. In addition, what impacts may have occurred were likely temporary in nature. Therefore, these indirect impacts on biological resources during the short-term construction period were less than significant (Dudek 2012b)
Given the biological analysis provided above, the 1994 As-Built Outdoor Art Workshop expansion is consistent with Section 30240 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 such areas, and shall be compatible with the continuance of such habitat areas.

As described above, the removal of the invasive blue gum eucalyptus trees associated with construction of the As-Built Outdoor Art Workshop expansion in 1994 is consistent with LRDP Policy 1.1, as no East Campus Southern Oak Tree sensitive habitat was impacted. It is also consistent with LRDP Section 2.1.3 Biological Resources Restoration Goals:

1. Remove exotic species, including Eucalyptus, Fraxinus, and Carpobrotus species.

And

3. Identify and remove exotic non-native species. Begin eradication with most invasive exotics.

Exotics identified include Blue Gum Eucalyptus (Eucalyptus globulus), Ice Plant (Carpobrotus spp), Castor Bean (Ricinus communis), Fennel (Foeniculum vulgare), Mustard (Brassica spp), Wild Radish (Raphanus sativus), Cheeseweed (Malva spp), Victorian Box pittosporum (Pittosporum undulatum), Caesalpinia, vinca (Vinca major), unidentified thistle, and American elm (Ulmus americana).

Proposed As-Built Outdoor Art Workshop Area Renovations

As identified in this PWPA, the As-Built Outdoor Art Workshop Area Renovations including a new shed-style room and a 170-s.f. darkroom and 210-s.f. equipment storage combined structure would occur completely within the As-Built 1994 Outdoor Art Workshop Area. Therefore, this proposed development is consistent with Section 30240 (a): Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values.

The East Campus Southern Oak Woodland within 100 feet of the As-Built Outdoor Art Workshop Area Renovations extends northward, but is contained for the most part between the hairpin switchback area within the existing access road linking the Campus to Pershing Park. The biological value of this area has been assessed by a qualified ornithologist (Dudek 2012b). This 100-foot buffer extending from the boundaries of the 1994 As-Built Outdoor Art Workshop Area contains relatively little actual oak woodland. Much of the area is occupied by the remaining blue gum tree row to the west, and two segments of the hairpin-shaped switchback, paved driveway that winds down the slope from the Humanities Building to Pershing Park. Oak woodland is limited to an area that is downslope (northwest, north, and northeast) of the workshop area, between the two segments of the driveway hairpin. This strip of woodland varies between approximately 30 and 70 feet in horizontal width and includes five mature coast live oaks of 12 to 20 inches diameter at breast height (dbh). The tree canopy in this area is very open. Several blue elderberry (Sambucus nigra ssp. caerulea) shrubs are present within the shrub layer. The understory is dense in some places and sparse in other places. It includes some dense growth of giant wild rye (Elymus condensatus) and poison oak (Toxicodendron diversilobum), and also several smaller toyon, English ivy (Hedera helix), and non-native grasses, including smilo grass (Stype miliiacea). While the canopy within this narrow habitat patch is relatively open, the two 20-foot swaths of pavement bordering this patch further contribute to
the openess of the area. The switchback-shaped driveway also provides a relatively high level of disturbance from moderate traffic of pedestrians and cyclists, as well as the occasional electric cart or motor vehicle. Farther west, outside the 100-foot buffer, the switchback provides an additional break in the oak woodland, so that the strip of oak woodland north of the Humanities Building forms a narrow, isolated island of open canopy oak woodland from the core of the East Campus Southern Oak Woodland to the north and west.

Habitat within the oak woodland that lies within 100 feet of the Outdoor Art Workshop expansion is somewhat degraded or limited by virtue of its isolation from nearby oak woodland by the presence of the winding driveway connecting the College and Pershing Park by the open nature of the canopy, by the patchiness of the understory, and by the presence of non-native plant species. Habitat value extending north of the Humanities Building and the As-Built Outdoor Art Workshop Area is limited by a lack of ground cover and the relative isolation from surrounding habitat. In particular, the 20-foot wide driveway between the As-Built Outdoor Art Workshop Area and the oak woodland north and below the driveway represents a developed area and not a natural habitat that forms a barrier that would have been somewhat limiting for movement of wildlife species between these areas. The short-term (estimated 4 months) construction of the Outdoor Art Workshop Area renovations would have a less than significant effect on the adjacent Southern Oak Woodland sensitive habitat, as the immediate buffer to the south has limited biological value due to its isolation from surrounding habitat.

Therefore, this proposed development is consistent with Section 30240 (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 such areas, and shall be compatible with the continuance of such habitat areas.

Storage Building Addition, 1985

The 1985 As-Built Storage Building Addition area is located outside of the East Campus Southern Oak Woodland Sensitive Habitat as defined in the College LRDP/PWP when constructed, and as proposed for redesignation as part of this PWPA. Therefore, this As-Built development construction is consistent with Section 30240 (a): Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values.

The 750-s.f. As-Built Storage Building Addition area is located over 100 feet from Southern Oak Woodland habitat located on the north side of the paved access road connecting the Campus to Pershing Park. Therefore, construction of the As-Built Storage Building Addition in 1985 had no adverse effect on the East Campus Southern Oak Woodland Sensitive Habitat. The As-Built Storage Building Addition in 1985 is consistent with Section 30240 (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 such areas, and shall be compatible with the continuance of such habitat areas.

Proposed Storage Building Addition Renovations

Proposed Storage Building Addition Renovations would occur completely within the As-Built facility footprint, and would be completely outside and substantially distant from the proposed
East Campus Oak Woodland Sensitive Habitat Area. Therefore, this development is consistent with Section 30240 (a) and (b).

Section 30244, Archaeological and Paleontological Resources

Where development would adversely impact archaeological or paleontological resources as identified by the State Historic Preservation Officer, reasonable mitigation measures shall be required.

The proposed PWPA Component is consistent with this policy.

Background

The Archaeological Resources Element of the approved Campus PWP, Section 2.4, is based on the April 1991 technical report, Archaeological Assessment of the Santa Barbara City College Long Range Development Plan, Santa Barbara California, prepared by Loren Santoro and A. George Toren, ERC Environmental and Energy Services Co. (ERCE 1991). This study, prepared by professional archaeologists, included background research and a systematic survey of all ground surfaces within the Campus to determine the location of recorded cultural resources. It also included a review of grading plans associated with prior Campus development to determine the extent that land forms, including those on which archaeological resources had been previously recorded, had been disturbed and redepósited.

The report determined that prehistoric archaeological site CA-SBA-30 was located within the existing Humanities Building footprint and immediate vicinity. This was a portion of the Chumash village Mispu. Although excavations at the site were completed by David Banks Rogers in 1932, and SBCC field classes between 1970 and 1973, no reports were prepared, such that the location of investigations relative to the existing Humanities Building were unclear as identified in the Archaeological Assessment of the Santa Barbara City College Long Range Development Plan.

Current SBCC Anthropology Professor Phyllisa Eisenraut and Adjunct Instructor Mark Sanders carefully reviewed SBCC field class excavation notes that were completed under the direction of former SBCC Instructor Dennis Ringer to define more precisely the location of these excavations in 1970, 1971, and 1979 (Mark Sanders, 2012). These excavations occurred in five distinct excavation seasons by a number of SBCC students. A single surveyed map remains from the time of the excavations, a topographical map commissioned from 1973. This map shows a portion of the excavation that lay within CA-SBA-30 area ‘C,’ though the map shows only an outline of the final stages of the 1973 excavation, and neither the previous seasons excavations, nor the individual EU’s which lay within. What the map does clearly show, however, is the area within and immediately surrounding the Humanities Building were the areas under investigation, and in which intrusive excavations were conducted. The area information indicated the location of CA-SBA-30 is fragmentary, as many of the field notes were destroyed in a fire, while no systematic mapping protocols were used during the field class excavations. Sanders has determined, however, that the most reasonable representation of CA-SBA-30 covers only the most westerly portions of the Humanities Building, and extends westward throughout the quadrangle north of the Student Services Building. This depiction of CA-SBA-30 deposits is approximately 200 feet west of the closest disturbance associated with As-Built Outdoor Art Workshop Area constructed in 1994. Sanders characterizes the
excavations completed by SBCC field classes as “appear[ing] to have been both extensive and productive of a large number of items of cultural patrimony associated with the Chumash culture in pre-and proto-historic periods, as well as detailing a significant habitation area.”

Review of grading plans for Campus development associated with preparation of the Campus PWP Archaeological Resources Element indicate that development of the Humanities Building in 1974 impacted CA-SBA-30 deposits; this was corroborated by Dennis Ringer, SBCC Anthropology Instructor. Soils that were excavated were subsequently redeposited throughout the vicinity:

“During construction activities, considerable amounts of soil were removed and redeposited. Spoils from construction of the Humanities building were spread over portions of CA-SBA-30 to the southeast towards the bluff edge overlooking Pershing Park. The spoils were also used in planters and flower beds (Ringer personal communication). Fill dirt was spread along portions of the bluff over CA-SBA-31 (Ringer personal communication and field observations) and on the football practice field (Knox personal communication; Ringer personal communication)” (ERCE 1991:13).

As part of the assessment of archaeological impacts associated with the As-Built Humanities Building Outdoor Art Workshop area, archaeologist David Stone (Dudek 2012c) reviewed the grading plans for the original Humanities Building construction, dated September 14, 1972 (Job No. 51-1-32, Sheet C-1, Grading and Utility Plan. Daniel, Mann, Johnson, and Mendenhall). This review confirmed that construction resulted in removal of between 5 and 15 feet of soils, including 5 feet in the Outdoor Workshop Area north of the Humanities Building footprint.

In order to corroborate this location of archaeological site CA-SBA-30 outside of the As-Built Outdoor Art Workshop Area a systematic, intensive survey of ground surfaces immediately adjacent to the development footprint was conducted by archaeologist David Stone, RPA, with over 3 years professional experience in the Chumash prehistory cultural area (Dudek 2012c). Ground surfaces outside of the existing As-Built Outdoor Art Workshop area retaining wall were intensively inspected. A cut slope above the retaining wall provided a vertical exposure of up to several feet that was inspected. Isolated shellfish fragments were identified on the ground surface. The shellfish fragments were not continuous over the surface, with a density of approximately 1 fragment every 10 square meters (900 square feet). No other prehistoric artifacts, including chipped stone tool flakes, ground stone milling implements, or animal bone, was observed. In addition, no soil discoloration indicating the presence of discrete prehistoric activity areas such as hearths or roasting pits were identified in the cut slope. Soils were consistently grayish brown fine sandy loam, consistent with the Conception fine sandy loams that are identified as native to this area (United States Department of Agriculture Soil Conservation Service., Soil Survey of Santa Barbara County, California, South Coastal Part, 1981). The soils did not contain a high concentration of organic matter and dark gray color associated with an archaeological site “midden,” the characteristic of prehistoric village deposits that are the result of long-term deposition of food remains including shellfish and animal meats such as that described by D.B. Rogers, who originally recorded CA-SBA-30 in the 1920s, and by Sanders’ review of field class excavations. Cultural deposits associated with the historic village of Mispu would undoubtedly have been characterized by a midden soil development.
Intensive inspection of the surface soils adjacent to the existing As-Built Humanities Building Outdoor Art Workshop area did not identify intact deposits associated with CA-SBA-30, the historic village of Mispu. Though sparse prehistoric materials are scattered on the ground surface, they are not sufficiently dense or diverse to suggest that CA-SBA-30 deposits existed in this location. The soils are consistent with native soil descriptions for this area, in contrast to highly organic materials that would be associated with the extensive prehistoric site. The presence of scattered shellfish fragments is expected, given that the nearby CA-SBA-30 deposits were extensively disturbed in 1974 during the original Humanities Building construction. Fill soils resulting from this excavation were spread through this area and to the south, such that sparse evidence of the prehistoric deposit would be expected as a result of fill soil distribution. Professor Eisentraut and Mr. Sanders visited the As-Built Humanities Building Outdoor Art Workshop area with Mr. Stone on November 5, 2012. The two SBCC archaeologists agreed with Mr. Stone’s assessment that the absence of surface cultural artifacts and organic midden soils in the cut slope next to the Humanities Building indicated that CA-SBA-30 deposits are not located within in the vicinity As-Built Humanities Building Outdoor Art Workshop area footprint.

The intensive inspection of the surface soils adjacent to the existing Humanities Building Outdoor Art Workshop area did not identify intact deposits associated with CA-SBA-30, the historic village of Mispu. Though sparse prehistoric materials are scattered on the ground surface, they are not sufficiently dense or diverse to suggest that CA-SBA-30 deposits existed in this location. The soils are consistent with native soil descriptions for this area, in contrast to highly organic materials that would be associated with the extensive prehistoric site. The presence of scattered shellfish fragments is expected, given that the nearby CA-SBA-30 deposits were extensively disturbed in 1974 during the original Humanities Building construction. Fill soils resulting from this excavation were spread through this area and to the south, such that sparse evidence of the prehistoric deposit would be expected as a result of fill soil distribution.

The sandstone-block retaining wall running along the southern side of the paved access road linking the College to Pershing Park to the north is associated with the historic Thomas Dibblee estate, constructed between 1873 and 1886. This resource is recorded as SBCC-2, and is considered a significant historic resource.

As part of the assessment of archaeological impacts associated with the As-Built Humanities Building Outdoor Art Workshop area, archaeologist David Stone (Dudek 2012c) reviewed the grading plans for the original Humanities Building construction, dated September 14, 1972 (Job No. 51-1-32, Sheet C-1, Grading and Utility Plan. Daniel, Mann, Johnson, and Mendenhall). These plans clearly identify that 30 linear feet of the "existing stone wall," the historic-era SBCC-2, was removed to accommodate the outdoor art workshop activity area. This activity was undertaken prior to requirements of California Coastal Commission review, and nearly 20 years before the significance of the association of the wall with the Dibblee Estate was established.

As-Built Outdoor Art Workshop Area, 1994

The As-Built Outdoor Art Workshop Area footprint is located within the “Medium Sensitivity Area” as defined in the Archaeological Resources Element of the approved Campus PWP, Section 2.4, is based on the April 1991 technical report, Archaeological Assessment of the Santa Barbara City College Long Range Development Plan, Santa Barbara California, prepared by Loren
Santoro and A. George Toren, ERC Environmental and Energy Services Co. (ERCE 1991). The Archaeological Resources Element that a "moderate sensitivity zone is where surface indications are present but research and field inspection indicated heavy disturbance. The area is defined as extending north of the 1972 Humanities Building footprint low sensitivity zone to the existing access road north of the Humanities Building. The archaeological assessment states "in these areas, intact subsurface deposits are less likely to have survived campus development" (ERCE 1991:23). In this area, monitoring of earth modification by a qualified archaeologist was recommended.

Archaeologist David Stone reviewed the grading plans for the 1994 As-Built Outdoor Art Workshop Area addition (Approved Plans, January 19, 1993, Shannon St. John.) and determined that this expansion included extension of the Outdoor Art Workshop area northward to the current footprint.

No topographic elevations are provided, but the grading would have removed up to 5 feet of soil to be contiguous with the adjacent Humanities Building Workshop area concrete slab constructed in 1974.

Systematic review of As-Built Plans for the Humanities Building Outdoor Art Workshop Area, supplemented by intensive archaeological surface survey and sub-surface excavations and archival research completed by SBCC Anthropology Department faculty, have determined that this development in 1994 resulted in the following:

The development footprint did not contain intact, substantial prehistoric cultural deposits associated with CA-SBA-30, the historic village of Mispul. These cultural deposits were located approximately 200 feet west of the closest disturbance associated with As-Built Outdoor Art Workshop Area. The absence of deposits on cut exposures created in 1974 adjacent to the development area clearly indicates that the expansion of the As-Built Humanities Building Outdoor Art Workshop did not result in any impacts to CA-SBA-30.

No impacts to SBCC-2, the historic Dibblee Estate retaining wall, have occurred subsequent to the removal of 30 linear feet associated with the original Humanities Building construction in 1994. The historic wall was not impacted by expansion of the As-Built Humanities Building Outdoor Art Workshop in 1994.

**Proposed As-Built Outdoor Art Workshop Area Renovations**

The proposed improvements to the As-Built Outdoor Art Workshop Area would completely occur within previously constructed footprints outside of the CA-SBA-30 site boundary, according to the research conducted for this PWPA. *The proposed development would be consistent with Section 30244.*

**Storage Building Addition, 1985**

The 1985 As-Built Storage Building Addition area is located within the Low Sensitivity Area. *The proposed development would be consistent with Section 30244.*
The 750-s.f. As-Built Storage Building Addition area is located within a "low sensitivity zone where no surface indications of cultural materials were found and substantial grading has been documented. This includes areas where previous archaeological investigations indicated that surface artifacts were the result of redeposited cultural material" (ERCE 1991:23). This area is outside of the CA-SBA-30 area identified by SBCC Anthropology Instructor Sanders. No impacts to the cultural resource occurred during construction of the structure in 1985.

**Proposed Storage Building Addition Renovations**

Proposed Storage Building Addition Renovations would occur completely within the "low sensitivity zone where no surface indications of cultural materials were found and substantial grading has been documented. Therefore, this development is consistent with Section 30244.

**2.4.5 Archaeological Resources**

**Arch 1** In matters relating to the mitigation of project impacts upon Native American cultural resources, a City qualified archaeologist should be retained, who shall perform the appropriate and required procedures under CEQA and the Archaeological Resources Protection Act and implementing regulations (43CFR Part 7), CEQA Section 15064.5 and Public Resources Code Section 5097.98.

**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 As-Built Outdoor Art Workshop Area and Storage Room Addition developments were both consistent with these policies. Based on a review of the SBCC Archaeological Field Class excavations and systematic surveying of the ground surfaces and cut slopes surrounding the area, CA-SBA-30 was located 200 feet northeast of the As-Built Outdoor Art Workshop Area. The As-Built Storage Room Addition was located in a Low Sensitivity Archaeological Area that was previously disturbed during grading of the original Humanities Building in 1974, and was also 200 feet east of the CA-SBA-30 area excavated by SBCC archaeological field classes. Proposed renovations of these two facilities would occur entirely within existing disturbed
footprint areas. Therefore, development of the As-Built Outdoor Art Workshop Area and Storage Room Addition occurred outside of the CA-SBA-30 boundary, and had no impact on archaeological resources. Policy 4, a standard condition to address the unlikely identification of archaeological resources during excavation for development renovations, would be listed as a note on all grading plans for the Outdoor Art Workshop Area and Storage Room Addition renovation activities, ensuring consistency with this policy.

Section 30250, Location, Existing Developed Area

The proposed PWPA is consistent with this policy. The As-Built (1994) Outdoor Art Workshop Area and As-Built (1985) Storage Building Additions were located on the College East Campus, adjacent to existing structures and facilities. All existing public facilities including drinking water, wastewater disposal (sewer), electricity, gas, etc. were be available and extended to the structure. No expanded capacity of other utilities including electricity and natural gas were required for either the As-Built Outdoor Art Workshop Area or Storage Area Addition improvements, as they did not increase Art Department program activities or enrollment existing at that time. Proposed renovations to those facilities would also not increase Art Department program activities or enrollment, such that impacts on public facilities would be less than significant.

Section 30251, Scenic and Visual Qualities

The proposed PWPA is consistent with this policy. The As-Built (1994) Outdoor Art Workshop Area and As-Built (1985) Storage Building Additions were located on the College East Campus, adjacent to existing structures and facilities. The As-Built Outdoor Art Workshop Area and As-Built (1985) Storage Building Additions improvements were compatible and subservient to the existing three-story Humanities Building located on the College East Campus mesa ridgeline. The height and mass of the existing Humanities Building completely screened the Outdoor Art Workshop Area shed roof and the one-story Storage Building Addition from views experienced from the City of Santa Barbara Pershing Park along Castillo Street, east and below the project site. The proposed Outdoor Art Workshop area roof would replace an existing dilapidated structure, and would not represent a new visual feature. The proposed one-story Storage Addition Area would occupy the existing As-Built Footprint on the side of the three-story structure. Therefore, impacts on visual resources would be less than significant.

No public views of the As-Built (1994) Outdoor Art Workshop Area and As-Built (1985) Storage Building Additions as experienced from Cliff Drive exist, as this roadway is over 500 feet away and is recessed over 50 feet below the finished grade of the Humanities Building. Views of the proposed renovations to those facilities from Cliff Drive would be completely screened by intervening Humanities Building.

Section 30252, Protection and Enhancement of Public Access

The proposed PWPA Component is consistent with this policy. No new parking demand was associated with either the As-Built Outdoor Art Workshop Area or Storage Area Addition improvements, as they did not increase Art Department program activities or enrollment existing at that time. Proposed renovations to those facilities would also not increase Art Department program activities or enrollment, such that no impacts on parking would result.
The As-Built Outdoor Art Workshop Area or Storage Area Addition improvements had no effect on existing on-campus bicycle and pedestrian paths in the vicinity of the Humanities Building. Proposed renovations to those facilities would not conflict with continued use of alternative modes of transportation to and from campus.

Section 30253, Minimization of Adverse Impacts

The proposed PWPA Component is consistent with this policy. The As-Built Outdoor Art Workshop Area or Storage Area Addition improvements are consistent with LRDP Policy 2.1, approved by the Coastal Commission per certification of the 1988 LRDP.

"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.

Soils

a) Prior to the siting and structural design of any facility on either East or West Campus, soils analysis, including boring samples will be undertaken by qualified soils engineers. Based upon the results of the analysis, the soils engineer will prepare a report with recommendations for designing building foundations and minimizing soil erosion both during and after construction.

If construction is to occur over the rainy season, the report shall also identify temporary erosion control measures such as berms and appropriate locating and covering of stockpiled soils, to minimize erosion of and from the site.

Post-construction maintenance will include the provision of positive drainage systems following, to the extent possible, the natural drainage patterns of the campus.

The recommendations of the soils engineering report will be incorporated into the design, construction, and post-construction site maintenance of projects.

Revegetation for Erosion

b) Revegetation (landscaping) of the project site will be accomplished according to a landscape plan relying on drought tolerant vegetation to hold soils in place. The plan will be prepared by a licensed landscape architect with professional experience in drought tolerant material landscaping (the Plan and its implementation will be done in accordance with the recommendations contained in the Technical Appendix of the original LRDP).

The prepared Plan will be reviewed by a qualified botanist. The Plan will be prepared and approved concurrently with the construction drawings and its implementation will begin at the earliest practical point of project construction.
Geologic Stability

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.”

As previously discussed in association with proposed project compliance with Coastal Act Section 30231, Biological Productivity, Water Quality, best available erosion and sediment control measures shall be implemented during proposed grading and construction renovations of As-Built facilities, such as 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. These measures would substantially minimize sediment and other non-point construction activity pollutant transport in stormwater runoff.
References


____. 2012. Personal communication.


Flinck, Al. 2012. Personal communication. Professor Emeritus, Santa Barbara City College Biological Sciences Department.


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Santa Barbara City College
Long-Range Development Plan

April 2000

Revised April 2007
(§2.1 Natural Resources - Biological, revised 4-23-03)
(§2.1 Natural Resources - Biological, 2.1.4 Policies, revised 4-10-07)
(§2.6 Transportation and Parking, 2.6.5 Policies, revised 4-10-07)
(§2.8 Water Quality Policies, added 4-10-07)

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(§2.1 Natural Resources - Biological, revised 12-13-07)
(§2.5.3 Visual Resource Policy, added 12-13-07)
(§2.6.5 Transportation and Parking Policy, added 12-13-07)
(§2.9 Air Quality Development Standards, added 12-13-07)

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(§1.3 Brief Description of LRDP Content and Proposed Development, revised 3-08)

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(§1.3 Brief Description of LRDP Content and Proposed Development, added 1-7-13)

Santa Barbara City College
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Prepared for the Board of Trustees of the Santa Barbara Community College District
By
Stanley & Associates
Dudek
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1.0 INTRODUCTION

1.1 PURPOSE OF THE LONG-RANGE DEVELOPMENT PLAN

This amended long-range Development Plan (LRDP), prepared per section 30605 of the Coastal Act, provides Santa Barbara City College [SBCC] planning and permitting authority for six development projects on the main campus in the City of Santa Barbara. These projects, as identified in Table 1.1 and Figure 1.0, will be constructed over the next ten to 20 years (through approximately 2020). The impacts of these developments are addressed by an accompanying EIR (SCH #98121047) and Addenda to the EIR (April 2006, December 2007) which identify mitigation measures to minimize these impacts. These measures have been incorporated into the LRDP policies.

Historically, special districts such as SBCC have enjoyed autonomy over facilities planning and development, subject only to various state standards. However, the 1976 Coastal Act gave the development review and permitting authority of special districts to the Coastal Commission and enabled local governmental jurisdictions to assume that authority, once the jurisdictions have their own Local Coastal Programs certified by the State Coastal Commission.

As an alternative to local jurisdiction assumption of permit authority over special districts, such as SBCC, Section 30605 of the Coastal Act encourages those districts to prepare and implement their own Long-Range Development Plans. The section states: "to promote greater efficiency for the planning of any public works or state college or private university development projects, and as an alternative to project by project review, plans for public works or state college or private university long-range land use development plans may be submitted to the commission in the same manner prescribed for the review of Local Coastal Programs as set forth in Chapter 6 (commencing with section 30500)."

Any Plan submitted to the State Coastal Commission under this provision must be found by the Commission to be consistent with the requirements of the Coastal Act in order to receive the Commission’s certification. Once the Commission has certified the Plan, each development approved by the College would be reviewed for its consistency with the Plan by the Commission. In 1985, the College received certification of its Campus Long-Range Development Plan by the Coastal Commission. The LRDP was amended again in 1988 and 1991, and over the past fifteen years the College has acted as its own development review and permitting authority for the physical improvement of the Campus, as directed by the LRDP. Having accomplished the objectives of the current LRDP, the College is now looking ahead to the next ten years for the Campus. Projects to meet educational demands within the community require that the LRDP be updated and amended once again. Santa Barbara City College has prepared this Long-Range Development Plan for review and certification by the State Coastal Commission.
1.2 LOCATION AND COMMUNITY

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

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

1.3 BRIEF DESCRIPTION OF LRDP CONTENT & PROPOSED DEVELOPMENT

The LRDP contains four basic elements:

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

The Campus improvements over the next ten years to 20 years (through approximately 2020) include both interior remodels and new structures that would total 84,304 gross
square feet (GSF). Development on the Campus is subject to the standards set forth in the LRDP policies. Location of the proposed developments is presented in Figure 1.0 and consists of the following:

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

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

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

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

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

A remodel within the existing building footprint of the East Campus Sports Pavilion, just east of Loma Alta Drive, would eliminate scheduling conflicts that currently preclude equal access to the gym facilities for women (required as part of Title IX Compliance). Existing bleachers would be replaced by 6,085 GSF of classrooms, and 5,538 GSF in the shower/training area would also be remodeled. The facility would also be upgraded to allow for handicapped access. Ground disturbances would be limited to excavation for additional foundation pilings within the existing building footprint. Construction would occur over an approximate 14-month period.
<table>
<thead>
<tr>
<th>No.</th>
<th>Structure</th>
<th>New Building Area (GSF)</th>
<th>Construction Period (month/year)</th>
<th>Occupancy</th>
</tr>
</thead>
<tbody>
<tr>
<td>3</td>
<td>School of Media Arts</td>
<td>60,523</td>
<td>Not determined at this time ¹</td>
<td>Not determined at this time ¹</td>
</tr>
<tr>
<td>4</td>
<td>Humanities Building Modernization¹</td>
<td>2,070</td>
<td>8/2012 - 11/2013</td>
<td>November 2013</td>
</tr>
<tr>
<td>5</td>
<td>Humanities Building Storage Area Addition (As Built)²; Existing Structure Renovation²</td>
<td>755</td>
<td>As Built Structure: 4 months (est.)</td>
<td>As Built Structure: 1985</td>
</tr>
<tr>
<td>6</td>
<td>Humanities Building Outdoor Art Workshop (As Built)²; Existing Structure Renovation: a. Shed-style metal roof. b. darkroom and equipment storage structure².</td>
<td>2,062</td>
<td>As Built Structure: 4 months (est.)</td>
<td>As Built Structure: 1994</td>
</tr>
<tr>
<td></td>
<td></td>
<td>5,300</td>
<td>2/2013 - 11/2013</td>
<td>November 2013</td>
</tr>
<tr>
<td></td>
<td></td>
<td>381</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

NA: Not Applicable-remodeling within existing building footprint

1. [Added 7-16-12]
2. [Added 1-10-13]
FIGURE 1 - LOCATION OF PLANNED DEVELOPMENT
School of Media Arts (SoMA) (New Building - #3 in Table 1.1) [Revised 4-10-07; 12-13-07; 7-16-12]

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

Humanities Building Modernization (Remodel - #4 in Table 1.1) [Added 7-16-12]

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.

Renovations to the As-Built storage facility would include complete demolition and replacement of the addition with current code-compliant construction within the existing structural footprint.

Humanities Building Outdoor Art Workshop (Remodel - #6 in Table 1.1) [Added 1-10-13]

A 2,062 s.f. expansion of the Humanities Building Outdoor Art Workshop (Outdoor Studio Space) was constructed in 1994 that extends from the eastern façade of the existing Humanities Building. It was not included as an LRDP amendment at that time. The expanded workshop area 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); sand and welding. The expanded studio space allowed for a singular, enclosed and secure work area that reduced existing safety hazards associated with kiln and furnace heating, shock-hazards associated with welding activities.
The existing Outdoor Art Workshop area roof would be replaced with a shed-style metal roof covering 5,300 s.f. of workshop area, extending northward from the northern facade of the existing Humanities Building. A 170 s.f. darkroom and adjacent 210 s.f. equipment storage combined structure would be constructed within the As-Built 1994 Outdoor Art Workshop Area.

**Humanities Building Storage Area Addition (Remodel - #6 in Table 1.1) [Added 1-10-13]**

A one-story, 755 s.f. storage facility was constructed in 1985 that extends from the eastern facade of the existing Humanities Building. It was not included as an LRDP amendment at that time.

### 1.4 HISTORY OF SANTA BARBARA CITY COLLEGE,CAMPUS DEVELOPMENT & PLANNING

A complete chronology of the history of the SBCC Campus is contained in Appendix C. The SBCC Main Campus has a long history of use for public educational purposes. Prior to World War I, the Santa Barbara "Junior" College occupied East Campus. In 1935 the Santa Barbara State College was established on the site and the State College became a branch of the University of California at Santa Barbara in 1944. In 1949 the University of California at Santa Barbara purchased the Goleta Point Campus and moved from the Mesa site leaving it available for the Santa Barbara Junior College to obtain in 1959.

In 1962 the College and the City of Santa Barbara signed joint use agreements establishing a legal sharing of facilities, monies, and land use. These include Los Baños Del Mar Swimming pools, the gymnasium, tennis courts, Pershing Park Playing Fields, La Playa Stadium, Leadbetter Park, Plaza del Mar and the parking lots at Pershing and below the coastal bluffs.

With the passage of Bond Measure A in 1973, the property that is now the West Campus was purchased and preparation of the 1975 Master Plan and its accompanying Environmental Impact Report were initiated. In addition to providing a Plan for the development of a larger Campus, the 1975 Master Plan's central purpose was to comply with the building safety standards of the California Field Act by replacing the temporary structures on the Campus with permanent buildings.

The California Coastal Act stimulated the adoption of the first Long-Range Development Plan for the Campus. Since the adoption of the 1985 LRDP, over 125,000 gross square feet (GSF) to accommodate student population growth and an expanded educational curriculum have been added to the Campus. Most of this development has occurred on the West Campus. A description of these previous LRDP developments is presented in Appendix B.
2.0 RESOURCES AND POLICIES

2.1 NATURAL RESOURCES – BIOLOGICAL (Section amended by Board of Trustees 4/22/03; Revised 1/10/13)

2.1.1 Description of Habitats

As shown in figure 2 and 3, the SBCC campus has the four following types of native plant habitats of biological importance in the following areas:

- **Southern Oak Woodland Habitat** - located on the slope immediately above Pershing Park on the northeastern edge of East Campus; and
- **Southern Oak Woodland and Riparian Habitat** - located in Arroyo Honda in the northern and eastern end of West Campus; and
- **Coastal Sage Scrub Habitat** - on the bluff face of East and West Campus.
- **Riparian and Wetland Habitat** - located in and along an open drainage channel on the northeast edge of East Campus from Montecito Street to the Pershing Park tennis courts.

These sensitive habitats are representative of individual native plant communities that were once much more extensive in the South Coast area. Current studies show that California Coastal Sage Scrub is considered to be one of the most endangered habitats with approximately 10-15 percent of its historic range remaining and only 5 percent currently protected as a park or reserve. Aside from the coastal oak woodlands located on the Douglas Family Preserve (formerly the Wilcox property) five miles west of the campus, SBCC’s Southern Oak Woodlands represent the only other extensive habitat of this type in the coastal area of the City. As such, these habitats are significant biological resources for both the community and the College as they serve as a valuable on-campus instructional resource for students involved in biological sciences.

**West Campus - Southern Oak Woodland**

The native component of the oak woodland on West Campus is comprised primarily of coast live oak (*Quercus agrifolia*), holly leaf cherry (*Prunus ilicifolia*), redberry (*Rhamnus crocea*), and poison oak (*Toxicodendron diversilobum*). A good portion of the understory vegetation has been disturbed and removed, with introduced species such as nasturtium (*Tropaeolum majus*) and periwinkle (*Vinca major*) now predominating.

Prior to City College ownership, excavation and grading for a planned residential community on West Campus in the 1970’s removed a good portion of the oak woodland.

Previous owners extensively planted the Australian Blue Gum (*Eucalyptus globulus*) in the Arroyo. The blue gum displaced much of the native species of the Oak Woodland.
habitat. The blue gum also occurs along the intermittent watercourse at the bottom of Arroyo Honda where native riparian vegetation such as arroyo willow (Salix lasiolepsis) once existed. The introduction of exotic species such as the blue gum may have reduced the overall plant and animal diversity in the Arroyo. Though the Arroyo Honda habitat has a variety of introduced plant species, the existing vegetation as a whole provides significant local habitat for a diversity of bird species. The presence of winter blooming exotics such as eucalyptus provides food for hummingbirds, warblers, grosbeaks, orioles and tanagers. These trees also provide nest and roost sites for raptors, hummingbirds and other songbirds. Additional woodland birds using the Arroyo include the white-crowned sparrow, Bewick’s wren, rufous-sided towhee and plain titmouse. The eucalyptus trees also may provide potential monarch butterfly habitat, though no use has been historically recorded in Arroyo Hondo.

Mammals such as the opossum, stripped skunk and long-tailed weasel are expected to occur in the Arroyo Hondo woodland. Evidence of coyote use of the Arroyo has also been found. Few reptile and amphibian species have been found in the Arroyo area but may use the area during part of their life cycle.

**West Campus - Coastal Sage Scrub Habitat**

The coastal bluff area on West Campus is comprised of a remnant disturbed native coastal sage scrub community which predominates on the western end of the bluffs. It consists of native plants which once extensively covered coastal bluffs and bluffs before European settlement. The native coastal sage species consist of Brewer’s saltbush (Atriplex lentiformis subsp. brewerii), dune buckwheat (Eriogonum parvifolium), coastal sagebrush (Artemesia Californica) coast goldenbush (Haplopappus venetus) and others.

**East Campus - Riparian and Wetland Habitat**

Both native and non-native vegetation is present in and along the open drainage channel from Montecito Street to the Pershing Park tennis courts. California bulrush (Scirpus californicus) and cattail (Typha sp.) grow in the channel and on the banks. When growth in the channel becomes dense, storm runoff cannot be conveyed rapidly and flooding of the adjacent property occurs. The west bank contains southern oak woodland (as described above) and riparian vegetation. The latter was planted as a demonstration project and is dominated by western sycamore (Platanus racemosa) and California blackberry (Rubus ursinus). Non-native species present include elm, castor bean (Ricinus communis), and a decorative umbrella sedge (Cyperus sp.). The east bank is dominated by non-native species such as castor bean, cheeseweed (Malva parviflora), smile grass (Piptatherum miliaceum), Bermuda buttercup (Oxalis pes-capre), wild radish (Raphanus sativus), celery (Apium graveolum), Calla lily (Zantedeschia aethiopica), and a decorative sedge. On the east bank, five large and one small non-native Washington palm trees (Washingtonia robusta) occur at the north end of the channel and numerous large Washington palm trees occur at the south end of the channel. One large Canary Island palm (Phoenix canariensis) is present on
the west bank about 240 feet downstream from Montecito Street, and many smaller palm trees (both species) are becoming established at several locations along both banks.

**East Campus - Coastal Sage Scrub Habitat**

As characterized in 1993 (SBCC 1993), the coastal sage scrub habitat present along the East Campus bluff maintained intermittent stands of *Artemisia californica* and associated species up until late 1991. In the winter of 1991 and again in the summer of 1992, this vegetation was cleared by College maintenance crews, except for one stand of *Sambucus mexicana*. This area has been subsequently restored with coastal sage scrub plantings.

**East Campus - Southern Oak Woodland**

The 1985 Campus LRDP/PWP East Campus “Oak Scrub Woodland” Sensitive Habitat boundary was defined to follow the outline of the vegetation tree canopy existing at that time between the developed Pershing Park to the north and the SBCC Campus at the edge of the Humanities Building. No biological studies were carried out to define the extent of the East Campus Southern Oak Woodland, and the inclusion of the row of blue gum eucalyptus trees within the sensitive habitat. The biological resources within the designated habitat area including flora and fauna, were not defined.

As discussed above, no systematic biological assessment of the habitat values associated with the row of blue gum eucalyptus located adjacent to the SBCC Humanities Building was undertaken to justify their inclusion within East Campus “Oak Scrub Woodland” Sensitive Habitat in 1985. SBCC Biological Sciences faculty, however, conducted countless site surveys with students before and after development of the 1992 Oak Woodland and Coastal Bluff Restoration Plan and Management of Sensitive Habitat Areas. According to Al Flink, SBCC Biological Sciences Professor, no raptor nesting or Monarch butterfly roosting activity was ever experienced in these trees (personal communication, 2012). Correspondence with SBCC Art Department faculty (Ed Inks, 2012) illustrate that the outdoor area adjacent to the Humanities Building was used as a sculpture workshop prior to publication of the 1985 LRDP, contributing to a high level of disturbance. The ceramics kilns were located approximately 30 feet from the blue gums. Metal casting, which included processes in which metals reached temperatures to 2100°F, was conducted approximately the same distance from the trees. Welding was performed on a concrete slab approximately 70 feet to the southeast. These intensive, continuous activities within the immediate vicinity of the eucalyptus row indicate that its designation as environmentally sensitive habitat in 1985 was inappropriate.

The value of the Southern Oak Woodland Sensitive Habitat lies in its combination of native oak woodland and a variety of native plants (and some non-native plants) in the shrub and herbaceous layers. Oaks provide nesting habitat for some raptor species (e.g.,
red-shouldered hawk [Buteo lineatus] and Cooper's hawk [Accipiter cooperii], as well as for a variety of other birds, including hummingbirds, woodpeckers, and songbirds. Songbird species such as the California towhee (Melospiza melodia), 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).

Eucalyptus trees may provide some habitat value for nesting and roosting raptors. When providing relatively undisturbed space, a relatively continuous canopy cover with native trees, and including some understory, they may provide habitat for other wildlife as well. However, the blue gum trees mapped in 1985 within the East Campus Southern Oak Woodland Habitat area provide relatively little to the habitat value of the oak woodland. Based on an assessment by a avifauna specialist conducted in 2012 (Dudek, 2012) that included several site visits and review of historic aerial photos, the area is considered poor habitat for raptors, nesting birds in general, and other wildlife, due to the high level of human disturbance there, as the trees are immediately adjacent to, and even overhang, the original Humanities Building structure. Also, whether due to allelopathic (toxic) properties of the eucalyptus leaf litter or to the activities of Botta's pocket gophers, virtually no herbaceous layer is present adjacent to the eucalyptus trees. The lack of ground cover limits the value of this habitat for many of the nesting and wintering bird species that occur in the oak woodland, as well as for mammals and reptiles. Finally, the relative isolation of the blue gums from the oak woodland habitat downslope, due to the largely unvegetated slope immediately below the blue gums and the intervening road and retaining walls, further limits the contribution of these trees to the value of the Southern Oak Woodland Habitat for wildlife, including as a movement corridor (Dudek 2012).

A further illustration of the poor habitat value provided by the blue gum row adjacent to the Humanities Building can be made through a comparison with eucalyptus in and adjacent to the West Campus Southern Oak Woodland and Riparian Habitat area. Eucalyptus growing in Arroyo Hondo on the SBCC West Campus form a large stand and include several trees growing within the closed canopy of the oak woodland, so that oaks and eucalyptus form an extensive, continuous woodland with little human disturbance away from the margins. By contrast, the blue gums in the East Campus Southern Oak Woodland Habitat area are relatively isolated and connected to the oak canopy only along a short border at the west end.

This assessment indicates that designation of the row of eucalyptus trees within the 1985 College LRDP/PWP East Campus Sensitive Habitat was arbitrary and not based on a systematic biological assessment. The eucalyptus trees have not been observed by SBCC biologists to support raptor nesting or Monarch butterfly roosting, and represent poor
biological habitat due to their proximity to the Humanities Building and outdoor Art Department activities undertaken since 1975.

The native component of the oak woodland on West Campus is comprised primarily of coast live oak (*Quercus agrifolia*). All oak woodland understory including native shrubs was removed in the winter of 1991 and again in the summer of 1992 by College maintenance crews. The understory of the resulting habitat had been degraded by invasive exotics including: Victorian Box Pittosporum (*Pittosporum undulatum*); *Caesalpinia spp.*; wild radish (*Raphanus sativus*); mustard (*Brassica spp.*); elms (*Ulmus Americana*); unidentified thistle; and periwinkle (*Vinca major*) (SBCC 1996). The habitat had also been subject to herbicide treatments for annual weed eradication associated with City of Santa Barbara Fire Department brush suppression regulations.

The SBCC Oak Woodland and Coastal Bluff Restoration Plan and Management of Sensitive Habitat Areas was developed in 1992 resulting from the 1985 Campus LRDP/PWP East Campus policies calling for native habitat restoration. The boundary of the East Campus restoration area was defined by a group of expert botanists and ecologists, including SBCC Biological Sciences staff and consultants (see see Section 2.1.2, Implementation Efforts). The East Campus Restoration area was drawn to include only areas “where native oaks naturally occur,” and was coincident with the 1985 LRDP East Campus “Oak Scrub Woodland” Sensitive Habitat boundary with one important exception: the row of blue gum eucalyptus trees adjacent and north of the Humanities Building were excluded. The LRDP, however, was not revised to incorporate revisions to the East Campus Sensitive Habitat that eliminated the row of eucalyptus trees adjacent to the Humanities Building.

The LRDP East Campus Southern Oak Woodland Sensitive Habitat Area Map (see Figure 3) is now corrected to eliminate the area of blue gum eucalyptus trees adjacent and north of the Humanities Building. This revision is based on the results of all casual observations and systematic studies completed by professional biologists over the past 40 years indicating that these trees do not contribute to the Southern Oak Woodland Sensitive Habitat values. The revised East Campus Southern Oak Woodland Sensitive Habitat Area Map is indicated on Figure 3.

Beginning in September, 1994, the College implemented an Environmental Enhancement and Mitigation Program (EEMP) that resulted in restoration of the Southern Oak Woodland habitat on East and West Campus. Over the next two years, the Program resulted in the planting of over 1,100 Coast Live Oak seedlings or acorns, as well as native understory shrubs (see Section 2.1.2, Implementation Efforts). The results of this effort have resulted in a substantially enhanced habitat since 1994. The East Campus Southern Oak Woodland Sensitive Habitat is characterized by a combination of native oak woodland and a variety of native plants (and some non-native plants) in the shrub and herbaceous layers, including toyon (*Heteromeles arbutifolia*), lemonade berry (*Rhus integrifolia*), and poison oak (*Toxicodendron diversilobum*). Oaks provide nesting habitat for
some raptor species (e.g., red-shouldered hawk [*Buteo lineatus*] and Cooper's hawk [*Accipiter cooperi*]), as well as for a variety of other birds, including hummingbirds, woodpeckers, and songbirds. Songbird species such as the California towhee (*Melozone 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).

### 2.1.2 Implementation Efforts

Policy 1.1 e) in the 1985 and 1988 LRDP directed the College to initiate a program "to restore the native habitat on the East and West Campus." In 1992, the College engaged the services of Dennis C. Odion and Stephen Stanley to prepare a plan for management of sensitive habitats, including development of specific restoration goals and presented general recommendations on plant materials, exotic eradication and the necessary changes in maintenance procedures for these areas. George W. Girvin Associates, Inc., Landscape Architects, incorporated the recommendations of the Odion Report into conceptual restoration maps for each habitat type (Oak Woodland and Coastal Bluff Restoration Plan and Management of Sensitive Habitat Areas, 1993).

As discussed previously, based on the Oak Woodland and Coastal Bluff Restoration Plan (OW/CRP) the Foundation for SBCC in 1993 and 1994 applied to the EEM Grant Program, administered by the Resources Agency of California and the California Transportation Commission, for funding to initiate the implementation of the Restoration Plan. In August of 1994, and again in December 1995, the Foundation received approval for funding. The College appointed a Restoration Committee in 1994 to develop the methodology for restoration activities, to coordinate the logistics of implementation, and oversee the ongoing restoration activities such as planting, construction, monitoring and adherence to modified maintenance procedures.

In 1994 the College hired a Restoration Project Manager, Allyson Biskner, who coordinated and implemented the OW/CRP for all campus habitat areas over a four-year period. Two reports, for the 1994-1996 and 1996-1998 Grant Periods were prepared by Ms. Biskner and are on file with the College. The following was accomplished during this time period:

- **Planting.** The planting of approximately 6,000 endemic native plants in sensitive habitat areas by volunteer and California Conservation Corp efforts; the localized collection of acorns and the planting of 1,100 Coast Live Oak seedlings or acorns; and the planting of 875 plants in various habitat settings at Chumash Point Ethnobotanical Preserve.
• **Removal of Exotics and Invasive Species.** The restoration of a degraded riparian zone within the east campus oak woodland, including the removal of approximately 48 large *Eucalyptus globulus* (blue gum) on West Campus; continued removal of other exotic invasives such as ice plant (East and West Campus Bluffs and Chumash Point), non-native elms (Northeast corner of East Campus), and thistles, mustard, wild radish throughout the area.

• **Integration of Restoration Efforts into College Curricula.** Teaching of eight consecutive semesters of new restoration curriculum within the Biological Sciences program in addition to existing Environmental Horticulture curriculum; the creation of two new restoration demonstration gardens for interpretative purposes—one on each side of the campus.

• **Long-Term Protection of Restoration Areas.** Revision of a Long-Term Management Guide for the Grounds Department to prevent unintended removal, during grounds maintenance, of native vegetation in restoration areas. Installation of approximately 3,450 linear feet of aesthetically pleasing and functional fencing to delineate the project edges and reduce destructive access to these areas.

• **Stabilizing Bluff Erosion.** To address the significant ongoing problem of bluff erosion along the Colleges Bluffs, which is preventing restoration of the entire area with Coastal Sage Shrub plantings, the College completed a slope retreat study and geologic report on these particularly erosive areas (Preliminary Slope Erosion Evaluation, Hoover & Associates, Inc., April 29, 1998).

• **Additional Biological Surveys.** Completion of a Monarch Butterfly Survey for the West Campus oak woodland.

• **Monitoring.** Installation of 35 permanent vegetation transects in various restoration areas, and the collection of baseline data; integration of GPS for long-term monitoring and up-to-date as-built information to maintain accurate topographic information for the campus development of current and accurate topographical information for the entire campus.

• **Public Involvement.** The involvement of over 100 students and community volunteers assisting with the implementation of this project.

In 2002, the College hired Science Applications International Corporation (SAIC) to prepare a maintenance plan for the drainage channel, prepare California Environmental Quality Act (CEQA) documentation, and obtain permits for implementation of the maintenance plan. A mitigated negative declaration (MND) was completed in October
2002 and certified in November 2002. The maintenance plan includes an initial clearing of vegetation and sediment from the channel, removal of invasive non-native plant species from the east bank, and planting of native species for bank stabilization and habitat enhancement on both sides of the drainage. The channel is to be kept clear of vegetation through annual inspections and hand clearing. The east and west bank restoration is to be monitored and maintained (e.g., weed control and watering) until the native plants are established.

2.1.3 Restoration Goals

The following are the restoration goals from the 1993 Oak Woodland and Coastal Bluff Restoration Plan (OW/CBRP). Restoration goals for the riparian area along the drainage channel are the same as for the OW/CBRP, except that regular clearing of plant growth from within the channel is needed to prevent flooding.

In order to improve the diversity and abundance of the habitat within the mapped sensitive habitat areas on the West and East Campuses of City College, implement the following measures:

1. Remove exotic species, including *Eucalyptus*, *Fraxinus*, and *Carponbrotus* species.
2. Replant degraded areas with appropriate native species as set forth in the general recommendations. Use remaining pockets of native coastal bluff scrub on the western end of West Campus, and Oak Woodland at the upper northern end of the West Campus (Arroyo Hondo) as models for replanting and final plant structure, cover and mix in the re-established habitat.
3. Suppress the Emergence of exotic species. Each year, at minimum, the College should systematically remove exotics that have become established in the habitat areas.
4. Modify present maintenance procedures to prevent clearance of native species within the mapped habitat areas.
5. Implement a long-term habitat-monitoring program as part of the College curriculum to ensure the successful restoration of these valuable native habitat areas.

Based on the original OW/CBRP restoration goals, the Campus Restoration developed the following revised and expanded set of restoration goals:

1. Educate the public and college community about restoration.
   - Introduce the public and college community to the ecological and economic benefits of restoration;
• Inform the public how restoration differs from traditional landscape; installation and care;
• Present importance of success evaluations and long-term monitoring needs;
• Present the issue of competition from non-native invasives;
• Allow the community to understand various restoration activities thereby reducing potential for vandalism and public relations problems.

2. Develop ecologically appropriate restoration goals that are realistic within the urban interface.
   • Consider adjacent land use.
   • Consider homeless population and impact on restoration attempts.
   • Consider Campus Safety concerns.
   • Consider City Fire regulations.

3. Identify and remove exotic non-native species. Begin eradication with most invasive exotics.

Exotics identified include Blue Gum Eucalyptus (Eucalyptus globulus), Ice Plant (Carpobrotus spp), Castor Bean (Ricinus communis), Fennel (Foeniculum vulgare), Mustard (Brassica spp), Wild Radish (Raphanus sativus), Cheeseweed (Malva spp), Victorian Box pittosporum (Pittosporum undulatum), Caesalpinia, vinca (Vinca major), unidentified thistle, American elm (Ulmus americana).

4. Suppress and inhibit the emergence of exotic non-native species. Each year at a minimum the College should systematically remove exotics established in or adjacent to the habitat areas. Mulching (with wood chips/shredded material) should occur regularly on bare soil areas to reduce weed growth.

5. Modify present/historic maintenance procedures to prevent clearance and incorrect pruning practices of native species within the mapped habitat areas, and develop fuel management activities appropriate for SBCC ’s restoration goals and within City Fire Department guidelines.

6. Work with City Fire Department to develop a fuel management program appropriate for both City requirements and urban restoration needs.

7. Provide supplemental training for Grounds Department to familiarize crew with restoration procedures and methods, activities and goals.

8. Implement a long-term habitat-monitoring program as part of the College curriculum to ensure the successful restoration of these valuable native habitat areas.
9. Implement a long-term community volunteer stewardship program to assist with monitoring and specified maintenance activities.

10. Establish responsibilities for a Land Manager for sensitive habitat areas, with intent to establish a permanent position when funding is available. Land Manager would coordinate volunteers, oversee project areas, work cooperatively with Restoration Committee and Grounds Department, and carry out goals of restoration after implementation phase completed.
FIGURE 2 - SENSITIVE HABITATS MAP - WEST CAMPUS
FIGURE 3 - SENSITIVE HABITATS MAP - EAST CAMPUS
2.1.4 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.

b. Development will be located no closer than 50 feet to the Arroyo Honda Oak and Riparian Habitat. The 50-foot buffer shall be planted with drought tolerant groundcover that is best-suited for and controlling erosion of the West Campus soils. If no feasible alternative exists, a road/firelane may be allowed within the 50 foot buffer adjacent to parking lot 4 A, provided that it is located no closer than the dripline of the habitat and its impacts are mitigated. A qualified biologist will be consulted on road siting and mitigations.

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.

d. Diversion of run-off from top structures into drainage systems designed to eliminate sheet or gully erosion on the terrace bluff or Arroyo Honda areas.
Design drainage systems to maintain the natural drainage patterns of established vegetated areas of these two areas.

e. The College will continue to implement the Oak Woodland and Coastal Bluff Restoration Plan (1993) which is designed to restore the native habitat on the East and West Campus of the College. Continue implementation of the Plan in consultation with the Campus biology department. Consistent with the 1971 Raptor Act, restoration of habitat areas containing blue gum will be conducted outside of the raptor nesting season and dead blue gum trees will be left in order to provide continued raptor nesting habitat. Restoration activities will also be conducted outside of the period of monarch butterfly activity.

f. The College will implement the 2003 Creek Maintenance Plan which includes restoration of the east bank (Creek Maintenance Restoration Plan, 2003).

g. Development on campus shall be designed and located in a manner to avoid adverse impacts to oak trees to the maximum extent feasible. In the event that adverse impacts may not be avoided, then mitigation for the removal of an oak tree shall be required on a 10 to 1 basis using native plant species that have been obtained from local genetic stock as close to the mitigation site as possible. The plantings shall be completed within the campus consistent with an oak tree mitigation plan, prepared by a qualified environmental resource specialist. The plan shall specify the preferable time of the year to carry out the plantings and describe supplemental watering requirements that will be necessary, including an irrigation plan. The plan shall also specify performance standards to judge the success of the restoration effort. Implementation of the restoration plan shall commence within ninety (90) days of the occupancy of any new development. The mitigation plan shall provide ninety-five percent (95%) oak tree survival success within ten (10) years and shall be repeated, if necessary, to provide such success as part of a monitoring program. 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. [Added 4-10-07]

h. To ensure that on-site oak trees on the East Campus slope are protected during grading and construction activities, protective barrier fencing shall be installed around the drip line of all oak trees in the vicinity of the proposed project during construction operations. In addition, no permanent irrigation is permitted within the protected zone (5 feet beyond dripline or 15 feet from any oak tree trunk, whichever is greater) of any on-site oak trees and landscaping within the oak tree protected zones shall be limited to native oak tree compatible understory plant species.
Prior to commencement of construction, the permittee shall retain the services of a biological consultant or arborist with appropriate qualifications acceptable to the Executive Director of the California Coastal Commission. The biological consultant or arborist shall be present on site during grading and construction activities. The biological consultant or arborist shall immediately notify the Executive Director if unpermitted activities occur or if oak trees are removed or impacted beyond the scope of the work allowed by Notice of Impending Development No. 1-2007. This biological consultant or arborist shall have the authority to require the permittee to cease work should any breach in permit compliance occur, or if any unforeseen sensitive habitat issues arise to identify a resolution subject to the review and approval of the Executive Director of the California Coastal Commission. [Added 4-10-07]

i. An arborist or specialist in native tree care shall inspect the SoMA Building utility trench excavated within the vicinity of the existing oak tree upon completion. The specialist shall treat observed oak tree roots as needed to ensure that the roots heal properly. [Added 12-13-07]

2.1.5 Consistency with the Coastal Act

Consistent with Sections 30231 and 30240 of the Coastal Act, the above polices and implementing actions will prevent significant disruptions of the sensitive habitats on West and East Campus and protect and maintain the biological productivity and water quality of Arroyo Honda. The appropriate siting of new buildings a sufficient distance from these habitats, the routing of surface flows away from the bluff face, fencing to prevent harmful access and the ongoing restoration of these habitats will prevent significant impacts and ensure their long-term protection.

2.2 GEOLOGY AND SOILS

2.2.1 Geologic Units

The College campus is underlain by six geologic units: the Sespe Formation, Monterey Formation, Santa Barbara Formation, Older Alluvium, Alluvium, and Beach Sand. Most of the campus is directly underlain by Older Alluvium, which is Pleistocene-age alluvium. This geologic unit consists of interbedded sand, silt, and abundant cobbles, with occasional boulder size detritus, that is characteristically poorly cemented and poorly sorted. In addition, artificial fill materials have been observed near the slopes on the West Campus and at the top of the slope adjacent to the Los Baños Bathhouse and the Santa Barbara Harbor parking lot. The fill material appears to have been derived from chipped landscape waste materials and eroded earth materials (storm debris), and is generally
poorly compacted. The older Alluvium and artificial fill deposits are in turn underlain by older sedimentary bedrock units including the Sespe, Monterey, and Santa Barbara Formations (Hoover & Associates, Inc., 1998).

2.2.2 Geologic Structure

The College is located within the Transverse Range Geologic Province. The province is locally dominated by the east-west-trending Santa Ynez Mountain Range, which extends continuously from Point Arguello eastward for approximately 75 miles into Ventura County. A series of faults and folds parallel the Santa Ynez Range and extend south into the Santa Barbara Channel.

The College overlies a portion of a block of Quaternary and Tertiary sediments that have been elevated relative to sea level by tectonic movement on the Mesa Fault and related geologic structures. The Mesa Fault is located within 1 mile north of campus. It is one of several east-west trending geologic structures that characterize the Transverse Range Province. This fault is the most recently active of seven major faults in the Santa Barbara area (City of Santa Barbara 1981). Faults have been mapped on other portions of the Mesa that trend near or toward the Campus. The existence of these faults on the Campus is unconfirmed. An unnamed fault has been mapped at the west end of the bluff south of the Garvin Theatre, as shown on Figure 3.0-1 (Hoover and Associates 1998).

2.2.3 Seismicity

Santa Barbara has an established history of high regional seismicity. Three significant earthquakes have occurred in recent history. A Richter magnitude 6.3 earthquake in 1925 resulted in substantial property damage and loss of life. Magnitude 6.4 and 5.6 earthquakes in 1941 and 1978, respectively, caused less destruction, but had a substantial effect on property and residents within the city (City of Santa Barbara 1981).

Prior to 1925, very large earthquakes generated on faults approximately 40 miles from the city affected the Santa Barbara area. The 1812 (magnitude 7+) and 1857 (magnitude 8+) earthquakes, centered in the Santa Barbara Channel and near Fort Tejon, respectively, would have resulted in major damage had there been a larger population and urban center present at this time (City of Santa Barbara 1981). More recently, the Northridge earthquake (magnitude 6.7) in 1994, centered approximately 70 miles southeast of Santa Barbara, was widely felt and caused some damage, primarily due to the extended loss of electricity.

2.2.4 Topography

The College is situated on top of a bluff that slopes on the southern, eastern, and northern boundaries. Slopes along the campus boundary vary widely, ranging from 6 to 100 percent. The steepest slope is located at the southeastern corner of the College facing the harbor. The slope was cut at an angle of 1:1 (100 percent slope) approximately 50 years
ago to accommodate the extension of Shoreline Drive near the Los Baños Bathhouse (Hoover and Associates 1998).

2.2.5 Rate of Bluff Retreat for West Campus

The average annual rate of bluff retreat for the West Campus bluff is estimated to vary between 0 and 0.5 feet (Hoover and Associates 1998). Due to the elimination of direct wave attack on the bluff by the construction of Santa Barbara Harbor, this rate of retreat is less than the documented rate for other coastal bluffs in the south coast. Other physical processes such as erosion from surface runoff, weakening of the bluff face from bluff seeps (irrigation fed) and chemical breakdown of soils from salt crystallization continue to erode the bluffs on both West and East campus.

2.2.6 Slope Hazard - Soils and Surface/Subsurface Water

The main campus has four areas of potential slope hazard, which were assessed by Hoover and Associates, Inc., (1998):

- West Campus Bluffs above Shoreline Drive and the south end of Loma Alta Drive;
- East Campus Bluffs immediately above Shoreline Drive and west end of the La Playa playing field;
- Pershing Park Slope on northeast side of East Campus;
- Cliff Drive Slope along the northwest side of East Campus

The degree of hazard present at each of these four slope areas is dependent on a variety of factors, including soil types, whether bedding planes daylight at the bluff face, steepness of the slope, presence of seeps at the bluff face, and the quantity of surface water that flows over the bluff edge and face.

Five soil types are present on the main campus, including 3 from the Concepcion series. The erosion rate for these soils is rated from slight to very high depending on soil structure and steepness of slope.

West Campus Bluff

The moderately to heavily incised West Campus bluff face is comprised of an erodable Concepcion soil (CgC) that is characterized as having "low cohesion." Slopes along the bluff range from 25 percent to 80 percent. Due to the rate of erosion, vegetation has had difficulty re-establishing on the bluff face, principally along the steeper eastern portion of the bluff.

Drainage on the West Campus is generally toward Shoreline Drive, although some runoff is directed toward Loma Alta Drive. Bluff-top drainage in this area is generally
satisfactory (i.e., away from the top of the slope). Previous events of over-watering of the activity field area above the bluff has increased bluff seeps and subsequent sloughing of those portions of the bluff face along its steeper eastern end. Overall, erosion of the bluff has resulted primarily from a combination of rainfall, erosive soils, the steepness of the slope, and burrowing animals (Hoover and Associates, Inc., 1998).

Hoover and Associates recommended constructing a wall at the toe of the bluff slope in order to allow the slope to attain a more stable angle of repose and planting of vegetation to reduce direct rainfall "attack" on the bluff face. The College has replanted the less steep western portion of the West Campus Bluff with native Coastal Sage Scrub species as required by LRDP restoration policy B1.e. The College will continue to investigate ways to successfully initiate plantings on the steeper, highly eroded western portion of the West Campus bluff.

East Campus Bluffs

The East Campus bluff extends eastward from Del Playa Stadium to Shoreline Drive and then northward and parallel to Shoreline Drive to Chumash Point, which overlooks Pershing Park. Portions of the bluff contain some of the least stable Campus slopes. The bluff is comprised of a highly erodible soil of the Concepcion Series (CgE2) and has steep slopes ranging from 50 percent to 100 percent. The underlying geologic unit is the weakly cemented Santa Barbara Formation whose bedding plains slope towards and "daylight" at the bluff face. Several seeps are present at the bluff face and surface water can flow over the bluff top and down the bluff face along several portions of the bluff's length. Additionally, disposal of landscape clippings and other debris at the bluff top combined with maintenance clearing of the slope has contributed to the significant instability of this slope. During wet weather periods, the movement of eroded and unstable sediment from this slope onto Shoreline Drive is common.

Hoover and Associates recommended installing drainage controls to prevent surface water flows over the bluff top; discontinuing dumping of landscape cuttings and other debris on the slope; and further investigation into overall slope stability. Re-establishment of native Coastal Sage Scrub vegetation would also improve stability of the slope by reducing direct rainfall attack and resulting erosion. Native revegetation can only occur if maintenance clearing is discontinued.

Pershing Park Slope

The Pershing Park Slope extends west from Chumash Point and then northwest to Cliff Drive. Though the slope soils consist of highly erodible Concepcion soil, (CgE2) slope erosion is minimal due to a mature, dense cover of Coast Live Oaks. The slope angle ranges between 50 percent and 66 percent. The bedded sandstone of the Sespe formation underlies the slope.
This slope is the most stable on Campus and has been the focus of restoration efforts, including eradication of invasives, extensive replanting and fencing to control erosive foot traffic over the bluff.

**Cliff Drive Slope**

The Cliff Drive Slope is also comprised of the highly erodible CgE2 Concepcion Series soil and has a slope of 66 percent. Erosion occurs along the slope face at several places due to lack of vegetation, direct rainfall attack on the slope, burrowing animals and the steepness of the slope. Hoover and Associates recommends replanting of the slope with deep rooted landscaping that provides canopy protection and construction of a debris wall at the toe of the slope.

In order to ensure stability and structural integrity and neither create nor contribute significantly to erosion, geologic instability, nor create the need for substantial alteration of sensitive habitat areas on the College Campus, the following policies and development review standards are provided.

### 2.2.7 POLICIES

**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.**

**Soils:**

a. Prior to the siting and structural design of any facility on either East or West Campus, soils analysis, including boring samples will be undertaken by a qualified soils engineer. Based upon the results of the analyses, the soils engineer will prepare a report with recommendations for designing building foundations and minimizing soil erosion both during and after construction.

If construction is to occur over the rainy season, the report shall also identify temporary erosion control measures such as berms and appropriate locating of and covering of stockpiled soils to minimize erosion of and from the site. Incorporate silt traps in all new drainage system grates. Develop a maintenance plan to regularly clean these traps. Ensure that no vegetation cuttings or cleaning chemicals are placed in the drains.

Post-construction maintenance will include the provision of positive drainage systems following, to the extent possible, the natural drainage patterns of the Campus.
The recommendations of the soils engineering report will be incorporated into the design, construction and post-construction site maintenance of projects.

**Revegetation for Erosion Control:**

**b.** Revegetation (landscaping) of the project site will be accomplished according to a landscape plan relying on drought tolerant vegetation to hold soils in place. The plan will be prepared by a licensed landscape architect with professional experience in drought-tolerant material landscaping (the Plan and its implementation will be done in accordance with the recommendations contained in Technical Appendix). The proposed Plan will be reviewed by a qualified botanist. The Plan will be prepared and approved concurrently with the construction drawings and its implementation will begin at the earliest practical point of project construction.

**Geologic Stability**

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. Complete a fault investigation in association with the possible unnamed fault identified in the west end of the West Campus bluff to determine whether the fault is active, potentially active, or inactive; or whether no fault actually exists. If a fault is identified, set back the structure a sufficient distance to minimize potential surface fault rupture to less than significant.

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.

**2.2.7.1 Development Standards**

**GEO 1** The applicant shall submit proof of exemption or a copy of the Notice of Intent to obtain coverage under the Construction General Permit of the National Pollutant Discharge Elimination System issued by the California Regional Water Quality Control Board.

**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.

2.2.8 Consistency with the Coastal Act

With the exception of erosion features on the seaward bluffs and the Cliff Drive bluff, the proposed building sites on the East and West Campus site do not propose potentially significant erosion or geologic hazards. However, because of the region's seismic potential, the erodability of the site's soils, and because of the existence of erosion of adjoining bluff areas, PRC Section 30253 is a relevant coastal issue. The Plan policies regarding soils analysis, seismic analysis, structural design, positive drainage, building siting and revegetation with native plant materials for erosion control will provide for consistency with the requirements of PRC Section 30253.

2.3 PUBLIC ACCESSWAYS AND VISTAS

Though not directly on the beach the City College Campus does afford a unique coastal experience. The sweeping views of the Santa Barbara Channel, Islands and the harbor and beaches downcoast from both the West and East Campus are exceptional.

After certification of the 1985 LRDP, the College embarked on implementation of a coastal access program on campus which is depicted in figure 4. This has included:

- Construction of Public Vista Points on East (2) and West Campus (1)
- Installation of benches, landscaping and walkways to Vista Points
- Installation of signs noting availability of coastal access
- Construction of a 10 foot wide bikeway around the perimeter of East Campus
- Bluff top walkway on West Campus

These facilities allow the public to use the Campus for walking, jogging and sightseeing in addition to providing access to Leadbetter Beach and the Harbor area. The LRDP Land
Use Map identifies these routes and the vista points. The principal areas for ocean vistas are above the bluff on the West and East Campuses. The northeast corner of the East Campus provides unobstructed views of the Santa Ynez Mountains above Santa Barbara.

The Campus is open to passive use by the public; however, public parking is restricted during the week. There are no such restrictions on the weekends. Overnight parking is prohibited.

Vis 1 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 signs will continue to designate the access and vista locations to the public, including statements on parking restriction signs clearly indicating that public parking on campus-owned lots is not restricted on weekends and school holidays. Additionally, the College will undertake the following action:

- Prior to the occupation of the Multidisciplinary Classroom Building the College will enhance its existing public access network of pathways and vista points by incorporating additional public access pathways and access facilities south of the building to enhance the views of the Pacific Ocean (e.g., picnic tables, benches, etc.).

2.4 ARCHAEOLOGICAL RESOURCES

2.4.1 Prehistoric Background
At present, both the east and west campuses of SBCC contain historic and prehistoric cultural sites of importance, as well as unimportant accumulations, and scattering of materials which have been identified as imported from other portions of the property; these were deposited during major grading and construction activities of the past.

Prehistoric Coastal Indians were the first known inhabitants of the campus site. Two cultural sites presently identifiable on the east campus (CA-SBa-30 and CA-SBA-31), were part of the historic Canaliño Village of Mispu. A dense bed of camp refuse and cemetery areas along the bluffs and in the area of the Life Science/Geology Building, deposits in the area of the East Campus parking lot above Cliff Drive, an area of flakes and shell on the west campus bluff (SBCC-1), all attest to the extensive prehistoric occupation of the campus.
2.4.2 Historic Background

Historic use of the campus area began when the Spanish constructed a gun battery at Punta del Castillo sometime between 1796 and 1829. The presence of this "Castillo" provided the name for Point Castillo. Erosion and the later construction of Cabrillo Blvd, La Playa Stadium and the harbor destroyed the location of the gun emplacement, which was quite extensive.

In the 1870's Thomas B. Diblee began the construction of his Estate on the site. It was named Punta del Castillo. A well was dug, slopes terraced, orchards and vineyards planted, and a massive U-shaped stone wall constructed to create the platform for the mansion to come. The cornerstone for the mansion was laid in 1882 and the mansion completed in 1886. Thomas Diblee died in 1895. His wife sold the estate to Fredrick Leadbetter, who lived there until the earthquake of 1925 severely damaged the mansion. The building was razed in 1932 to make way for the construction of the Santa Barbara State Teacher's College. Stones from the Diblee mansion are in the retaining walls along Cliff Drive and the slopes above Pershing Park (SBCC-2).

During the 1920's through the 40's various construction projects cut back the bluffs from the shoreline and removed substantial portions of the prehistoric sites on the bluffs. Campus construction during the 60's proceeded at a rapid pace. The construction activities of the Spanish, Diblee and College era into the 1970's proceeded with little regard to the prehistoric resources on the site. In the 1970's, the area of the West Campus, then privately owned, was extensively graded in preparation for a subdivision and housing development. The college, recognizing the need for additional lands to expand the campus purchased the site prior to its development. Very little of the west campus site is not severely impacted from past grading. Intact areas are limited to the slope of Honda Canyon and the edge of the bluff overlooking Shoreline Drive.

The requirements of the 1976 California Coastal Act, relative to the protection of archaeological resources, as well as an increasing awareness on the part of the general population and the academic community, require that the remaining cultural resources on the campus be protected from destruction.
FIGURE 4 - SBCC PUBLIC ACCESS MAP
2.4.3 Archaeological Sensitivity Map

An archaeological Sensitivity Map is on file at the College. The map is not available to the general public, as the information is specific as to the locations and contents of specific cultural resources, which must be preserved. The map depicts the sites and identifies their levels of sensitivity. Recommendations to protect resources are more or less rigorous, according to their levels of sensitivity. The sensitivity zone boundaries are defined by the surface indications of the cultural materials.

*High Sensitivity Zone*

The high sensitivity zone includes locations of known intact archaeological deposits relating to CA-SBA-30 and CA-SBA-31, those areas where intact deposits may still exist. Any development activity or other actions relating to soil disturbance in these areas may cause serious impacts to the resource. This includes modifications to the edge of the bluff for erosion control or stabilization. Avoidance of impacts within this zone is always the preferred alternative. If impacts are unavoidable, then a Phase II investigation to determine the integrity and significance of the site is necessary. This should be followed by a Phase II mitigation when warranted.

*Moderate Sensitivity Zone*

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 also 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 that 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.

*Low Sensitivity Zones*

Low sensitivity zones are areas without surface evidence and with a history of substantial grading. This includes evidence of documented redeposited material. This zone overlays the majority of the West Campus and the northern portion of the East Campus. In the event that historic or prehistoric cultural materials are encountered during earth moving activities in this zone, a qualified archaeologist and a Native American monitor should be retained to evaluate and assess these resources, and make recommendations for appropriate mitigations.
The following policies, criteria and actions are intended to enable the college administration to incorporate these resources into campus facilities planning process and either avoid them altogether, or mitigate the impacts to acceptable levels.

2.4.4 LRDP Development

The proposed LRDP development is located in low sensitivity zones except for the Multidisciplinary Classroom located on West Campus. The Multidisciplinary Classroom building is located in an area of moderate to high archaeological sensitivity. Construction of the subterranean first floor would require excavation in this sensitive area and could result in potential impacts. As required by the policies below, the College will conduct additional Phase 1 analysis and, if necessary a Phase 2 analysis in order to determine the significance of archaeological resources present. If it is determined that significant resources are present and avoidance is not feasible then a Phase 3 data recovery excavation will be conducted in order to reduce impacts to less than significant.

2.4.5 POLICIES

Arch 1 In matters relating to the mitigation of project impacts upon Native American cultural resources, a City qualified archaeologist should be retained, who shall perform the appropriate and required procedures under CEQA and the Archaeological Resources Protection Act and implementing regulations (43CFR Part 7), CEQA Section 15064.5 and Public Resources Code Section 5097.98. [Revised April 2000]

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 3 Where avoidance and in-situ preservation is not feasible, Phase 3 data recovery through the removal and analysis of artifacts, supplemented by appropriate ethnohistoric or historic studies shall be undertaken to mitigate adverse impacts from construction to less than significant.

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.

2.4.6 Consistency with the Coastal Act

Consistent with section 30244 of the 1991 Coastal Act, the above measures ensure that future proposed development, including the Multidisciplinary Building, will avoid disturbance to the archaeological resources or mitigate such impacts, when avoidance is infeasible, by conducting a Phase 2 and, if necessary a Phase 3 analysis.

2.5 VISUAL RESOURCES

2.5.1 Summary of Visual Impacts

Because the majority of existing development on East and West Campus is set sufficiently back from steep coastal bluffs, it is not highly visible from Leadbetter Beach and Shoreline Drive. New buildings proposed under this amended LRDP for East Campus will not affect the existing viewshed from adjoining public roads and recreational areas because they are located over 700 feet from the existing bluff top (General Classrooms/Offices and High Technology Building). Other proposed LRDP developments on East Campus involve remodels primarily within the existing footprint of the Life Science Building1 and Gymnasium and will not involve additional visual intrusions into the public viewshed.

The proposed SoMA building would be a total of three floors, but only two of these would be visible above ground. The height of the structure above ground level would be generally 35 feet, and two projections allowing roof maintenance access extending to 44 feet. Additionally, the redesigned SoMA building footprint is set back approximately 50 feet from the Eastern Campus mesa edge. The only public views affected by the structure would remain from Pershing Park, from where only the two projections extending to 44 feet would be visible. Due to the expanded setback from the East Campus bluff edge, only approximately the top 5 feet of the structure’s projections would be visible from the Pershing Park area closest to Castillo Street. Although the SoMA Building would

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1 A 1500 square foot bathroom would be added to the Life Science Building
introduce additional structural massing in the background of the Pershing Park view
corridor, it would be substantially obscured by the oak woodland vegetation, and would
appear in the background of the vista. [Added 12-13-07]

2.5.2 West Campus
The proposed Multidisciplinary Building on West Campus will be within the public
viewshed and will have potential impacts. The following discussion deals specifically
with West Campus. [Revised 12-13-07]

Viewed from the public beach area (Leadbetter Beach) and Shoreline Drive, the existing
development on West Campus, with the exception of the Garvin Theatre, is not clearly
visible from adjacent public beach and park areas. The predominant view of the bluff
from these areas is of an undeveloped historic ocean bluff sandwiched between the City’s
La Playa athletic stadium on the east and a high-density residential complex on the west.
The stadium and apartments are carved into the face of the bluff and are predominant
features.

The existing undeveloped bluff-face is severely eroded in portions due to a combination of
erosive soils, previously uncontrolled surface flow over the bluff top and face, and lack of
vegetative cover drainage.2 Section 2.3, Geology, discusses geology and soils of this bluff
area and recommended erosion control measures.

Directly seaward of the Garvin Theatre the bluff slope is shallow and long (between 175 to
250 feet from toe to top), so that the theater is visible from adjacent public beach and park
areas. The theater is approximately 125 feet from the bluff top and is visible from the
public turf area and beach areas across Shoreline Drive at Leadbetter Beach, and also from
the eastern end of Shoreline Park, which lies just upcoast on the same coastal bluff as the
West Campus. The two-story West Campus Library is difficult to see from these public
beach areas due to an even greater setback from the bluff top (setback varying between
250 and 300 feet).

The proposed Multidisciplinary Classrooms building will be located approximately 50
feet southwest of the Garvin Theatre in the existing open grassy area above the bluff. This
location will make the structure visible from adjoining public roads and recreational areas.
To minimize the visual impacts of this building, the first floor of this two-story structure
would be below grade with the maximum height of the structure not exceeding 18 feet
above the existing grade.

The College will protect and maintain both the visual character of the waterfront and
adjacent beach areas, as well as that of the Campus, by applying the following policies
and development review standards for any future bluff top development on West and

---

2 Partially caused by massive 1972 grading of the West Campus property for residential development prior
to its purchase by the College.
East Campus which would be visible from the public beach, waterfront areas, and recreational areas:

2.5.3 POLICIES

Vis 1 The scenic and visual qualities of the beach and shoreline area are considered a resource of public importance. Development will be sited and designed to be visually compatible with the character of the surrounding area through application of the following:

a. Prior to the preparation of a site plan for bluff top development, a visual analysis of the bluff top as it is seen from the beach area (Leadbetter Beach and parking lots) will be undertaken. The objective of the analysis would be to determine where on the bluff top, and at what scale, buildings could be placed to avoid or minimize their visibility from the beach area. Site Plans will incorporate the determinations of the visual analysis. Maximum height will be two stories, except that three-story buildings are permitted along the slope of the Arroyo Honda when the ground floor is wholly or partially subterranean and the maximum building height does not exceed 40 feet above average finished grade.

b. Alternative design concepts including the following, will be considered: individual unattached structures placed apart from each other at varying distances from the bluff top with open areas between them.

c. The College will provide the City's Architectural Board of Review with opportunity for non-binding review and comment on new building and landscape plans for the Campus prior to the Notice of Impending Development to the Coastal Commission. ABR comments will be considered in the final plan design.

d. In conjunction with developments which would impact the bluff face, eliminate the poor drainage conditions on West Campus which result in the erosion of the bluff.

[Added 12-13-07]

Vis 2 The SoMA Building façade shall incorporate surface treatments. Surface treatments shall emphasize the use of earth tones. Metal surfaces, including window casings and interior shades, shall be color-treated, so that they do not reflect sunlight and create glare. Non-glare glass shall be used. Colors of cement or plaster surfaces shall be muted. Mission roof tiles shall emphasize a brown rather than reddish hue.
2.5.4 Consistency with the Coastal Act

The above policies will minimize the visibility of West Campus development by optimizing the use of natural features to hide structures and scaling the development to be visually compatible with the area by limiting heights to two stories. In relation to adjacent developments to either the immediate east or west, the implementation of such design mitigations will reduce visual impacts to an insignificant level. Such policies and development standards are consistent with the requirements of PRC Section 30251.

2.6 TRANSPORTATION AND PARKING

2.6.1 TRANSPORTATION SYSTEM

The local and regional transportation system that serves the Campus is made up of the highway and street network, on and off-street bicycle lanes and paths, transit facilities and stations, parking lots, and the modes of travel that operate over the system (private autos, public transit, bicycles, pedestrian movement).

Street Network Serving the SBCC Campus

The SBCC main campus is located just northwest of the Santa Barbara Harbor within the waterfront area of the City of Santa Barbara.

Regional access to SBCC Campus is provided by U.S. Highway 101, which traverses Santa Barbara just to the north and east of the campus. Cliff Drive, Loma Alta Drive, Shoreline Drive, and Castillo Street provide local street access to the campus parking areas. Figure 5 shows the local street network that would serve SBCC and the following text describes the major components of the network.

U.S. Highway 101, located north of the project site, is a multi-lane freeway with full access control through Santa Barbara. Within the Campus area, U.S. 101 is six lanes wide and narrows to 4 lanes east of Milpas Street. U.S. 101 serves the Pacific Coast between Los Angeles and the state of Washington, connecting Santa Barbara with San Luis Obispo to the north and Ventura to the south. This route provides the primary connection between the cities in Santa Barbara County, including Santa Barbara, Goleta, Carpinteria, and Santa Maria. Primary access between SBCC and U.S. 101 is provided via the Castillo Street interchange, with additional access provided at the Carrillo Street and Garden Street interchanges.

Cliff Drive, located along the northern boundary of the campus, is a four-lane arterial connecting Las Positas Road with Castillo Street. Cliff Drive becomes Montecito Street just
east of Castillo Street. Within the project area, the intersections of Cliff Drive with Loma Alta Drive, Rancheria Street and Castillo Street are signalized.

FIGURE 5 - EXISTING STREET NETWORK
Shoreline Drive is located immediately south of the Campus between the Campus and Leadbetter beach on the Pacific Shoreline. Shoreline Drive extends as a two-lane roadway from Cliff Drive to a point west of the campus, where it makes a transition to four lanes to Castillo Street. East of Castillo Street, Shoreline Drive becomes Cabrillo Boulevard and provides four lanes to U.S. 101. Cabrillo Street provides primary access to the recreation areas along the coastline, including the Santa Barbara Harbor and Stearns Wharf. Signalized intersections are located on Shoreline Drive at Cliff Drive, Loma Alta Drive, the Santa Barbara Harbor, and at Castillo Street. The intersections of Cabrillo Boulevard at State Street and at Garden Street are signalized.

Loma Alta Drive is a public street which bisects the East and West SBCC campus between Shoreline Drive and Cliff Drive. North of Cliff Drive, it continues as a two-lane roadway south of and parallel to U.S. 101 to San Andres Street. Its intersections with Shoreline Drive and Cliff Drive are signalized.

Castillo Street, located east of SBCC, connects Cabrillo Boulevard with U.S. 101. Two lanes are provided between Cabrillo Boulevard and Montecito Street and four lanes are provided between Montecito Street and U.S. 101. North of Haley Street, Castillo Street is a two-lane roadway parallel to U.S. 101. The Castillo Street intersections with Cabrillo Boulevard, Montecito Street, and the U.S. 101 ramps (NB and SB) are signalized.

Garden Street is a north-south roadway with four lanes between U.S. 101 and Cabrillo Boulevard. Signalized intersections are provided at the Garden Street intersections with Cabrillo Boulevard, Yanonali Street and the U.S. 101 ramps.

State Street is also a north-south roadway with four lanes south of U.S. 101. It provides a connection between Cabrillo Boulevard and Carrillo Street. State Street continues northeasterly through the City and connects with Hollister Avenue in the northwestern part of the City.

Roadway Operations

Existing average daily traffic (ADT) volumes (as of March 1999) for the key street segments are shown in Figures 6 and 7. The Figures illustrates the existing ADT volumes for the key roadways serving the Campus. Surface streets adjacent to the campus currently operate at LOS C or better. U.S. 101 currently operates at LOS D from Castillo to Carrillo during the peak hour periods and LOS D-E west of Carrillo. From Castillo to Milpas (and east of Milpas) the freeway operates at LOS F during the peak hour periods.

Intersection Operations

Figures 6 and 7 illustrate the existing A.M. and P.M. peak hour traffic volumes at the Campus area intersections, in February and March of 1999. Table 2.1 lists the existing weekday A.M.
and P.M. peak hour levels of service for each of the project-area intersections. The data presented in Table 2.1 indicate that all of the key intersections in the project area operate acceptably in the LOS B to LOS C range during the A.M. and P.M. peak hour periods.

Table 2.1
Existing Weekday Intersection Operations

<table>
<thead>
<tr>
<th>Intersection</th>
<th>A.M. Delay / LOS&lt;sup&gt;a&lt;/sup&gt;</th>
<th>P.M. Delay / LOS&lt;sup&gt;a&lt;/sup&gt;</th>
</tr>
</thead>
<tbody>
<tr>
<td>Loma Alta Dr/Cliff Dr</td>
<td>15.5/LOS C</td>
<td>16.6/LOS C</td>
</tr>
<tr>
<td>Loma Alta Dr/Shoreline Dr</td>
<td>8.7/LOS B</td>
<td>7.7/LOS B</td>
</tr>
<tr>
<td>Castillo St/Montecito St</td>
<td>14.5/LOS B</td>
<td>16.4/LOS C</td>
</tr>
<tr>
<td>Castillo St/Cabrillo Blvd/Shoreline Dr</td>
<td>7.2/LOS B</td>
<td>7.0/LOS B</td>
</tr>
<tr>
<td>Castillo St/U.S. 101 SB Ramps</td>
<td>18.1/LOS C</td>
<td>14.6/LOS B</td>
</tr>
<tr>
<td>Castillo St/Haley St/U.S. 101 NB</td>
<td>14.2/LOS B</td>
<td>18.7/LOS C</td>
</tr>
<tr>
<td>Bath St/Haley St</td>
<td>9.1/LOS B</td>
<td>14.3/LOS B</td>
</tr>
<tr>
<td>Montecito St/Rancheria St</td>
<td>13.7/LOS B</td>
<td>12.7/LOS B</td>
</tr>
<tr>
<td>Carrillo St/U.S. 101 SB</td>
<td>17.1/LOS C</td>
<td>15.9/LOS C</td>
</tr>
<tr>
<td>Carrillo St/U.S. 101 NB</td>
<td>9.8/LOS B</td>
<td>17.6/LOS C</td>
</tr>
<tr>
<td>Carrillo St/San Andres</td>
<td>15.4/LOS C</td>
<td>18.8/LOS C</td>
</tr>
<tr>
<td>Garden St/U.S. 101 SB</td>
<td>10.4/LOS B</td>
<td>11.1/LOS B</td>
</tr>
<tr>
<td>Garden St/Cabrillo Blvd</td>
<td>13.6/LOS B</td>
<td>13.5/LOS B</td>
</tr>
<tr>
<td>Cabrillo Blvd/State St</td>
<td>14.9/LOS B</td>
<td>14.1/LOS B</td>
</tr>
</tbody>
</table>

<sup>a</sup> LOS based on average seconds delay per vehicle.

**Direct Access to the Campus**

Access to the SBCC Main East Campus is provided via two driveways at the main entrance on Cliff Drive east of Loma Alta Drive. Additional driveways accessing various parking lots are provided at Castillo Street, Shoreline Drive and Loma Alta Drive. The West Campus entrance is on Cliff Drive west of Loma Alta Drive.
FIGURE 6 - EXISTING AVERAGE DAILY TRIP VOLUMES FOR ROADWAYS AND A.M. PEAK TRAFFIC VOLUMES FOR INTERSECTIONS
FIGURE 7 - EXISTING AVERAGE DAILY TRIPS VOLUMES FOR ROADWAYS AND P.M. PEAK TRAFFIC VOLUMES FOR INTERSECTIONS
The main entrance on Cliff Drive accesses Lots 1A and 1B on the Main East Campus. Access to Lots 4 and 5 is provided via a driveway on Cliff Drive west of Loma Alta Drive. Access to Lots 2 and 3 is provided via driveways on Loma Alta Drive. Access to the Pershing Park lot is provided via 1 driveway on Castillo Street and access to the Leadbetter lots is provided via a signalized entrance on Shoreline Drive opposite Loma Alta Drive.

**Alternative Transportation Modes**

Due to efforts of the City, County, and the Transit District, alternative transportation modes are available to students, faculty and staff at the Campus. The College urges and provides incentives to its students and staff to use these alternative transportation modes whenever possible in order to alleviate traffic and parking congestion. The alternative transportation modes promoted by the College include transit, bicycles, walking, and ridesharing.

A transportation survey of the student body conducted in March 1999 found that 9 percent use transit, 2 percent bike, 6 percent walk, and 20 percent rideshare. The remaining 63 percent drive alone in private vehicles. The faculty and staff transportation survey conducted in March 1999 found that 2 percent use transit, 3 percent bike, 3 percent walk, 6 percent rideshare, and the remaining 86 percent drive alone in private vehicles. The following text further discusses the alternative mode opportunities available at the campus.

*Transit Facilities.* The staff/student surveys found that 9 percent of the students and 2 percent of the staff use transit. SBCC students are required to purchase a special Metropolitan Transit District (MTD) bus pass at registration. This pass allows students to ride MTD buses at any time. The charge for the pass is $12.50 a semester for students taking 6 or more units and $11.50 a semester for students taking less than 6 units. No transit passes are currently provided to faculty and staff. MTD bus stops are located adjacent to the Campus on both sides of Cliff Drive near its intersection with Loma Alta Drive. An additional bus stop serving the Campus is located on Loma Alta Drive adjacent to the gymnasium. MTD Lines are as follows:

- Lines 5, 7, 15, 16, and 17 provide connections between the campus and destinations throughout the Santa Barbara-Goleta area, including the Downtown Transit Center.
- Line 5 connects SBCC with downtown, the Mesa and La Cumbre areas.
- Line 7 connects the campus with the UCSB/Isla Vista area.
- Line 15 is an express service between the campus/Mesa area and UCSB.
- Line 16 is designated for service from the Transit Center to City College via De La Vina, Haley, and Castillo Streets.
- Line 17 connects SBCC with the Westside and Mesa area.
These MTD routes provide service to SBCC at approximate headways of 30, 45, or 60 minutes.

Bicycle Facilities. The staff/student surveys found that 2 percent of students and 3 percent of staff bike to the campus. Several on- and off-street bicycle facilities are located adjacent to the campus. These include Class I (off-street) facilities adjacent to Cabrillo Boulevard, which traverse the length of West Beach and Palm Park to the Andree Clark Bird Sanctuary. Class II (separated on-street) facilities are located on Shoreline Drive, Loma Alta Drive (between Shoreline and Cliff Drive), Castillo, Bath, and State Streets. Bicycle parking areas are provided throughout the campus.

Pedestrian Facilities. The staff/student surveys found that 6 percent of the students and 3 percent of the staff walk to the campus. The majority of the streets in the vicinity of the campus have been constructed with curb, gutter and sidewalks. Cliff Drive contains sidewalks on both side of the street and there are pedestrian crosswalks at the Cliff Drive/Loma Alta intersection. Loma Alta has a sidewalk on the east side of the street. A pedestrian bridge over Loma Alta Drive connects the Main East Campus with the West Campus. Shoreline Drive does not provide sidewalks adjacent to the campus; however, there are pedestrian facilities within the Leadbetter parking areas and there are pedestrian crosswalks at the Shoreline Drive/Loma Alta intersection. A trail connects the Pershing Park parking lot with the Main East Campus.

Rideshare Facilities. The survey of students found that 19 percent rideshare to the campus, a relatively high rate as compared to other land uses in the community. The staff surveys indicated that 6 percent rideshare. There are a total of 219 student carpool parking spaces located in Lots 1A, 4B and 4C. The parking occupancy surveys found that these spaces were fully utilized during peak periods (98 percent at 11:00 A.M.). Similarly, there are 22 carpool-parking spaces located in Lot 4D for staff and these spaces were fully utilized during peak periods (100 percent at 11:00 A.M.).

2.6.2 Parking Resources

Parking is provided for SBCC in five lots on campus and three City lots off-campus (Pershing Park and Leadbetter beach lots). There are a total of 2,496 parking spaces available in the lots used by the campus. Parking in the campus lots is controlled by permit. Location of existing parking lots is depicted in Figure 8.0.

Two of the City lots honor student permits and one requires no permit. Student permits cost $30 per semester for a day/evening permit and $15 for an evening only permit. Faculty
and staff are also required to obtain permits to park at the campus; however, there is no charge for these permits. To prohibit student parking demands from usurping on-street residential parking in the neighborhoods surrounding the Campus, the City has implemented a residential parking permit program. On-street parking is prohibited unless the vehicle has a "residential" sticker made available to residents of the neighborhood. The neighborhoods that are subject to this program include: south of Cliff Drive and west of the campus (to La Marina), north of Cliff Drive adjacent to Loma Alta, and east of Castillo Street between the Waterfront and Montecito Street.

To help assess and manage college-related parking demands, parking studies are periodically conducted to determine the occupancy levels in the parking lots which serve the college. Occupancy studies were conducted for the parking areas (including the City lots) between 8:00 A.M. and 7:00 P.M. for a two-day period in February of 1999. The supply and demand information was collected individually for each parking lot to provide an indication of parking demands by geographic location.

Table 2.2 summarizes the existing overall parking occupancies for the college parking facilities. For reference, detailed spreadsheets showing the hourly demand data by lot are contained in the Technical Appendix of the EIS prepared for the year 2000 LRDP.

Table 2.2 Existing Parking Demands

<table>
<thead>
<tr>
<th>Hour Ending</th>
<th>February 16, 1999</th>
<th>February 17, 1999</th>
<th>2-Day</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td># Vehicles</td>
<td>% Occupied</td>
<td># Vehicles</td>
</tr>
<tr>
<td>08:00 A.M.</td>
<td>1,196</td>
<td>48%</td>
<td>1,059</td>
</tr>
<tr>
<td>09:00 A.M.</td>
<td>1,834</td>
<td>73%</td>
<td>1,407</td>
</tr>
<tr>
<td>10:00 A.M.</td>
<td>2,315</td>
<td>93%</td>
<td>2,116</td>
</tr>
<tr>
<td>11:00 A.M.</td>
<td>2,424</td>
<td>97%</td>
<td>2,307</td>
</tr>
<tr>
<td>12:00 P.M.</td>
<td>2,339</td>
<td>94%</td>
<td>2,170</td>
</tr>
<tr>
<td>01:00 P.M.</td>
<td>2,231</td>
<td>89%</td>
<td>2,018</td>
</tr>
<tr>
<td>02:00 P.M.</td>
<td>1,927</td>
<td>77%</td>
<td>1,934</td>
</tr>
<tr>
<td>03:00 P.M.</td>
<td>1,550</td>
<td>62%</td>
<td>1,576</td>
</tr>
<tr>
<td>04:00 P.M.</td>
<td>1,183</td>
<td>47%</td>
<td>1,226</td>
</tr>
<tr>
<td>05:00 P.M.</td>
<td>1,081</td>
<td>43%</td>
<td>1,111</td>
</tr>
<tr>
<td>06:00 P.M.</td>
<td>1,412</td>
<td>57%</td>
<td>1,352</td>
</tr>
<tr>
<td>07:00 P.M.</td>
<td>1,574</td>
<td>63%</td>
<td>1,581</td>
</tr>
</tbody>
</table>
Table 2.2 shows the peak demand observed ranged between 92 percent and 97 percent, with an average of 95 percent between 10:00 and 11:00 A.M. This demand indicates that the existing parking supply is fully utilized (controlled parking facilities are generally considered to be fully utilized when occupancies reach 90 to 95 percent). Field observations found that vehicles are required to search for a parking space during peak periods.

2.6.3 Summary of Transportation Issues

History

In order to stay within system capacities and prevent conflicts with high priority coastal uses, the City and County of Santa Barbara, and the Transit District have cooperatively managed parking and traffic demands in the South Coast and waterfront area over the past 15 years.

The College’s 1988 LRDP for the Main Campus contained policy and a list of specific management and project actions intended to reduce college traffic and parking demands, and to increase the campus parking supply. The actions in the 1988 LRDP have implemented successfully (see Appendix B Section 3.2 for the list of implemented actions in the 1988 LRDP), with the result that significant conflicts and transportation impacts have been avoided. However, as the South Coast population and employment base continues to increase, along with Campus enrollment, demands on the transportation system and parking resources will increase. Additional actions and program refinements to manage transportation and parking demands are required. The year 2000-2009 LRDP builds upon the accomplishments of the 1988 plan with a second generation of measures.

General Discussion

As the Campus builds out to accommodate the increased number of students over the next decade, the volume of traffic generated from the Campus will increase significantly as a part of the overall increase in traffic from existing and pending projects within the area, and from general regional and statewide growth in traffic volumes along the U.S. 101 corridor. Enrollment increases anticipated in the 10-Year build-out of the Campus are expected to generate an additional 5,670 ADT, 418 A.M. PHT and 501 P.M. PHT over the area transportation system.

The College intends to work with local governments and transit authorities to manage the student and staff transportation demands so that they stay within the designated Levels of Service at points within the system. A primary objective of the College is to operate a Transportation Demand Management (TDM) Program that will effect an increase in the use of alternate modes of transportation generally, and lower peak hour traffic specifically. Such a program will incorporate various management strategies, including not only the traditional ones affecting travel modes and linkages, but also adaptive manipulations of class hours and days, use of off-campus “satellite” learning centers, expanded internet classes, etc.
A corollary to increased campus-related traffic will be higher parking demands on both the on and off-campus parking lots. Increased student enrollment forecasts over the 10-year LRDP planning horizon could result in demand for 546 additional spaces. Though the increase in campus parking demand will be restrained below that number (546 spaces) as a direct result of the TDM program, it is unlikely that the restraint will be sufficient to offset new parking demands from the growth in enrollments. To the extent that the increase in off-campus parking demands conflict with harbor and beach user parking demands at city lots currently used under joint use agreement between the college and the city, the college will have to manage parking to avoid or reduce those impacts, and/or construct a new parking resource. The college has identified several possible alternative locations for a new parking structure.

Policy TDM 1 within this Chapter requires the College to take specific actions and responses, either unilaterally or in concert with other districts and local governments, that will manage campus-related transportation demands at levels within designated levels of service. The policy is to avoid or mitigate significant transportation and parking conflicts with other land uses.

**SBCC Campus-Generated Traffic**

Table 2.3 summarizes the trip generation calculations completed for LRDP 10-year buildout operations, which are based on the trip generation rates developed from the counts conducted at the existing campus in 1999. A worksheet showing the detailed calculations is contained in the Technical Appendix of the LRDP EIR.

<table>
<thead>
<tr>
<th>Use</th>
<th>Size</th>
<th>ADT</th>
<th>A.M. Peak Hour</th>
<th>P.M. Peak Hour</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Rate</td>
<td>Trips</td>
<td>Rate Trips</td>
<td>Rate Trips</td>
</tr>
<tr>
<td>Community College</td>
<td>2,786 FTE</td>
<td>2.035</td>
<td>5,670</td>
<td>0.150 418</td>
</tr>
<tr>
<td></td>
<td>0.180</td>
<td>501</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

*Source: FTES, Santa Barbara City College. Growth Rate, Chancellor’s Office Research and Analysis Unit. ADT and PHT Rates, Institute of Transportation Engineers Manual.*

The data presented in Table 2.3 show that the student increases anticipated in the 10-Year build-out of the Campus are expected to generate 5,670 ADT, 418 A.M. PHT and 501 P.M. PHT.
2.6.4 Traffic from New Campus Developments

Cumulative Traffic Forecasts

Trip generation analysis indicates that development of the approved and pending projects within the South Coast area would generate up to an additional 10,381 ADT, 693 A.M. PHT and 1,020 P.M. PHT over the next decade (the list of projects and their associated trip generation estimates is contained in the LRDP EIR Appendix 3). These traffic volumes, plus those generated by the College will occur in concert with ongoing transportation projects and transit programs to increase the capacity of the system.

The assignment of traffic increases from the LRDP 10-year build-out scenario to the surrounding street system is illustrated in Figures 11 and 12, EIR Appendix 3. Cumulative + LRDP 10-year buildout operations traffic are shown on Figures 9 and 10.

Roadway Operations

All of the surface streets serving the campus are forecast to operate acceptably at LOS C or better with the Cumulative + LRDP 10-Year Buildout traffic volumes, consistent with the Santa Barbara County Association of Governments (SBCAG) Congestion Management Plan (CMP) standards for roadway operations.

U.S. 101 currently operates at LOS D from Castillo to Carrillo during peak hour periods and LOS D-E west of Carrillo. From Castillo to Milpas (and east of Milpas) the freeway operates at LOS F during peak hour periods. The freeway service level would degrade with the addition of cumulative traffic. The LRDP 10-year buildout scenario would add 134 A.M. PHT and 161 P.M. to U.S. 101 west of Castillo and 83 A.M. PHT and 99 P.M. to U.S. 101 east of Castillo. According to CMP criteria for roadway operations, this level of increase, without reduction by TDM measures, would exceed the designated level of service.

Intersection Operations

Table 2.4 lists the Cumulative and Cumulative + 10-Year levels of service for the area intersections. The level of service data in 2.4 show that the project area intersections are forecast to operate at LOS C or better with delays less than 22 seconds during the A.M. and P.M. peak hour periods. Based on CMP criteria, the LRDP 10-year buildout scenario would not exceed the designated levels of service at the CMP intersections, or the local City intersections per the City’s criteria.
### Table 2.4
**Cumulative + 10-Year Intersection Operations**

<table>
<thead>
<tr>
<th>Intersection</th>
<th>DELAY / LOS&lt;sup&gt;a&lt;/sup&gt;</th>
<th>A.M. Peak</th>
<th>P.M. Peak</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Cumulative</td>
<td>+ Project</td>
<td>Cumulative</td>
</tr>
<tr>
<td>Loma Alta Dr/Cliff Dr&lt;sup&gt;b&lt;/sup&gt;</td>
<td>15.9/LOS C</td>
<td>20.5/LOS C</td>
<td>16.4/LOS C</td>
</tr>
<tr>
<td>Loma Alta Dr Shoreline Dr&lt;sup&gt;b&lt;/sup&gt;</td>
<td>8.4/LOS B</td>
<td>8.1/LOS B</td>
<td>7.8/LOS B</td>
</tr>
<tr>
<td>Castillo St/Montecito St&lt;sup&gt;c&lt;/sup&gt;</td>
<td>14.7/LOS B</td>
<td>15.3/LOS C</td>
<td>17.7/LOS C</td>
</tr>
<tr>
<td>Castillo/Cabrillo/Shoreline&lt;sup&gt;c&lt;/sup&gt;</td>
<td>7.0/LOS B</td>
<td>7.0/LOS B</td>
<td>7.3/LOS B</td>
</tr>
<tr>
<td>Castillo St/US 101 SB Ramps&lt;sup&gt;c&lt;/sup&gt;</td>
<td>19.1/LOS C</td>
<td>23.9/LOS C</td>
<td>15.2/LOS C</td>
</tr>
<tr>
<td>Bath St/Haley St&lt;sup&gt;b&lt;/sup&gt;</td>
<td>9.1/LOS B</td>
<td>9.8/LOS B</td>
<td>15.2/LOS C</td>
</tr>
<tr>
<td>Montecito St/Rancheria St&lt;sup&gt;b&lt;/sup&gt;</td>
<td>13.2/LOS B</td>
<td>13.2/LOS B</td>
<td>13.2/LOS B</td>
</tr>
<tr>
<td>Carrillo St/US 101 SB&lt;sup&gt;c&lt;/sup&gt;</td>
<td>19.2/LOS C</td>
<td>19.5/LOS C</td>
<td>19.9/LOS C</td>
</tr>
<tr>
<td>Carrillo St/US 101 NB&lt;sup&gt;c&lt;/sup&gt;</td>
<td>9.9/LOS B</td>
<td>9.9/LOS B</td>
<td>22.5/LOS C</td>
</tr>
<tr>
<td>Carrillo St/San Andres&lt;sup&gt;b&lt;/sup&gt;</td>
<td>15.5/LOS C</td>
<td>17.0/LOS C</td>
<td>18.5/LOS C</td>
</tr>
<tr>
<td>Garden St/US 101 SB&lt;sup&gt;c&lt;/sup&gt;</td>
<td>10.8/LOS B</td>
<td>10.9/LOS B</td>
<td>11.4/LOS B</td>
</tr>
<tr>
<td>Garden St/Cabrillo Blvd&lt;sup&gt;c&lt;/sup&gt;</td>
<td>13.1/LOS B</td>
<td>12.7/LOS B</td>
<td>14.3/1/LOS B</td>
</tr>
<tr>
<td>Cabrillo Blvd/State St&lt;sup&gt;c&lt;/sup&gt;</td>
<td>15.1/LOS C</td>
<td>14.9/LOS B</td>
<td>14.1/LOS B</td>
</tr>
</tbody>
</table>

**Notes:**

- LOS based on average seconds delay per vehicle. For some intersections the overall average delay per vehicle for future scenarios are lower than baseline conditions because the additional traffic is added to movements with delays relatively lower than other movements at the intersection.
- City of Santa Barbara intersection.
- Management Program intersection.
FIGURE 9 - CUMULATIVE + 10-YEAR AVERAGE DAILY TRAFFIC VOLUMES FOR ROADWAYS AND A.M. PEAK HOUR TRAFFIC VOLUMES FOR INTERSECTIONS
FIGURE 10 - CUMULATIVE + 10-YEAR AVERAGE DAILY TRAFFIC VOLUMES FOR ROADWAYS AND P.M. PEAK HOUR TRAFFIC VOLUMES FOR INTERSECTIONS
Parking

The campus parking resource presently consists of 2,496 spaces, on and off-site. Parking demands for LRDP 10-year buildout scenario were forecast using parking demand rates developed from the February 1999 parking occupancy surveys (0.1963 spaces per FTES). Applying this rate to the increased student enrollment forecast for the 10-Year scenario (2,786 FTES) yields a parking demand of 546 additional spaces, thereby increasing the peak demand to 2,970 spaces for 15,136 FTES under the 10-Year scenario. Table 2.5 summarizes the LRDP 10-year buildout parking demand calculations. A worksheet showing the hourly demand data is contained in Appendix 3 of the LRDP EIR.

Table 2.5
SBCC Parking Demand Forecasts - LRDP 10-Year Buildout Operations

<table>
<thead>
<tr>
<th>Use</th>
<th>Size</th>
<th>Peak Parking Rate</th>
<th>10-Year Demand&lt;sup&gt;a&lt;/sup&gt;</th>
<th>Existing Demand&lt;sup&gt;a&lt;/sup&gt;</th>
<th>Existing + 10-Year&lt;sup&gt;a&lt;/sup&gt;</th>
</tr>
</thead>
<tbody>
<tr>
<td>Community College</td>
<td>2,786 FTES</td>
<td>0.1963</td>
<td>546 Spaces</td>
<td>2,424 Spaces</td>
<td>2,970 Spaces</td>
</tr>
</tbody>
</table>

<sup>a</sup> Parking demands for 11:00 A.M. peak hour period.

Table 2.6
SBCC Parking Supply and Demand Forecasts - LRDP 10-Year Buildout Operations

<table>
<thead>
<tr>
<th>10-Year Demand&lt;sup&gt;a&lt;/sup&gt;</th>
<th>Required Spaces (95%)</th>
<th>Existing Supply</th>
<th>Shortfall</th>
</tr>
</thead>
<tbody>
<tr>
<td>2,970 Vehicles</td>
<td>3,126 Spaces</td>
<td>2,496 Spaces</td>
<td>630 Spaces</td>
</tr>
</tbody>
</table>

<sup>a</sup> Parking demands for 11:00 A.M. peak hour period.

Parking facilities are generally considered to be fully utilized when occupancies reach 95 percent. Applying this ratio to the future demand for 2,970 spaces (See Table 2.6) results in a need for 3,126 parking spaces (2,970 / 0.95 = 3,126). Thus there is a potential shortfall of 630 spaces (2,496 existing spaces - 3,126 required = 630 space shortfall) at the 10-year build-out.

Under a scenario of minus 630 parking spaces, campus parking demands could potentially spill over to adjacent waterfront parking facilities unless additional parking supplies were provided or a successful TDM Project can reduce demands. The City's Waterfront Department has provided SBCC a block of 300 parking spaces in the Waterfront Lots to market to students since spring of 2000. Providing these facilities has reduced potential parking impacts. On the other hand, the Waterfront Lot parking spaces may not be available in the future should the City decide that the parking resources are needed for the
general public. It is not anticipated that student and staff overflow parking would occur in the 90-minute spaces in the Harbor or waterfront areas as this does not allow students enough time to park, walk to the campus, attend classes and walk back to the lots.

The School of Media Arts (SoMA) Building will consolidate existing campus educational programs currently housed in temporarily trailers, and others located in substandard facilities, in one new building. Therefore, the project would have only minor additional parking demands associated with nine new maintenance staff. The College, however, is providing 60 additional parking spaces on the West Campus parking area, just north of the Garvin Theater, to address existing parking constraints. The spaces will also address a temporary use of 50 spaces in the East Campus parking lot for construction equipment and materials staging during the 2-year SoMA Building construction period. [Added 12-13-07]

2.6.5 Policies [Revised 4-10-07; 12-13-07]

The District has implemented since 1999 a Transportation Demand Management Program (TDMP) to reduce single-occupancy vehicle traffic trips to and from the College Campus and reduce campus parking demand by implementing a variety of alternative educational programs and transportation methods. The District will continue to implement measures to improve alternative educational programs and alternative transportation to and from the Campus for students, faculty and staff to reduce automobile traffic volumes and parking demand, while increasing alternative transportation opportunities and expanding the opportunities for on-line courses. The following are LRDP Transportation Demand Management Policies, and an update identifying the success by the District in implementing these policies.

TDM 1 [Revised 4-10-07]

a. The Santa Barbara City College shall continue to work to reduce parking demands at the College, thereby reducing future parking needs and traffic impacts on and off campus.

b. If the City of Santa Barbara and College Administration jointly determine that residual parking demands, taking into account the actual and reasonably anticipated gains from the implementation of TDMP programs and new and expanded MTD service, would exceed available supplies, then SBCC shall amend its Public Works Program to revise the TDMP to re-evaluate and address existing and future parking and traffic demands associated with existing and proposed campus development.

c. Santa Barbara City College shall increase the number of carpool spaces to between 19 and 25 percent of the total spaces on campus based on evaluation of the TDMP implementation.
d. The District will continue to encourage and promote continued use, maintenance and enhancement of the East and West Campus bus stops to increase transit ridership. The District will work in cooperation with the MTD to develop a plan to maintain a convenient and accessible West Campus bus stop in the same location or within close proximity to the current location adjacent to the Garvin Theatre on the West Campus with benches, shelter, trash receptacles and night lighting, and to provide up to 60 surface parking spaces as well. The District will work with the MTD to assure that the new West Campus bus stop location and configuration are implemented in a manner that will accommodate future bus service expansion. The District will also work in cooperation with the MTD and Caltrans to improve and expand existing bus stops on East Campus, West Campus, and along the north side of Cliff Drive fronting the campus, including benches, trash receptacles, shelters, night lighting, wheelchair accessibility and improve pedestrian crossing safety on Cliff Drive within a three-year period.

e. Funding for future improvements shall be shared among the District, MTD, and Caltrans or its successor of interest based on mutually acceptable terms negotiated by the parties. The district will fully fund 100 percent of the cost of enhancements and improvements to the two existing bus stops located on West and East Campuses and shall fully implement the improvements within a three-year period, and in no event later than May 2010, unless additional time is granted by the Executive Director for up to two years. In addition, funding for future improvements to the existing bus stop located off campus and north of Cliff Drive at the intersection of Cliff Drive and Loma Alta Drive shall be shared among the District, MTD, and Caltrans or its successor of interest based on mutually acceptable terms negotiated by the parties. However, the District shall, at a minimum, fund one-third or more of the improvements for the above referenced off-campus location. The district shall work with MTD and Caltrans, or its successor of interest, to implement the improvements for this bus stop within three years and in no event later than May 2010, unless additional time, for up to two years, is granted by the Executive Director for good cause.

f. The District will continue to work with MTD to increase student, staff and faculty bus ridership, including increasing the frequency of bus service, providing new bus routes including express routes, and rerouting bus routes all to improve ridership and rider safety during times when the Campus is in session.

g. The District will continue to offer the Transit Pass Program Agreement, in operation since 2003, with the Santa Barbara Metropolitan Transit District. This initiative, requiring all credit program students to purchase an MTD pass, was established in 1996 as an incentive to encourage bus ridership. The current agreement with the MTD is in effect through Spring of 2014. If this program is not re-authorized prior to its expiration, then Santa Barbara City College shall amend its Public Works Program to revise the TDMP to re-evaluate and address existing and future parking.
and traffic demands associated with existing and proposed campus development. The District will also continue to explore ways to provide a cost-effective incentive program to encourage MTD use by faculty and staff, including a “Smart Card” option for use on campus, beginning this Spring. The District has proposed to the MTD the use of this card by faculty and staff for payment for MTD ridership. The “Smart Card” payment option would allow for the tracking of actual use by faculty and staff and reimbursement by the District to the MTD for this service. Santa Barbara City College will continue to work with MTD to identify further means to encourage and increase MTD use by faculty and staff.

h. The District will work with MTD to provide a cost-effective incentive program to encourage MTD use by faculty and staff. The District will continue to work with MTD on identifying means to encourage transit use by faculty and staff.

i. The District will continue to work with the Santa Barbara City Waterfront to ensure there is minimal impact on the public access parking for the Beach and Harbor users adjacent to the campus.

j. The District will continue to pursue all opportunities for growing in Professional Development, concurrent enrollment, on-line and other off-campus courses in a manner that reduces traffic and parking generation.

k. The District will continue to pursue establishing another satellite campus for both credit and non-credit courses to ease parking demand on the main campus.

l. The District will continue to implement a shuttle service for the use by students, faculty and employees in the evenings and on-demand from the adjoining lots on Shoreline Drive and the lot in Pershing Park to improve access.

m. The District will continue a vanpool program for use by students, faculty and employees with vans from Ojai and Ventura. The District will continue to expand the vanpool program to meet demand.

n. The District, in its commitment to mitigate the minimal parking impacts of SoMA, and to continue to make progress toward a maximum peak-hour demand for parking at 95 percent, will continue to work in cooperation with the MTD to maintain an effective and accessible MTD bus stop with up to an additional 60 surface parking spaces on the West Campus.

o. The sale to students of Santa Barbara City Waterfront parking permits shall be limited to a maximum of 300 permits per year for non-exclusive use of the Harbor and Beach lots. The permits will permit access to the College on weekdays and to the beach and harbor at all other times.
p. The District will continue to work closely with the City Waterfront Department to ensure that student parking at the beach and harbor adjacent to the campus continues to have a minimal impact on visitor-serving uses and coastal access.

**TDM 2**  
*[Revised 4-10-07]*

Performance of the TDM will prove successful if the following criteria are met:

1. Bus ridership increases consistently over time.
2. Expansion of enrollment is met primarily through increasing:
   a. On-line courses.
   b. Concurrent enrollment courses.
   c. Professional Development Courses.
   d. Class offerings at other sites than the main campus at 721 Cliff Drive.
   e. “Off-peak classes” offered before 10:00 a.m. or after 2:30 p.m., Monday through Thursday.
3. Participation in the vanpool program increases.
4. Carpool Spaces:
   a. Access to carpool spaces is controlled and is at capacity during peak hours.
   b. Carpool spaces are increased as a percent of total spaces over time during peak hours.
5. Successful implementation of an on-line student registration system.
6. Improve and expand existing bus stops on Cliff Drive in cooperation with SBMTD and Caltrans within a five year time frame.

The College shall conduct, at the appropriate times each year, parking surveys to accurately characterize parking use characteristics as they relate to campus TDM and parking management objectives.

*[Added 12-13-07]*

2.6.5.1 Parking Development Standards

TR-1

The 60-space expanded Parking/Turnaround Bus Stop Area shall be completed and available for use prior to commencement of SoMA Building staging activity commencement.

2.6.6 Consistency with the Coastal Act

The LRDP is consistent with the access provisions of the Coastal Act because it includes policies, standards and programs that will ensure the imposition of mitigations to avoid public access impacts along the shoreline.
2.7. PUBLIC SERVICES

2.7.1 Water Supply

The College receives water from the City of Santa Barbara. The City of Santa Barbara's water supply comes from the following sources, with the actual share of each determined by availability and level of customer demand: Cachuma Reservoir and Tecolote Tunnel; Gibraltar Reservoir and Mission Tunnel; and 300 Acre Feet per Year (AFY) of contractual transfer from Montecito Water district, groundwater, State Water Project entitlement, desalination, and recycled water.

In 1994, based on the comprehensive review of the City's water supply in the Long-Term Water Supply Alternatives Analysis (LTWSAA), the City Council approved the Long-Term Water Supply Program (LTWSP). The LTWSP outlines a strategy to use the above sources to meet the projected demand of 17,900 AFY (including 1,500 AFY of demand projected to be met with conservation) by 2009. Despite a relatively dry winter in 1999, City water supplies are considered reasonably ample. In 1998, the City consumed 12,362 AFY (City of Santa Barbara 1999). Current water consumption projections for 2004 and 2009 (5- and 10-year buildouts) are 15,902 AFY and 16,323 AFY, respectively (personal communication, Bill Ferguson, City of Santa Barbara Water Facilities Planner, 1999).

Annual water use on the campus is primarily a function of the number of persons (students, faculty, and staff) on the campus per unit of time, rather than the addition of square feet of building space (SBCC 1991). Current and recent historic water consumption at the College is shown in Table 2.7, below. City water records indicate water consumption in 1998 was 67 AFY, approximately 0.5 percent of the City's total water supply. Per capita water consumption at the College is approximately 0.0064 AFY (2,085 gallons per person per year). This rate was determined by averaging total College water consumption for the last two years, and dividing this number by the average number of students, faculty, and staff on campus during those years. Based on current enrollment, faculty, and staff (see Chapter 2), water use for the 1998-99 year is projected at 83 AFY.

<table>
<thead>
<tr>
<th>Year</th>
<th>Total Usage (AFY)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1997</td>
<td>100</td>
</tr>
<tr>
<td>1998</td>
<td>67</td>
</tr>
<tr>
<td>1998/99</td>
<td>83</td>
</tr>
</tbody>
</table>

Source: City of Santa Barbara

Table 2.7
Historic and Existing Water Consumption
Since the adoption of the LRDP in 1985, the College has been consistently reducing its overall campus water demand, as required by LRDP policies. An aggressive plumbing-retrofitting program has increased the use of water-saving fixtures and drought-tolerant landscaping, resulting in decreasing water use.

In addition to the reduction in total annual water use on campus, the College has used reclaimed water for landscaping irrigation, when the infrastructure for the delivery of reclaimed wastewater from the City’s sewage treatment plant to the campus was completed. The availability of wastewater for landscape irrigation enabled a significant reduction in potable water demand on campus. The reduction of potable water use from 1985-86 to 1990-92 was 64.1 AFY, or 400 percent.

Reduced water consumption occurred during a period of major construction of new square footage on the campus and during a period of enrollment increase. This indicates that campus water demand is not directly related to new construction projects. Rather, student enrollment levels and management of water demand are the primary determinants of overall water demand. Under Section 30250 and 30254 of the Coastal Act, the College is a priority use for limited water resources. Increased Campus water use is consistent with provisions of the Coastal Act.

**Campus Water Consumption**

Projected City College water consumption for the current academic year and for the next 5 and 10 years is shown in Table 2.8. Calculations are based on the number of persons on campus per day, and per capita consumption is assumed to remain constant at 0.0064 AFY. In 5 years, water use on campus would increase 11 percent (9 AFY) over current consumption to 92 AFY. The projected citywide demand for water in 2004 is 15,902 AFY (personal communication, Bill Ferguson 1999). In that year, the College would constitute approximately 0.5 percent of the City’s overall water demand. In 10 years, water use on the campus would increase 23 percent (19 AFY) over current consumption to 102 AFY, or 0.6 percent of the city’s total water demand. Since the College currently consumes approximately 0.5 percent of the City’s water supply, a projected new water demand of 0.1 percent would be relatively insignificant. The College would not increase the City’s water demand beyond projected supplies.

<table>
<thead>
<tr>
<th>Year</th>
<th>Total Usage (AFY)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1998/99</td>
<td>83</td>
</tr>
<tr>
<td>2003-04</td>
<td>92</td>
</tr>
<tr>
<td>2008-09</td>
<td>102</td>
</tr>
</tbody>
</table>
The College has been aware of the need to conserve water resources since the Southern California droughts of the late 1970s and early to mid-1980s. It is College policy to conserve water resources on the Campus.

2.7.2 Sewer Services

The City of Santa Barbara currently operates the El Estero Wastewater Treatment Plant, which has a capacity of 11 million gallons per day (mgd). Current inflow ranges between 7 and 8 million gallons per day, except during extreme precipitation events of short duration (City of Santa Barbara 1999).

The City of Santa Barbara Master Environmental Assessment (City of Santa Barbara 1981) estimates that College facilities generate approximately 20 gallons of sewage per student per day. Based on current enrollment, faculty and staff size provided in Chapter 2, the College generates approximately 182,910 gallons of sewage per day.

Campus wastewater demands are within the city’s sewer service capacity. Table 2.9 indicates projected wastewater generation for the current academic year and the 5- and 10-year build-outs. Sewer service demand in 5 years would increase 10 percent (19,160 gpd) above current College wastewater production. The 10 year demand would increase 22 percent (40,060gpd). Given the plant’s 11mgd capacity and the existing demand of between 7 and 8 mgd, adequate service capacity exists for campus demands.

<table>
<thead>
<tr>
<th>Table 2.9  Projected Wastewater Production</th>
</tr>
</thead>
<tbody>
<tr>
<td>Year</td>
</tr>
<tr>
<td>--------</td>
</tr>
<tr>
<td>1998/99</td>
</tr>
<tr>
<td>2003-04</td>
</tr>
<tr>
<td>2008-09</td>
</tr>
</tbody>
</table>

2.7.3 Campus Generation of Solid Waste

Annual solid waste generation is primarily a function of the number of persons (students, faculty, and staff) on the campus. Using the County of Santa Barbara Guide to Solid Waste and Recycling Plans for Development Projects, schools generate an average of 0.6 pound per person per day. Based on current enrollment, faculty, and staff size provided in Chapter 2, the College is expected to generate a total of 2.7 tons (5,400 pounds) per day of solid waste for the 1998-99 academic year.
Table 2.10 indicates that Campus generation of solid waste would increase by 11 percent in five years. This equates to an increase over existing levels of approximately 90 tons per year (0.3 tons per day). In ten years the increase would be 22 percent or 180 tons per year (0.6 tons per day). These numbers represent incremental annual increases below the 195 tons per year threshold identified by the city to reduce waste demand. The College will continue to implement recycling of paper products (office paper and newspaper), glass and aluminum at food service venues and campus collection locations. Campus solid waste demands are within existing disposal capacities.

<table>
<thead>
<tr>
<th>Year</th>
<th>Full Time Students, Faculty, and Staff Usage (tons per day)</th>
<th>Part Time Students, Faculty, and Staff Usage (tons per day)</th>
<th>Total Usage (tons per day)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1998/99</td>
<td>1.5</td>
<td>1.2</td>
<td>2.7</td>
</tr>
<tr>
<td>2003-04</td>
<td>1.7</td>
<td>1.3</td>
<td>3.0</td>
</tr>
<tr>
<td>2008-09</td>
<td>1.9</td>
<td>1.4</td>
<td>3.3</td>
</tr>
</tbody>
</table>

2.7.4 POLICIES

Util 1 Santa Barbara City College recognizes that water resources within the region are limited and that conservation is essential. In order to prevent significant adverse impacts from existing or new development, either individually or cumulatively, on coastal water resources, the College will continue to implement its Water Conservation and Management Program for the college campuses. The program shall include the following measures:

a. Landscaping for new development will be of drought-tolerant plant materials, except for the turf areas designed for passive recreation and study by students.

b. Consistent with economic ability, all new construction and building renovations will have water fixtures which are the best available for minimizing water use.

c. The CEQA process for new water-using campus developments will include a complete analysis of their impact upon the water supply/demand situation within the City. The analysis will analyze the projected water demands of the project and determine levels of significance relative to any water allocation program the City Council may have implemented at that time. In developing any necessary mitigations, the College’s number two priority under the Coastal Act as an essential public service will be considered.

d. Participation in the City’s reclaimed water project and application of reclaimed water to Campus landscaping.
2.8 WATER QUALITY POLICIES [Added 4-10-07]

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.

2.8.2 Site Design and Source Control

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).

2.8.3 Construction Pollution Control

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.

WQ 10 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.

2.8.4 Treatment Controls

WQ 11 Incorporate Treatment Control BMPs Where Necessary
Require structural treatment BMPs along with site design and source control measures when the combination of site design and source control BMPs is not sufficient to protect water quality.

WQ 12 Size Treatment Controls Appropriately
Where structural BMPs are required for post-construction treatment of runoff, structural BMPs (or suites of BMPs) shall be designed to treat, infiltrate, or filter the amount of storm water 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 of 2 or greater) for flow-based BMPs.

WQ 13 Maintain Structural Treatment Control BMPs
Require the inspection, cleaning, and repair of structural treatment control BMPs as necessary, to ensure proper functioning for the life of the development.

2.8.5 Water Quality Development Standards [Added 4-10-07]

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, waterbody, 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.

WQ 4  The final drainage plan shall incorporate appropriate BMPs to reduce impervious project surfaces and to minimize associated off-site storm flow such that no increase in stormwater runoff flow velocities relative to existing conditions occur. The drainage plan shall incorporate, at a minimum, the following BMPs to reduce impervious surfaces:
   a. Construct roof runoff to drain into the landscape areas to the maximum extent;
   b. Design parking and landscaped areas to direct all hardscape runoff across planted areas; and
   c. Construct the landscaped areas to retain runoff.

WQ 5  New parking lot areas shall be designed to minimize degradation of storm water quality by minimizing the transport of non-point source pollutants. BMPs such as oil/water separators or sand filters shall be installed throughout the paved areas to intercept and effectively prohibit pollutants from discharging to the stormwater drainage system. The selected BMPs shall be maintained in working order.

WQ 6  A parking lot cleaning program shall be developed and implemented. The program shall include the following elements:
   a. Removal of litter;
   b. Spot cleaning of oil, fuel, and other automotive leaks;
   c. Vacuum sweeping on a quarterly basis;
   d. Inspection and cleaning of all stormwater runoff inlets, drainages, and bioswales before November 1 and in January of each year; and
   e. Posting of signs prohibiting littering, and unauthorized non-related activities such as oil changing or other automotive repairs.
2.9 AIR QUALITY DEVELOPMENT STANDARDS [Added 4-10-07; 12-13-07]

Scientific evidence has been gathered and acknowledged to support the fact that global climate change is occurring. Greenhouse Gas (GHG) emissions refer to a group of emissions that are generally believed to affect global climate conditions. GHGs are the result of anthropomorphic and human activities such as forest fires, decomposition, industrial processes, landfills, and consumption of fossil fuels for power generation, transportation, heating, and cooking. In response to growing scientific and political concern with global climate change, California recently adopted a series of laws to reduce emissions of green GHGs to the atmosphere from commercial and private activities within the State. The California Global Warming Solutions Act of 2006, also known as AB32 commits the State to achieving 1990 levels of GHGs by 2020. To achieve this goal, AB32 mandates that the California Air Resources Board establish a quantified emissions cap, institute a schedule to meet the cap, implement regulations to reduce statewide GHG emissions from stationary sources, and develop tracking, reporting, and enforcement mechanisms to ensure that reductions are achieved. The 2006 Climate Action Team Report identifies a recommended list of strategies that the State could pursue to reduce climate change greenhouse gas emissions. The following Development Standards address the need for these strategies. [Added 12-13-07]

(Added 4-10-07)

AQ 1  Incorporate the following measures during construction:

a. Heavy-duty diesel-powered construction equipment manufactured after 1996 (with federally mandated “clean” diesel engines) shall be utilized whenever feasible.

b. The engine size of construction equipment shall be the minimum practical size.

c. The number of construction equipment operating simultaneously shall be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time.

d. Construction equipment shall be maintained in tune per the manufacturer’s specifications.

e. Construction equipment operating onsite shall be equipped with two to four degree engine timing retard or pre-combustion chamber engines.
f. Catalytic converters shall be installed on gasoline-powered equipment, if feasible.

g. Diesel catalytic converters shall be installed, if available.

h. Diesel-powered equipment shall be replaced by electric equipment whenever feasible.

i. Diesel oxidation catalysts and diesel particulate filters as certified and/or verified by EPA or the California Air Resources Board (CARB) shall be installed, if available, and only CARB-certified diesel fuel shall be used.

j. Construction worker carpooling and providing lunch onsite shall be encouraged to reduce short-term vehicular trips.

AQ 2 If the construction area is graded and left undeveloped for over four weeks, the applicant shall employ the following methods immediately to inhibit dust generation:

a. seeding and watering to revegetate graded areas; and/or

b. spreading of soil binders; and/or

c. any other reasonable methods deemed appropriate by APCD.

AQ 3 Dust generated by the development activities shall be kept to a minimum with a goal of retaining dust on the development envelope. The following dust control standard conditions shall be followed:

a. During clearing, grading, earth moving, excavation, or transportation of cut or fill materials, water trucks or sprinkler systems shall be used to prevent dust from leaving the construction area and to create a crust after each day’s activities cease.

b. During construction, water trucks or sprinkler systems shall be used to keep all areas of vehicle movement damp enough to prevent dust from leaving the construction area. At a minimum, this would include wetting down such areas in the later morning and after work is completed for the day and whenever wind exceeds 15 miles per hour.

c. Soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation.
d. Gravel pads shall be installed at all access points to prevent tracking of mud onto public roads.

e. All trucks hauling excess grading soils offsite shall be covered with tarps or equivalent materials to ensure that dust is suppressed.

**AQ 4** The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering as necessary to prevent transport of dust off-site. Their duties shall include holiday and weekend periods when work may not be in progress.

*(Added 12-13-07)*

**AQ-5** Future building design shall include measures to promote efficiency and conserve energy to reduce contributions to global warming such as the following:

a. Duct system within the building thermal envelope, or insulated to R-8.

b. Passive cooling strategies: Passive or fan-aided cooling planned for or designed into structure, a cupola or roof opening for hot air venting or underground cooling tubes

c. Outdoor lighting designed for high efficiency, solar-powered or controlled by motion detectors

d. Natural lighting in buildings

e. Summer shading and wind protection measures to increase energy efficiency

f. Use of concrete or other non-polluting materials for parking lots instead of asphalt.

g. Use of landscaping to shade buildings and parking lots

h. Installation of energy efficient appliances and lighting

i. Installation of mechanical air conditioners and refrigeration units that use non-ozone depleting chemicals

j. Provide at least 50% of exterior of local masonry; plaster or cement siding; recycled, salvaged or certified sustainably harvested wood; recycled roofing material or combination cement-fiber roofing; 30-year rated life on minimum 50% of roof.

k. At least 50% interior floor of tile, stone, finished concrete; cork or natural linoleum, carpet and pad (tacked) of recycled content or natural content, minimal finishes.

l. All insulation to be 100% recycled content, wet-blown, and/or cellulose with UL fire retardant.
m. The use of light colored water based paint and roofing materials.

n. At least 80% of interior and exterior paints and finishes to be water-based or low VOC and adhesives to be solvent-free.

o. Prepare a construction waste management plan to encourage material re-use and minimize waste.
Appendix A Description of Existing Facilities
(Including Utilities)
A summary of existing development on the East and West Campus of Santa Barbara City College is presented in Table A-1, A-2 and Figure A-1. Public Utilities are presented in Figure A-2.

<table>
<thead>
<tr>
<th>Building Name</th>
<th>Building Designation</th>
<th>Campus</th>
<th>Outside Gross Sq.</th>
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<tbody>
<tr>
<td>Administration</td>
<td>A</td>
<td>East</td>
<td>69500</td>
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<tr>
<td>Business / Communication Center</td>
<td>BC</td>
<td>West</td>
<td>32456</td>
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<td>Campus Bookstore</td>
<td>CBS</td>
<td>East</td>
<td>17733</td>
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<tr>
<td>Campus Center</td>
<td>CC</td>
<td>East</td>
<td>26486</td>
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<tr>
<td>Drama/Music</td>
<td>DM</td>
<td>West</td>
<td>46325</td>
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<tr>
<td>Field House/Restrooms</td>
<td>FH</td>
<td>East</td>
<td>4,154</td>
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<tr>
<td>Facilities &amp; Operations</td>
<td>FO</td>
<td>West</td>
<td>2,800</td>
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<tr>
<td>Humanities</td>
<td>H</td>
<td>East</td>
<td>41695¹</td>
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<tr>
<td>Hotel-Rest Management</td>
<td>HRC</td>
<td>East</td>
<td>5271</td>
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<td>IDC</td>
<td>West</td>
<td>35795</td>
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<tr>
<td>International Education</td>
<td>IE</td>
<td>East</td>
<td>4453</td>
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<tr>
<td>Luria Library Learning Resources Center</td>
<td>L</td>
<td>West</td>
<td>52335</td>
</tr>
<tr>
<td>La Playa Stadium</td>
<td>LP</td>
<td>East</td>
<td>(Seats 8000 People)</td>
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<tr>
<td>Life Science / Geology</td>
<td>LSG</td>
<td>East</td>
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<td>MT</td>
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<tr>
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<td>East</td>
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<td>S</td>
<td>West</td>
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<td>Snack Bar</td>
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<td>Stadium Restrooms</td>
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<td>East</td>
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[¹ Revised 7-16-2012]

Source: Property Valuation Structure Summary, March 1998, Associated Valuation Services
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<th>Lot</th>
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<th>Carpool</th>
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<td>44</td>
<td>16</td>
<td>241</td>
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</table>

Motorcycles: 240 total
Bicycles: 200 total

Source: SBCC Parking Services Office
Figure A-2 Existing Utilities

Source: 1975 Master Plan
Appendix B Description of Previous LRDP
Summary of 1988 LRDP

1988 LRDP AMENDMENTS

Prior to the 1988 LRDP Amendments the following developments were completed on the East and West Campus as part of the College's 1975 Master Plan:

- The Occupational Facilities addition to the Administration Building on East Campus, completed in 1975 at a cost of $1,224,094. This allowed the consolidation on campus of educational facilities located in the City on Nopal Street.
- The Health Technologies facility on East Campus in 1976
- The Drama-Music complex (Garvin Theater on West Campus) in 1977 at a cost of $3,180,126 the adjacent parking lot was also completed.
- The bicycle and pedestrian bridge connecting East and West Campuses over the Loma Alta Road in 1977 at a cost of $276,885.
- The Child Care Facility located approximately one block north of the main Campus at the corner of Loma Alta and Weldon Street. This was constructed in 1977 at a cost of $368,766. The location of this facility was acquired through a trade for a college owned parcel on Cliff Drive across from the West campus.
- The Chemistry addition on East campus was constructed in 1977-79 at a cost of $1,029,500.
- The Marine Technology Building on East Campus adjacent to Loma Alta in 1978 at a cost of $623,000. The Marine Technology program had previously been located in the City on Nopal Street.
- The Gourmet Dining Room on East Campus in 1980.

Campus developments described in the Master Plan and 1988 LRDP amendments, which remain to be constructed, are:

West Campus

- The 40,977 square foot Library/Learning Resources Center. This building has received all its development permits and is under construction and will be competed by summer of 1989. The existing library of approximately 18,000 sq. ft. will be renovated to house
existing student and community services in one central location. These services, now housed in numerous locations on the Campus, will consist of Records, Counseling, Student Financial Aid, Career Education and other services.

- Interdisciplinary Center with approximately 33,600 A.S.F. of classroom space. This will provide space for social science, English, math, etc. This facility, constructed in phases and consisting of two adjacent buildings, will house functions now provided in the temporary structures on East Campus, which will be removed. The main building will be three stories in height, with staff offices located on the third floor. The second smaller two-story building will be located approximately 50 feet to the southwest of the main IC building. It will have a footprint of approximately 8,400 square feet and a building area of 16,800 gross square feet.

- A multi level student parking structure, with 410 parking spaces. Building footprint will be approximately 84,000 square feet, with total building area amounting to approximately 168,000 square feet. The parking structure will be accessed from a new perimeter access road that will also serve as fire and service vehicle access to the Learning Resource Center and the Interdisciplinary Center buildings.

- Provision for a four lane divided entrance road for the West Campus entrance and installation of an eastbound de-acceleration lane on Cliff Drive to facilitate right-hand turns onto the new West Campus entrance road.

- Provision for a traffic control kiosk in the center divider of the new entrance road. A left-hand turn pocket just south of the kiosk will provide for access towards the parking control structure.

- Snack bar within the West Campus Learning Resources courtyard.

- An activity field located on the southeastern end of West Campus. The field will enhance the college's instructional, intramural and athletic programs. Field irrigation and drainage systems will deter further erosion of the adjacent west campus bluff.

East Campus

- An Administration Building of approximately 9000 square feet, constructed to house general campus services. This will provide space in the existing Administration Building for Vocational Programs.

- Removal of temporary buildings on East Campus.

- Modification of the existing East Campus entrance in order to improve road safety characteristics. Cliff Drive will be widened to provide an eastbound right turn de-acceleration lane onto the campus. The existing traffic control kiosk may be relocated southerly away from Cliff Drive in order to allow for greater traffic queuing space.

- A new road south of the kiosk will provide access to a new parking lot northeast of the east campus entrance.

- New 87 space parking lot north of the remodeled Student Services Center. An additional 14 spaces on the new parking lot access road will provide for a total of 101 new parking spaces on east campus. The new lot will result in the removal of all temporary structures and parking spaces - a net gain of 74 parking spaces will be realized.

- Remodeling of existing east Campus Library into a Student Services Center. The building's footprint area and exterior appearance will remain the same and no classroom space will be added. Additional square footage will be added internally to the second floor level (i.e.

---

*Appendix B - Summary of 1988 LRDP - Page 66*
presently a mezzanine) of the existing Library structure.

- Expand the campus bookstore with a two story, 16,000 square foot building. Building footprint will be 8,000 square feet, with a full or partial basement possibly included.
- Stadium Improvements, including a ticket booth, restroom buildings, press box, a concession stand and theme entrance gate on the western end of the stadium.
- Ticket booth on the southeast corner of the Physical Education Building.
- One story storage and maintenance facility of approximately 5,000 square feet to replace the existing stadium maintenance building. This building will provide for the storage of athletic and general campus maintenance uses.

EXISTING FACILITIES AND USES

Of the total planned Assignable Square Feet (ASF) the Campus is approximately 77% complete as of May 1988. All the uses/educational programs proposed for the Campus in the LRDP already exist on the Campus. Many of these programs are presently housed in temporary buildings, which are temporarily sited, pending construction of the remaining planned permanent facilities. There are three major types of facilities/uses on the Campus: educational and administrative buildings, open areas for design, recreation and outside study, and parking/access facilities for faculty and students. The attached Land Use Map for the LRDP depicts the existing and planned land uses, buildings, and public accessways and vista points.

Existing Buildings

Tables I and II indicate the names, use and size of existing building on the Campus. Table I describes permanent buildings while Table II indicates either temporary or relocatable structures. Most of the temporaries are classrooms scheduled for removal as the final phases of Campus development occur. All buildings combined provide 281,781 sq. ft. of assignable square feet on-campus. Gross building coverage is 408,498 or 938 acres. This represents 13% coverage of the 733 acre main Campus. Approximately 11% of the existing assignable square feet of building space is in temporary or relocatable structures.

Prior to the turn of the century it is expected that the remaining portions of the College Campus will be completed in accordance with the Long Range Development Plan. A primary objective of much of the remaining development is to accomplish the removal of the temporary classroom structures from the Campus and consolidate the administrative services. Therefore, much of the new construction will have secondary effects generally described as the re-allocation of space. New construction on the Campus will add approximately 83,290 Assignable Square Feet to the present A.S.F. of 281,573. This represents an increase 0130% (includes the approved West Campus Library). Table IV indicates the remaining projects to be completed on the Campus and describes their secondary effects.
### TABLE I EXISTING PERMANENT BUILDINGS

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<td>Satel.</td>
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**TOTAL**  
13  
569  
374,447  
253,624
## TABLE II EXISTING TEMPORARY AND RELOCATABLE BUILDINGS

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|               | 19 | 113 | 34,051 | 27,949 |

1. All are on East Campus
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<td>SBCC</td>
<td>Visitors</td>
<td>Upper East</td>
<td>21</td>
</tr>
<tr>
<td>1C</td>
<td>SBCC</td>
<td>Staff</td>
<td>Upper East</td>
<td>17</td>
</tr>
<tr>
<td>Motorbike-cycle</td>
<td>SBCC</td>
<td>Staff</td>
<td>Upper East</td>
<td>12</td>
</tr>
<tr>
<td>4A, B, C, D</td>
<td>SBCC</td>
<td>Student</td>
<td>Both Campuses</td>
<td>176</td>
</tr>
<tr>
<td>(21 staff)</td>
<td>SBCC</td>
<td>Student</td>
<td>Upper West</td>
<td>366</td>
</tr>
<tr>
<td>2A</td>
<td>SBCC</td>
<td>Student</td>
<td>Lower East</td>
<td>70</td>
</tr>
<tr>
<td>2B</td>
<td>SBCC</td>
<td>Student</td>
<td>Lower East</td>
<td>95</td>
</tr>
<tr>
<td>2C</td>
<td>CITY</td>
<td>Student/Pub.</td>
<td>Lower East</td>
<td>170</td>
</tr>
<tr>
<td>3</td>
<td>CITY</td>
<td>Student/Pub.</td>
<td>Pershing Pk.</td>
<td>112</td>
</tr>
<tr>
<td>Pershing: Paved</td>
<td>CITY</td>
<td>Student/Pub.</td>
<td>Pershing Pk.</td>
<td>60</td>
</tr>
<tr>
<td>Dirt</td>
<td>CITY</td>
<td>Student/Pub.</td>
<td>Ledbet. Beach</td>
<td>237</td>
</tr>
</tbody>
</table>

TOTAL VEHICLES: 1899  
TOTAL CARS: 1723

1. Of the 980 SBCC owned off-street spaces approximately 294 are reserved for staff or short term visitors. 273 of these are on upper East Campus.

2. The Ledbetter East lot suffered storm damage in the winter of 1983. The City has closed it, no estimate of the date for its repair and reopening is available. It is not shown in the table.
### Table IV Planned Campus Facilities

<table>
<thead>
<tr>
<th>Description &amp; Location of Development</th>
<th>Description &amp; Location of Secondary Effects on Facilities Allocation</th>
<th>Approximate Net ± of A.S.F.</th>
</tr>
</thead>
<tbody>
<tr>
<td>West Campus-New Learning Resources Ctr., bldg (LRC) of 41,147 A.S.F. on 3.0 acres. Facility now under const. Occupancy 1989</td>
<td>East Campus-Vacate 26,803 ASF from the exist Library and Humanities bldgs</td>
<td>+14,344</td>
</tr>
<tr>
<td>West Campus-New Interdisciplinary Ctr bldg. (IC) of 32,000 ASF incl. extension of service road from Loma Alta on 2.0 acres. This facility will be constr. in two phases and will consolidate programs in Soc. Scis., Eng. and math.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Phase I will include 23,500 ASF on 1.3 acres with occupancy expected in Fall of 1990.</td>
<td>East Campus-vacate 15,037 ASF from existing relocatables SS, R and temporary T1,2,3,5,6,7,8,9,10,11 and 12.</td>
<td>+8,333</td>
</tr>
<tr>
<td>Phase II will include 8,500 ASF on .7 acres with the occupancy date unknown.</td>
<td></td>
<td>+8,500</td>
</tr>
<tr>
<td>West Campus-New multi-level 410 space Parking Structure (SPKS) including modification to the Cliff Drive entry, traffic control kiosk, an access rd. to the structure and tie in with service road from Loma Alta. Completion Fall of 1989</td>
<td>No secondary effects</td>
<td>No ASF</td>
</tr>
<tr>
<td>West Campus-New Snack Bar bldg (C) of 1,200 SF in LRC courtyard. Compl. Fall 1990.</td>
<td>No secondary effects</td>
<td>No ASF</td>
</tr>
<tr>
<td>West Campus-Athletic/Recreation Field (AF) on 1.6 acres. Completion Fall 1990.</td>
<td>No secondary effects</td>
<td>No ASF</td>
</tr>
<tr>
<td>Description &amp; Location of Development</td>
<td>Description &amp; Location of Secondary Effects on Facilities Allocation</td>
<td>Approximate Net ± of A.S.F.</td>
</tr>
<tr>
<td>--------------------------------------</td>
<td>-----------------------------------------------------------------</td>
<td>-----------------------------</td>
</tr>
<tr>
<td>East Campus-New Adminis. bldg. complex (AF) of 9000 ASF on 3 acres to allow consolidation of Admin. Services and Occupational Programs. Occupancy Date unknown.</td>
<td>East Campus-Vacate adm ASF as required from exist Adm. bldg (A). Convert ASF to Occupational Programs.</td>
<td>+9,000</td>
</tr>
<tr>
<td>East Campus-Addition to existing Campus Bookstore (CBS) of 16,000 ASF on 3 acres. Occupancy Date unknown.</td>
<td>No secondary effects</td>
<td>+16,000</td>
</tr>
<tr>
<td>East Campus-Convert existing Library to Student Service Ctr. (SC) of 16,839 ASF incl. modify to the Cliff Dr. entry, 87 space park lot with access rd. on 4.2 acres. Occupancy Fall 1990</td>
<td>East Campus-Vacate 13,225 ASF from exist. Adm bldg (A), Temporaries T2, T4, T6 (SC), (R), and the Campus Ctr. (CC)</td>
<td>+2,546</td>
</tr>
<tr>
<td>East Campus-Renovate 7,889 ASF of vacated space in exist Humanities bldg. (H) for consolidation of Language programs. Occupancy Spring 1991.</td>
<td>East Campus-Vacate 4,641 ASF from the exist Campus Ctr. (CC),</td>
<td>+3,248</td>
</tr>
<tr>
<td>East Campus-Renovate 7,551 ASF of vacated space in exist Adm. bldg (A) Occupancy Spring 1991</td>
<td>East Campus-Vacate 4,644 ASF from the exist Campus Ctr. (CC), Trailers TR-1 and TR-2 and the Physical Plant (PP)</td>
<td>+2907</td>
</tr>
<tr>
<td>East Campus-Renovate 9,145 ASF of vacated space in exist Campus Ctr. bldg. (CC) for Cafeteria Services and Student Activ. Occupancy Fall 1991</td>
<td>No Secondary Effects</td>
<td>+9,145</td>
</tr>
<tr>
<td>East Campus-Convert 3,067 ASF of vacated space in exist. Student Serv. Temp.(SC) bldg to a Staff Mgt. Ctr. (SMC) Occupancy Spring 1991</td>
<td>No Secondary Effects</td>
<td>+3,067</td>
</tr>
<tr>
<td>Description &amp; Location of Development</td>
<td>Description &amp; Location of Secondary Effects on Facilities Allocation</td>
<td>Approximate Net ± of A.S.F.</td>
</tr>
<tr>
<td>--------------------------------------</td>
<td>-------------------------------------------------</td>
<td>--------------------------</td>
</tr>
<tr>
<td>East Campus - Remove all temps. and relocatable bldgs. and trailers from the Campus. Completion Summer 1991</td>
<td>No Secondary Effects</td>
<td>No ASF</td>
</tr>
<tr>
<td>East Campus - Stadium improv. including Ticket booth (TB) Rest Rooms (RR), Concession Stand (C) and 5,000 sq. ft. Field House (FH). Completion Date Unknown.</td>
<td>East Campus - Demolish exist rest room and pressbox temporary structures</td>
<td>+5,000</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>TOTAL</strong></td>
<td><strong>+83,290</strong></td>
</tr>
</tbody>
</table>

SBCC Parking Space Additions

Parking Struc. Lot 1D Pershing

410 space garage West Campus 101 at grade spaces (27) Remove temporary spaces 89' Replace Dirt lot

TOTAL: 513 parking spaces
Natural Resources - Biological

LRDP Policy 1.1

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

a. No development will occur within:
   1. the Arroyo Honda Oak and Riparian woodland habitat;
   2. the Pershing Park oak woodland habitat; or
   3. The remnant 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 and, for the West campus bluff, a potential parking structure constructed over lot 3c.

b. Development will be located no closer than 50 feet to the Arroyo Honda Oak and Riparian Habitat. The 50 foot buffer shall be planted with drought tolerant groundcover that is best-suited for and controlling erosion of the West Campus soils. If no feasible alternative exists, a road/firelane may be allowed within the 50 foot buffer adjacent to parking lot 4 A, provided that it is located no closer than the dripline of the habitat and its impacts are mitigated. A qualified biologist will be consulted on road siting and mitigations.

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.

d. Diversion of run-off top structures into drainage systems designed to eliminate sheet or gully erosion on the terrace bluff or Arroyo Honda areas. Design drainage systems to maintain the natural drainage patterns of established vegetated areas of these two areas.

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. 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 or West). The College may seek eligibility for Coastal Conservancy grant funds for such improvements.
Natural Resources - Geologic

LRDP Policy 2.1

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.

Soils:

a. Prior to the siting and structural design of any facility on either East or West Campus, soils analysis, including boring samples will be undertaken by qualified soils engineer. Based upon the results of the analyses, the soils engineer will prepare a report with recommendations for designing building foundations and minimizing soil erosion both during and after construction.

If construction is to occur over the rainy season, the report shall also identify temporary erosion control measures such as berms and appropriate locating of and covering of stockpiled soils to minimize erosion of and from the site.

Post construction maintenance will include the provision of positive drainage systems following, to the extent possible, the natural drainage patterns of the Campus.

The recommendations of the soils engineering report will be incorporated into the design, construction and post-construction site maintenance of projects.

Revegetation for Erosion:

b. Revegetation (landscaping) of the project site will be accomplished according to a landscape plan relying on drought tolerant vegetation to hold soils in place. The plan will be prepared by a licensed landscape architect with professional experience in drought tolerant material landscaping (the Plan and its implementation will be done in accordance with the recommendations contained in Technical Appendix). The prepared Plan will be reviewed by a qualified botanist. The Plan will be prepared and approved concurrently with the construction drawings and its implementation will begin at the earliest practical point or project construction.

Geologic Stability:

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.
Aesthetics - Visual Resources

LRDP Policy 3.1.

The scenic and visual qualities of the beach and shoreline are considered a resource of public importance. Development will be sited and designed to be visually compatible with the character of the surrounding area through application of the following:

a. Prior to the preparation of a site plan for bluff top development, a visual analysis of the bluff top as it is seen from the beach area (Leadbetter Beach and parking lots) will be undertaken. The objective of the analysis would be to determine where on the bluff top, and at what scale, buildings could be placed to avoid or minimize their visibility from the beach area.
   - Site Plans will incorporate the determinations of the visual analysis.
   - Maximum height will be two stories, except that three story buildings are permitted along the slope of the Arroyo Honda when the ground floor is wholly or partially subterranean and the maximum building height does not exceed 40 feet above average finished grade.

b. Alternative design concepts including the following, will be considered:
   - Individual unattached structures placed apart from each other at varying distances from the bluff top with open areas between them.

c. The College will provide the City's Architectural Board of Review with the opportunity for non-binding review and comment on new buildings planned for the West Campus. The opportunity will be provided when the Plans are at the conceptual stage.

d. Within 18 months of certification of the LRDP the College will landscape all lower parking lots landward of Shoreline Boulevard. Prior to or concurrent with the construction of the Interdisciplinary Complex, a tree planting schedule will be implemented for the West Campus bluff-top to screen and improve the appearance of all development on the Campus Mesa.

e. Landscape all lower parking lots landward of Cabrillo Boulevard and implement a tree-planting schedule for the West Campus bluff-top to screen and improve the appearance of all development on the Campus Mesa.

f. In conjunction with developments which would impact the bluff face, eliminate the poor drainage conditions on West Campus which result in the erosion of the bluff.

Parking

LRDP Policy 4.1

Within 10 months of certification of the LRDP Santa Barbara city College will develop a comprehensive parking program which surveys students to determine where they park, when they come to and leave the campus, how many passengers they carry (if automobile), and where they live. For advisory purposes the City staff shall be consulted in the development of the program.
### TABLE V

**SBCC PARKING LOT RESOURCES**

| Lot 2A | | Lot 2B | | Lot 2C | | West Campus |
|---|---|---|---|---|---|
| **Upper Lots** | **Pershing Park**<sup>*</sup> | **Ledbetter - West**<sup>*</sup> | **Ledbetter - East**<sup>*</sup> | **TOTAL EXIST. CAR SPACES** | **TOTAL FUTURE CAR. SPACES** |
| East Campus | Total - 273 | Total - 172 | Total - 237 | | 2458 |
| Personnel | 25 | Regular | 108 | 90 minute | 22 |
| Visitor | 15 | Handicapped | 4 | | |
| Lot 1B | 196 | Dirt | 60 | | |
| Regulated | 27 | | | | |
| Handicapped | 10 | | | | |
| **Total -70** | | | | | |
| **Lot 2B** | | | | | |
| Regular | 83 | | | | |
| Staff | 10 | | | | |
| Handicapped | 2 | | | | |
| **Total -95** | | | | | |
| **Lot 2C** | | | | | |
| Regular | 336 | Propsd Student Parking Struc. | 410 | | |
| Handicapped | 4 | West Campus (1989 - 90) | | | |
| **Total -340** | | | | | |
| **Lot 3C** | | | | | |
| Regular | 165 | Propsd Lot 1D (E. Campus) | 101 | | |
| Handicapped | 5 | and Remove temp. spaces (1990 - 91) | (27) | | |
| **Total -170** | | Replace E. Ledbetter Lot (City)<sup>*</sup> | 222 | | |
| | | (1991 Estim) | | | |
| **West Campus** | | Replace Pershing 60 space Dirt Lot with 89 space lot (1988) | 29 | | |
| Regular | 329 | | | | |
| Handicapped | 4 | | | | |
| Staff | 21 | | | | |
| Curb | 11 | | | | |
| Loading | 1 | | | | |
| **Total - 366** | | | | | |

<sup>*</sup> These are City lots. The Ledbetter West and East City lots are used on a cooperative basis between the City and the College as set forth in a 51 year joint use agreement (Started 1982/83).
The survey will include a student parking monitoring program of on-campus and off-campus city lots (La Playa and Leadbetter). Said survey and the monitoring program shall be initiated in the academic year 1986-87 and will be taken every two years until such time as all proposed College facilities are constructed.

The survey and monitoring data will be put in a report from which would be used to assist in managing parking demands in order to eliminate conflicts with beach parking activity for recreational purposes, harbor related coastal dependent uses and with residential activities in surrounding neighborhoods.

To provide a formal process for involving the City and other interested parties, the report will be forwarded to the city of Santa Barbara and Coastal Commission staffs for review and comment and also made available for public review and comment. After a reasonable period of public review is provided, the College Board of Trustees will hold a public hearing on the parking survey and monitoring report at which time the City and public comments will be accepted by the Board. After accepting all public and agency input, the Board will determine if any parking conflicts are occurring.

If parking conflicts created by the city college parking are identified in the parking survey and monitoring report, the College will utilize any of the following measures to eliminate the parking conflicts.

a. An expanded incentive program for greater use of bicycles, mopeds/motorcycles and mass transit (initial program to be initiated within one year of the LRDP certification). This program should also consider preferential carpool parking, ridesharing, program participation discount bus passes, and information programs.

b. Encourage use of the Campus parking lots outside of the Leadbetter lots.

c. Provide for an ongoing parking space construction program to eliminate the parking deficit identified.

d. If the monitoring program demonstrates that college related parking at the La Playa and Leadbetter beach lots is significantly impacting parking opportunity for beach recreation and harbor related coastal dependent uses, and non-structural mitigations fail to effectively reduce the impacts to insignificant levels, then additional student parking facilities adequate to meet the demand shall be constructed on or off-campus prior to or concurrent with the construction of the Interdisciplinary Building or subsequent developments noted in the LRDP.

The following measures identified in the September 22, 1985, Traffic Safety study (ATE) shall be implemented immediately.

e. A sign indicating the status of the East Campus lots shall be installed at the entrance to the East Campus, in full view of approaching drivers.
f. Institute a parking education program which clearly informs College drivers where, when and for what reasons they can park. The objective of the program will be to minimize unnecessary congestion on the east Campus and other lots.

g. Improve the procedure for admitting vehicles into the East Campus parking area by using pre-printed passes with time stamps for authorized visitors and training of Kiosk personnel.

LRDP Policy 4.2

Move the entrance for the moped/motorcycle parking area at the East Campus entrance so that it connects with Lot 2A.

LRDP Policy 4.3

The College will construct approximately 513 (net) additional off-street student parking spaces according to locations and dates shown in Table V. This construction program will be undertaken unilaterally for lots on College property and in cooperation with the City for construction on City-owned lots, which are subject to joint use agreements.

Action - The College will work with the City to eliminate the parking conflict and safety problems in neighborhoods surrounding the College This may include the construction of off-street parking to accommodate on-street parkers as identified in Table V.

Traffic

LRDP Policy 5.1

New development will maintain public access through mitigation measures assisting the City in the maintenance of a LOS of "C" for waterfront area intersections.

LRDP Policy 5.2

Upon final approval buy Caltrans, provide for the following traffic safety improvements, the College will request the assistance of the city of Santa Barbara and Caltrans in making these improvements:

1) Widen Cliff drive between the existing bus pocket and the east Campus entrance to provide additional space for right-turn traffic.

2) Widen Cliff east of the Campus entrance to provide for passenger drop-off and pick-up.

3) Increase the storage capacity of the westbound Cliff Drive left-turn pocket for Loma Alta Drive. Request Caltrans to check the Cliff/Loma Alta Drive signal Timing for maximum movement during the peak periods.

4) Provide for a right-hand turn pocket for eastbound Cliff Drive traffic entering West Campus
LRDP Policy 5.3

The following traffic safety improvements will be provided by the college and implemented upon completion of the West Campus parking structure:

1) Move the West Campus entrance as far to the east as is possible without impacting the Arroyo Honda Natural Area. Provide for two entrance and exit lanes. Allow right and left turning traffic to merge at a distance from the campus entrance that will not result in traffic conflicts inside the campus.

2) Provide for a second lane through the East Campus that is reserved for permit holders only.
   a. If traffic conditions at the East Campus entrance have not improved within two years after the installation of the second lane, then the college shall consider other measures such as the relocation of the East Campus Kiosk further back into the Campus in order to increase entrance storage capacity.

Prior to the construction of improvements at both the east and west Campus entrances, all necessary approvals from government agencies will be obtained.

3) Implement an information program to educate students and faculty using the bus, of the traffic safety problems associated with jaywalking.

Public Services - Water and Sewer Supply

LRDP Policy 6.1

Santa Barbara City College recognizes that water resources within the region are limited and that conservation is essential. In order to prevent significant adverse impacts from existing or new development, either individually or cumulatively on coastal water resources the College will continue to implement their Water Conservation and Management Program for the College Campuses. The program shall include the following measures:

a. Landscaping for new development will be of drought tolerant plant materials except the turf areas designed for passive recreation and study by students (see Botany mitigations. Biological section).

b. Consistent with economic ability, all new construction and building renovations will have water fixtures which are the best available for minimizing water use.

c. The CEQA process for new water using campus developments will include a complete analysis of their impact upon the water supply/demand situation within the City. The analysis will analyze the projected water demands of the project and determine levels of significance relative to any water allocation program (DAS) the City Council may have implemented at that time. In developing any necessary mitigations, both the
College's number two priority under the Coastal Act as an essential public service and the available water surplus, if any, under the DAS will be considered.

d. Participation in the City's reclaimed water project and application of reclaimed water to 39 acres of landscaping on-campus.

Public Accessways and Vistas

Policy 7.1

Public access to and use of the Campus for the purposes of passive recreational uses associated with shoreline access will be encouraged. The College will undertake the following actions:

a. To assist the public in gaining access through the Campus for passive recreational purposes such as walking, jogging and viewing the ocean the College, signs designating campus accessways and vista points should be placed within and on the periphery of the Campus. The placement of the signs will be initiated within 18 months of the certification of the Public Works Plan.

Prior to or concurrent with the development of planned campus facilities on their respective sides (East and West Campuses), the designated Vista Points will be provided with limited improvements such as walkways, benches and landscaping. The Vista Points are regarded as permanent campus amenities. The College may seek Coastal Conservancy grant funds for their improvement.

b. Modify parking restriction signs to clearly state that public parking on campus owned lots is not restricted on weekends and school holidays.
Appendix C Development Educational Program Direction Element
EDUCATIONAL PROGRAM

1.0 GENERAL

Santa Barbara City College is a comprehensive community college that serves the South Coast portion of Santa Barbara County. The College is one of seventy locally governed California Community College Districts. As such, it is organized under the California Education code and is subject to decisions of the California Legislature, and as defined by law, the California Community College Board of Governors. The College is responsible to its local constituency through an elected Board of Trustees, which is the principal policy-making body for the College.

The College offers an extensive program of post-secondary education, which is especially responsive to the needs of adults in the local community. Programs of the College include transfer programs, which provide the first two years of study toward the baccalaureate degree and associate degree and certificate programs in a broad range of occupational fields. There is also a variety of educational opportunities, credit, non-credit, and community services, for persons wishing to develop new or expanded occupational skills, widen their cultural perspectives, artistic talents, or to pursue personal enrichment.

The College also offers a program in Adult Basic Education enabling adults to develop fundamental skills needed for survival in a complex society and citizenship and English-as-a-Second-Language classes for newly arrived immigrants. The programs of the College also respond to the need of the community for re-training for new vocations and lifelong educational opportunities for all adults. To serve the diverse needs of students, a broad range of student services is provided, including the maintenance of academic progress records, academic and personal counseling, financial aid, career guidance, and special programs for educationally disadvantaged, re-entry students, and those with a disability.

Students of the College are drawn, for the most part, from the local community. They range in age from under 18 to over 80 years and represent a wide range of ethnic groups. Santa Barbara City College has a particular commitment to make its educational programs accessible to cultural, ethnic, and age groups that have traditionally been under-served by post-secondary education. This is done through outreach, testing and diagnosis, counseling and placement, developmental education, and special retention programs such as peer counseling, tutoring, and financial aid.

It is recognized that the goals of today's students are as diverse as the students themselves. The institution attempts to provide programs compatible with this range of goals and to provide assistance in goals clarification when appropriate. Among principal commitments of the College is the broadening of the individual's view of educational possibilities that are available and to assist in formulating and carrying out a plan to achieve selected goals.
Santa Barbara City College is founded upon the following principles which are embodied in its Statement of Institutional Directions and in its facilities planning:

1. There is in each individual an intrinsic dignity and worth.
2. A democratic society functions best when its members are educated and participating citizens.
3. Individuals have the capacity to learn to direct their destiny and the responsibility to participate effectively in the affairs of society.
4. The opportunity to learn should be accessible to all who can profit from it and who wish to avail themselves of it.
5. Each person should be encouraged and helped to realize his/her full mental and physical potential regardless of economic, educational, or physical disadvantages, and/or cultural differences.
6. The community and the individual are best served when people can find satisfying and productive vocations and can learn to make rewarding use of leisure time.
7. It is important that all people learn about cultural heritages and how to work together to create a better society.
8. As a community college, Santa Barbara City College must be responsive to the needs of the community it serves.
9. A commitment to the ideal and tradition of academic freedom is basic to an intellectual environment, which encourages serious scholars and critical, independent thinking.
10. Education is a lifelong process, not solely preparation for adult life.

2.0 GOALS AND PURPOSES

The fundamental goals and purposes of Santa Barbara City College, in priority order, are as follows:

1. To provide uncompromisingly excellent quality of instruction in programs of the College, and to create and maintain an environment which emphasizes teaching and learning, and encourages free discussion of ideas, interests and issues.
2. To maintain a comprehensive curriculum which supports a viable transfer program, a diverse occupational program, and general credit, non-credit, and community services, educational programs appropriate to the needs of the South Coast community.
3. To be particularly responsive to the needs of the local community and the citizens who come to the College as students, and to be sensitive to changes in these needs.
4. To be responsive to the needs of the region, the state, and the nation for persons trained in particular skills. In pursuit of these purposes, the College will provide programs and services in the most cost-effective manner possible, and at all times will practice fiscal responsibility.
3.0 EDUCATIONAL PRIORITIES

To fulfill the commitment of the College's mission statement, support must be given to providing an array of transfer, vocational, remedial, and continuing education programs. These programs should prepare students for success in specific occupational and academic endeavors as well as to prepare them to function as informed and self-fulfilled citizens in the community. Directions to accomplish this are as follows:

1. Maintain and enhance a balance in transfer, vocational, economic development, remedial, and continuing education programs.
2. Explore new academic and support programs, which enhance international understanding such as faculty/student exchange programs, curriculum development, study-abroad programs, and activities to encourage a greater foreign student presence on campus.
3. Develop, maintain, and expand non-credit and community services programs, which will be flexible, diverse, stimulating, and continually innovative to serve the learning needs of adults of all ages, abilities, and economic and educational backgrounds in the community.
4. Assure that instructional programs reflect a commitment to providing a broad-based general education experience.
5. Maintain the College's commitment to the community to offer programs, which will contribute to civic literacy, increase awareness of our multi-cultural base, and improve the quality of life.
6. Assure that programs are offered in a variety of formats, sequences and locations in recognition of the diversity of student needs.
7. Assure the quality of the instructional programs and maintain and enhance the College's commitment to faculty and staff development.
8. Encourage the development of honors course offerings.
9. Assure that departments provide for individualization of instruction through the use of tutorial and learning assistance services and the latest advances in educational technology.
4.0 RECRUITMENT/ADVISEMENT/RETENTION EFFORTS

The population of the Community College District is expected to decline by one to two percent from 185,000, its current population base, to 189,000. However, the number of students graduating from area high schools is expected to grow substantially for each of the next 8-10 years. Due to this, recruitment efforts must be aimed at the local secondary school population, the high school dropouts, adults employed in industrial settings, and adult part-timers. The population of minorities in the community has increased to more than 50 percent. As this trend is expected to continue, there is a need for new and expanded support services, increased recruitment efforts and expanded retention and advisement programs. Directions to accomplish this are as follows:

1. Recruit and retain more students with the aim of meeting their educational/employment goals emphasizing transfer and occupational programs.
2. Expand, in coordination with local post-secondary institutions, the recruitment programs aimed at minority students in the secondary schools with the emphasis on identifying and encouraging potential transfer students among them.
3. Expand recruitment efforts and support services for those who are in need of post-secondary educational opportunities but are under-represented in our current population (e.g. EOPS, Career Center, programs for re-entry adults, college matriculation, CARE, Minority Transition, Cal-SOAP).
4. Educate young adults, particularly high school students and high school dropouts, of the consequences of a lack of education in today's society and encourage them to consider Santa Barbara City College.
5. Expand the advisement program to include faculty in coordination with the counseling staff.
6. Improve local business/industry knowledge of educational opportunities for employees on the Campus and for contract education at the business site.
7. Increase the retention of all students, not just those in special programs, by improving their knowledge of the availability of support services and increasing faculty participation in advisement/retention activities.
8. Educate the community to post-secondary opportunities on a year around basis in order to encourage long-range planning.
9. Increase enrollment of advanced high school and foreign students.

5.0 COLLEGE READINESS/SERVICES FOR THE UNDER-PREPARED

Recent years have seen some very significant changes in enrollment patterns at SBCC. There are more full-time and part-time students, many more women, more students seeking self-enrichment, more occupational students, more developmental students, more older students, and more students with advanced education. These changes suggest that the College's programs and services be adjusted to serve this more diverse clientele. In order to meet the needs of this increasingly diverse student population, the College must
provide effective services to assure proper course placement and instructional support. Directions to accomplish this are as follows:

1. Maintain and expand the student college readiness program having the elements of assessment, advisement, remediation and retention.
2. Involve all instructional departments in assessment, advisement, redemption and retention
3. Expand the assessment program to include all new entering students and to encourage wider faculty involvement in defining skill prerequisites and advising students.
4. Expand and strengthen developmental programs to enable more students to pursue college work successfully.
5. Provide staff development opportunities for instructors in all subject areas to assist them in developing appropriate teaching strategies for under-prepared students.
6. Evaluate the success of the College's overall efforts in the assessment advisement, remediation and retention.

6.0 HIGH TECHNOLOGY

At a very rapid pace our society is being permeated by a variety of new devices and scientific breakthroughs that are subsumed under the term "high technology". This phenomenon is having a profound effect on people's personal lives and is revolutionizing the workplace, from the office to the assembly line. Major changes in working conditions will result from the infusion of technology. Job displacement, the need for continued retraining and a shift in the general orientation toward work will require strong retraining programs. Directions to accomplish this are as follows:

1. Offer new courses specifically aimed at retraining and upgrading for employees of local firms.
2. Expand programs that serve the employment needs for local business.
3. Give serious consideration to the introduction of new programs or expansion of existing programs to train students in these new technologies.
4. Enter into agreements with local industry and business to offer work site training programs related to technological applications.
5. Evaluate the effectiveness of technological programs in preparing students to perform in the work force.
6. Expand the use of computer and other technologies in instructional programs and administrative services.
7. Provide opportunity and encouragement for faculty and staff members to undergo retraining to keep abreast of new technologies.
8. Evaluate and plan for the use of technology in instructional programs. This activity is to be coordinated with the college-wide plan for the use of computers and other technologies in instruction.
7.0 LIAISON WITH COMMUNITY

Like no other institution of higher education, the Community College is an integral part of its community. The resources of the College and the needs of the community as well as the needs of the College and the resources of the community must continually be examined so that the College and community may greatly serve and benefit from one another. Directions to accomplish this are as follows:

1. Make use of private business as a resource by increased cooperation and coordination, contracting for special classes to meet business needs, and taking programs and classes to the work site.
2. Evaluate educational offerings of other local agencies and determine whether Santa Barbara City College can and should attempt to provide comparable services.
3. Work with The Foundation for Santa Barbara City College and other community resources to augment regular funding sources.
4. Improve communication, cooperation, and involvement with public and private agencies (such as CalWorks, One-Stop Work Force Resource Center, and public and private schools) to enhance programs offered.

8.0 PHYSICAL AND HUMAN RESOURCE MANAGEMENT

Present economic circumstances dictate that all of the resources of the College—staff, equipment, and buildings—be used in the most effective manner possible to achieve the goals and objectives implied by the College mission. The College must achieve an appropriate mix of regular and part-time faculty, classified support personnel, and administrative/management staff. It must also find ways to maintain job satisfaction and compensation so as not to lose the best people to employment in other sectors. Furthermore, there must be ways to assure staff vitality and innovation by bringing in people with fresh ideas and approaches. Finally, the College must seriously explore providing staff support services such as those provided in the TDMP to make it possible for new staff to work and live in the Santa Barbara area.

Equipment/facility maintenance and obsolescence continues to be a major concern. It is necessary to define priorities and to find ways of providing the equipment and facilities needed to support a modern and diverse instructional program. Directions to accomplish this are as follows:

1. Continue to encourage broad-based participation in college governance and planning processes.
2. Implement methods for increasing productivity through efficient use of staff and facilities.
3. Reallocate existing resources in order to direct them to more effective programs and those that are most responsive to the district's mission.
4. Recognize and understand the very real constraints on resources and the need to resort to reallocation of existing resources in effective planning.
5. Pay continuing attention to affirmative action goals and procedure in all phases of hiring and promotion.
6. Retrain faculty to fit into a changing curriculum.
7. Develop incentives and rewards for outstanding service.
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AGENDA ITEM BACKGROUND

TO: BOARD OF TRUSTEES
FROM: PRESIDENT
SUBJECT: Board Discussion: Mission Statement Review with Eva Conrad

DATE
January 10, 2013
ATTACHMENT(S)
None

REASON FOR BOARD CONSIDERATION
☐ ACTION ☐ CONSENT ☐ FIRST READING
☐ INFORMATION ☐ REPORTS ☒ DISCUSSION

ITEM NUMBER
3.1

BACKGROUND:

An effective mission statement is a clear, concise statement of the institution’s purpose and unites the college’s efforts toward achievement of a shared vision. Aware of the importance of the college’s mission statement in planning and assessing institutional effectiveness, the Board of Trustees established “...reviewing the college mission statement” as a goal for 2012-2013.

The process for reviewing the college mission began in fall 2012. Members of the College Planning Council and the Executive Council were interviewed one-on-one with the discussion focused on questions such as, What are our priorities as we move into a future of permanently reduced funding?, Who are we?, and Who do we want to be? In addition to individual interviews, five groups were interviewed: Academic Senate, Classified Consultation Group, Deans’ Council, Student Senate, and Managers Group. The purpose of tonight’s study session is to add the Board’s voice into this dialogue.

The results of the interviews will be a starting point for a discussion at a January 23rd retreat dedicated to reviewing and developing a recommendation regarding the college mission.

RECOMMENDATION:

NONE

Administrator Initiating Item: Lori Gaskin, President

Approved by:
AGENDA ITEM BACKGROUND

TO: BOARD OF TRUSTEES
FROM: PRESIDENT
SUBJECT: Discussion of Board Policies: Policy 2200–Board Duties and Responsibilities and Policy 2715–Code of Ethics/Standards of Conduct

REASON FOR BOARD CONSIDERATION
☐ ACTION ☐ CONSENT ☐ FIRST READING ☐ INFORMATION ☐ REPORTS ☐ DISCUSSION

ITEM NUMBER 3.2

DATE January 10, 2013
ATTACHMENT(S) 10 pages

BACKGROUND:

The Board Policies/Administrative Procedures review and update project is proceeding along with key constituent groups and stakeholders actively engaged. The Board Policy Work Group, comprised of Marty Blum, Marsha Croninger, Lori Gaskin, Pat English, Angie Esqueda, and Jane Wright, has been reviewing policies related directly to the Board, specifically Chapter 2: Board of Trustees. While the Board as a whole will be presented with each updated chapter as a first and second reading, there are two policies in Chapter 2 that are so closely linked to the Board's purpose and function that the Work Group wished to place these before the Board out of sequence. These two policies are:

- Board Policy 2200: Board Duties and Responsibilities
- Board Policy 2715: Code of Ethics/Standards of Conduct

The purpose of reviewing these within a study session is to ensure that each Board member has an understanding of the detail contained in these two policies and to foster communication about these important aspects of being a member of the Board of Trustees. Board President Blum and Trustee Croninger will be leading this dialog.

RECOMMENDATION:
NONE

Administrator Initiating Item: Lori Gaskin, President

Approved by:
BP 2200  BOARD DUTIES AND RESPONSIBILITIES

The Board of Trustees is responsible for the educational quality, integrity, legal matters, and financial stability of the District and for ensuring that the institution's mission is implemented. The Board governs on behalf of the citizens of the District in accordance with the authority granted and duties defined in law including Education Code Section 70902. The Board functions as an independent elected legislative and policy-making body charged with oversight of the District. The Board recognizes and supports the role of the Superintendent/President who is responsible for the effective implementation and administration of Board policy and the sound leadership and operation of the institution.

The Board establishes an effective organizational structure for the District by selecting, employing, and evaluating the Superintendent/President and establishing District policies, including those which frame the mission of the District and the educational programs and academic standards of the institution as well as policies related to District employees and facilities. The Board oversees planning processes to guide the District into the future and establishes budget priorities and parameters.

The Board fulfills its responsibilities by:

- establishing and evaluating the effectiveness of policies that define and support the District's mission, values, and educational priorities and programs and broadly governing the District.
- establishing an expectation of excellence and integrity across the entire institution.
- functioning as an independent policy-making body capable of reflecting the multi-faceted interests of internal constituencies and the public in the board's decisions.
- selecting, appointing, and evaluating the Superintendent/President and setting policy for the evaluation of institutional success.
- delegating responsibility and authority to the Superintendent/President to effectively lead the District consistent with Board policies and the mission and values of the District.
- assuring transparency and accountability to the public and District stakeholders regarding District policies, operations and performance consistent with legal requirements.
- creating a climate which fosters student success.
- establishing policies which ensure the quality, integrity, regular evaluation and improvement of the institution's educational programs and services and fiscal management.
establishing policies that set prudent, ethical, and legal standards for college operations.

- ensuring the development and updating of the District's educational master plan.

- assuring the fiscal health and stability of the District.

- monitoring institutional performance including fiscal management and educational quality.

- advocating for, defending, and protecting the institution from undue influence or pressure.

- providing community leadership and advocacy on behalf of the District in order to build support.

- establishing policies that promote effective communication with the community and public and encourage public input, support, and understanding of District programs and operations.

- adhering to standards of civil discussion at all times.

- acting as a whole once the Board reaches a decision.

- engaging in board development, new board member orientation, and Board self evaluation.

- being informed about and involved in the accreditation process.

- being knowledgeable about the District's programs and initiatives in order to serve as effective spokespersons.

- cultivating an institutional culture which maximizes the potential of the District's employees in support of institutional and student success.

- respect academic freedom.

- establishing policies regarding admission and registration practices, academic standards, academic progress, student conduct, and applicable student fees.

- approving curricula and courses of study.

- taking appropriate action on matters related to long-range master plans for the development and improvement of District programs, facilities and property.

- reviewing and approving the annual budget, expenditures, and matters related to capital outlay, broadly monitoring district finances, and responding to significant changes in financial circumstances.

- requiring annual audits of District finances.

- supporting the efforts of the Foundation for Santa Barbara City College to assist in advancing college priorities.

- establishing employment policies, salaries, and benefits.

- setting parameters for negotiations with employee organizations and ratifying collective bargaining agreements.

- exercising its responsibilities in a collegial manner by supporting and honoring the institution's participatory governance structure, processes, and practices.

References:
Education Code Sections 70902 and 84040;
Accreditation Standard IVB.1.d
BP 2200  BOARD DUTIES AND RESPONSIBILITIES

Reference: Accreditation Standard IVB.1.d

The Board of Trustees governs on behalf of the citizens of the Santa Barbara Community College District in accordance with the authority granted and duties defined in Education Code Section 70902.

The Board is committed to fulfilling its responsibilities:

- To select and appoint the Superintendent/President of the Santa Barbara Community College District.
- To establish rules and regulations for the government and operation of one or more community colleges in the District and delegate appropriate authority to the Superintendent/President or the Board.
- To establish policies for, and approve, the total educational program of the College or colleges within the District.
- To approve all classes and submit such classes as eligible for State apportionment to the Board of Governors for approval.
- To approve and provide such classes, programs, and facilities under the provisions of the Community Service Act, and the Civic Center Act, as deemed appropriate.
- To establish policies for, and approve, all other programs and services of the College.
- To establish policies for, and approve, procedures for the adoption of instructional materials.
- To establish policies for, and approve, individual courses which are offered in approved educational programs without referral to the Board of Governors.
- To determine which holidays it will observe and on what days it will observe them within the framework of providing the necessary number of days of instruction to qualify for State apportionsments.
- To establish academic standards, probation, and dismissal and readmission policies, and graduation requirements not inconsistent with the minimum standards adopted by the Board of Governors.
- To oversee the District's operational and capital outlay budgets and to present the budgets to county authorities for the purposes of establishing the District tax rates.
- To manage and control District property and to contract for the procurement of such goods and services as authorized by law.
• As appropriate, to receive and administer gifts, grants, and scholarships.

• As appropriate, to establish such student fees as it is authorized to establish by law.

• To employ and assign all personnel not inconsistent with the minimum standards adopted by the Board of Governors and to establish employment practices, salaries, and benefits for all employees not inconsistent with the laws of this state.

• To provide such auxiliary services as deemed necessary to achieve the purposes of the community college.

• To establish rules and regulations governing student conduct, and to establish procedures not inconsistent with those established by the Board of Governors to insure faculty and students the opportunity to express their opinions at the campus level.

• As appropriate in accordance with general policies established by the Board of Governors, to apply directly to Federal agencies or State agencies operating Federal programs in order to obtain Federal funds.

• To provide for an annual audit of all funds of the District or supervised by the District. (Ed. Code, Sec. 84040)
DRAFT FOR DISCUSSION

BP 2715  CODE OF ETHICS/STANDARDS OF CONDUCT

Standards of Conduct

To maximize Board effectiveness and institutional and public confidence in District governance, individual Board members are expected to govern responsibly and hold themselves to the highest standards of ethical conduct. The Board expects its members to work collegially with each other and the Superintendent/President to ensure that decisions are made which are in the best interest of students and the District.

Each member of the Board of Trustees will:

- Personally comply with all of his/her duties and responsibilities under Board Policy 2200 and conduct himself/herself in accordance with these standards of conduct.
- Hold the educational welfare of the students of the District as his/her primary concern.
- Insofar as possible, show concern and interest for student accomplishments by attending student ceremonies and events.
- Respect the office of Trustee and in no way misuse the power inherent in the office.
- Promote equality of opportunity for all students.
- Be informed about, advance, and promote the interest of the community as a whole and the public at large. Exercise independent judgment without bias in favor of private interests or partisan political groups.
- Be respectful of members of the public, faculty, staff, students and all others who comment or present information at Board meetings.
- Uphold, implement, and enforce all laws and codes applying to the District.
- Support and promote institutional improvement and innovation consistent with the District mission and Board duties and responsibilities.
- Recognize and actively communicate to others that authority rests with the Board as a whole in its legally constituted meetings and Board or District decisions are not made by individual Board members or committees.
- Attend and participate in all meetings, insofar as possible, having prepared for discussion and decision by reviewing all agenda materials.
- Be informed about issues before the Board and matters to be decided by the Board before voting on a decision.
- Conduct all business of the Board in compliance with law regarding open public meetings, unless, for purposes permitted by law, it is deemed necessary to hold a closed session.
- Maintain confidentiality of Board discussions held in closed sessions of the Board in accordance with law and maintain confidentiality of privileged information.
• Avoid any situation that may constitute a conflict of interest. Inform the Board or the Board President when a matter under consideration might involve or appear to involve such a conflict.

• Abstain from participation in discussion and voting on any issue where a conflict of interest exists.

• Enhance his/her effectiveness as a Trustee through study of contemporary educational issues, by such means as staying current on relevant publications and attending conferences designed to improve Board member effectiveness.

• Use appropriate channels of communication.

• Act with civility and dignity and understand the implications of demeanor and behavior.

• Ensure an atmosphere in which controversial issues can be presented fairly and in which the dignity of each individual is maintained.

• Promote and maintain good relations with other Board members by:
  o Keeping an open mind and listening to other ideas and points of view.
  o Respecting the opinions of others and abiding by majority rule.
  o Working with other Board members in a spirit of harmony and cooperation and giving courteous consideration to others' opinions.
  o Refraining from lengthy repetitive commentaries during Board meetings.
  o Recognizing when a matter has been adequately considered by the entire Board and refraining from repeatedly revisiting an issue or matter that is a personal interest or concern not shared by the Board as a whole.
  o Refraining from personal criticism of other Board members in meetings or other public communications. This does not apply to reasoned philosophical or factual disagreements.

• Promote a healthy professional relationship with the Superintendent/President, faculty, and staff by:
  o Maintaining open and respectful communication and asking reasonable questions when necessary or appropriate to understand the recommendations or issues before the Board.
  o Appointing an effective Superintendent/President and supporting his/her effective administration and leadership of the college consistent with Board polices, accreditation standards, and legal requirements.
  o Supporting District personnel in the effective and appropriate performance of their duties and assuring that they have the needed responsibility, authority and, within fiscal limitations, resources to perform effectively.
  o Understanding the distinction between Board and staff roles, and refraining from directing or performing management or educational functions that are the appropriate responsibility of the Superintendent/President, faculty or staff.
  o Referring complaints, criticisms, and grievances through appropriate channels as previously agreed upon and reflected in Board policies.
  o Proposing policy considerations or other agenda items for discussion using established Board procedures including Board Policy 2340.

• Be an advocate for the District in the community by encouraging support for and interest in the College.
The Board recognizes the rights of individual Board members to freely express their views and encourages open, informed and thorough discussion of issues before the Board. The Board believes that effective Board members have a responsibility to respectfully express themselves, whether in agreement or disagreement with the Board majority, in ways that promote the Board’s ability to govern the district during discussions before Board decisions. However, once the Board has reached a decision on a matter, then the Board acts as a whole and it is the responsibility of every Board member to accept and support the decision that the Board as a whole has reached.

When speaking to community groups, the media, or other members of the public, or when communicating to the public in other ways such as in internet blogs or comments, individual Board members should recognize that their statements may be perceived as reflecting the views and positions of the Board as a whole. Therefore Board members have a responsibility to identify personal viewpoints as such and not as the viewpoint of the Board and to support the decisions of the Board as a whole.

Violation of the Board’s Code of Ethics/Standards of Conduct and/or Board Policies
The Board of Trustees will promptly address any violation by a member or members of the Board of its Code of Ethics/Standards of Conduct and/or Board Policies which are the responsibility of individual members, including, but not limited to, Board Policies 2710 (Conflict of Interest), 2715 (Code of Ethics), 2716 (Political Activity), and 2717 (Personal Use of Public Resources).

Such violation(s) will be addressed by the Board President, who will first discuss the violation(s) with the Board member in an effort to seek to reach a resolution. If resolution is not achieved and further action is deemed necessary by the Board President, the Board President may appoint an ad hoc committee composed of up to three Board members to examine the matter and recommend further courses of action to the Board. Sanctions will be determined by a majority vote of the entire Board and may include a recommendation to the Board to censure the Board member by a resolution. All sanctions will be in accordance with state and federal laws and education codes. If the President of the Board is perceived to have violated the Board’s Code of Ethics/Standards of Conduct and/or Board Policies that are his/her responsibility, the Vice President of the Board is authorized to pursue resolution. Motions calling for the adoption of a censure resolution may only be brought at the Board’s regularly scheduled meetings, or at a special meeting. Censure resolutions shall only be heard in public. Notice of a censure resolution shall be given no later than at the time the meeting is noticed. A censure resolution shall describe in sufficient detail the conduct of said Board member or members, so as to allow the member or members to prepare his/her response to the allegations before the vote.

Reference:
Accreditation Standard IV.B.1.a, e, & h
BP 2715  CODE OF ETHICS/STANDARDS OF PRACTICE

Reference: Accreditation Standard IV.B.1.a, e, & h

The Board maintains high standards of ethical conduct for its members. Members of the Board are responsible to:

1. Introduction: Mission and Core Principles the College

MISSION: Santa Barbara City College is committed to the success of each student, providing a variety of ways for students to access outstanding and affordable higher education programs that foster lifelong learning. SBCC works to ensure academic success for all students as they earn a degree or certificate, prepare for transfer, or gain the occupational competencies and academic skills needed to advance in their careers.

The college serves all segments of its diverse community by maintaining quality programs, by collaborating with local organizations to identify new educational needs and develop programs to meet those needs, and by continually expanding its efforts to meet the educational needs of traditionally underserved groups. The college responds to the needs of the South Coast community by offering a comprehensive continuing (adult) education program and developing programs that support economic development. As part of that larger community, SBCC is also committed to valuing the dynamic diversity of the community and to adopting sustainable practices and exercising good citizenship.

SBCC promotes student learning and development through the attainment of Institutional Student Learning Outcomes that measure student achievement in critical thinking, problem-solving and creative thinking; communication; quantitative analysis and scientific reasoning; social, cultural, environmental and aesthetic perspectives; information, technology and media literacy; and personal, academic and career development.

CORE PRINCIPLES: Santa Barbara City College encourages and supports instructional improvement and innovation that increases the quality and effectiveness of its programs based upon these core principles:

- Policies, practices and programs that are student-centered
- Shared governance involving all segments of the College community
- An environment that is psychologically and physically supportive of teaching and student learning
- A free exchange of ideas in a community of learners that embraces the full spectrum of human diversity
- A commitment to excellence in all college endeavors
2. **Standards of Conduct**

Each member of the Board of Trustees will:

- Hold the educational welfare of the students of the District as his/her primary concern.
- Insofar as possible, show concern and interest for student accomplishments by attending student ceremonies and events.
- Respect the office of Trustee and in no way misuse the power inherent in the office.
- Ensure that the District maintains equality of opportunity for all students regardless of race, creed, sex, age, disability, or national origin.
- Protect, advance and promote the interest of the community as a whole. Exercise independent judgment without bias in favor of private interests or partisan political groups.
- Uphold, implement, and enforce all laws and codes applying to the District.
- Act as an instigator and promoter of change through legal and ethical procedures.
- Recognize and actively communicate that authority rests with the Board in its legally constituted meetings and not with individual members or committees.
- Attend and participate in all meetings, insofar as possible, having prepared for discussion and decision by reviewing all agenda materials.
- Conduct all business of the Board in open public meetings, unless, in the judgment of the Board and for purposes permitted by law, it is more appropriate to hold a closed session.
- Maintain confidentiality of Board discussions held in closed sessions of the Board.
- Avoid any situation that may constitute a conflict of interest. Inform the Board or the Board President when a matter under consideration might involve or appear to involve such a conflict.
- Abstain from participation in discussion and voting on any issue where such a conflict of interest or appearance of such conflict might arise.
- Enhance his/her effectiveness as a Trustee through study of contemporary educational issues, through such means as staying current on relevant publications and conferences designed to improve Board member effectiveness.
- Use appropriate channels of communication.
- Respect others; acting with civility.
- Promote and maintain good relations with other Board members by:
  - Keeping an open mind and listening to other facts and points of view.
  - Respecting the opinions of others and abiding by majority rule.
  - Working with other Board members in a spirit of harmony and cooperation and giving courteous consideration to others' opinions.
- Promote a healthy work relationship with the Superintendent/President and the staff by:
  - Appointing and nurturing an effective Superintendent/President and supporting his/her administrative recommendations by maintaining a climate of "no surprises."
  - Supporting District personnel in the appropriate performance of their duties and assuring that they have the needed responsibility, authority and, within fiscal limitations, the resources to perform effectively.
  - Referring complaints, criticisms, and grievances through appropriate channels as previously agreed upon and reflected in Board policies.
• Be an advocate for the District in the community by encouraging support for and interest in the College.

The functions of the Board of Trustees shall be legislative, and it shall act as a policy forming body. It shall consider questions of general educational policy and shall place the responsibility for the implementation of Board-adopted policies directly in the hands of the District Superintendent as executive officer of the Board.

The Board of Trustees shall give due consideration to legal requirements and limitations, to sound educational procedures, and to the interest of the public it represents.

The Board of Trustees shall strive to maintain a sound and superior college program with respect to range and scope, breadth and quality, school plant and equipment, and personnel; and to adapt the educational program as far as possible to the needs, interests, aptitudes, abilities and capabilities of all youth and adults within the College District.

3. Violation of Board Policies:

The Board of Trustees will promptly address any violation by a Member or Members of the Board of the provisions of Board Policy 2000 series that are the responsibility of individual Members, including Board Policies 2710 (Conflict of Interest), 2715 (Code of Ethics), 2716 (Political Activity), and 2717 (Personal Use of Public Resources).

Such violation(s) will be addressed by the Board President, who will first discuss the violation(s) with the Board Member in an effort to seek to reach a resolution. If resolution is not achieved and further action is deemed necessary by the Board President, the Board President may appoint an ad hoc committee composed of up to three Board Members to examine the matter and recommend further courses of action to the Board. Sanctions will be determined by a majority vote of the entire Board and may include a recommendation to the Board to censure the Board Member by a resolution. All sanctions will be in accordance with state and federal laws and education codes. If the President of the Board is perceived to have violated a provision of Board Policy 2000 series that are his or her responsibility, the Vice President of the Board is authorized to pursue resolution. Motions calling for the adoption of a censure resolution may only be brought at the Board’s regularly scheduled meetings, or at a special meeting. Censure resolutions shall only be heard in public. Notice of a censure resolution shall be given no later than at the time the meeting is noticed. A censure resolution shall describe in sufficient detail the conduct of said Board Member or Members, so as to allow the Member or Members to prepare his or her response to the allegations before the vote.