

# **Santa Barbara City College Long-Range Development Plan**



**2000**

**Revised, August 2015**

Santa Barbara City College  
721 Cliff Drive, Santa Barbara, California

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**

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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**

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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**

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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;
- Humanities Building Modernization on East Campus;
- Drama / Music Building Modernization on West Campus;
- West Campus Classroom and Office Building; and
- Campus Center Seismic and Code Upgrades 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.

<b>Table 1.1 Summary of Proposed Campus Modifications</b>				
<i>No.</i>	<i>Structure</i>	<i>New Building Area (GSF)</i>	<i>Construction Period (month/year)</i>	<i>Occupancy</i>
1	Life Science/ Geology Building Remodel	1,500	9/2000 - 12/2001	January 2002
2	Classrooms/ Accessibility Remodel	NA	7/2001 - 8/2002	August 2002
3	School of Media Arts	60,523	Not determined at this time	Not determined at this time
4	Humanities Building Modernization	2,070	8/2012 - 11/2013	November 2013
5	Humanities Building Storage Area Addition;	755	4 months (est.)	1985
	Existing Structure Renovation	755	6/2013 - 12/2013	January, 2014
6	Humanities Building Outdoor Art Workshop ;	2,062	4 months (est.)	1994
	Existing Structure Renovation: a. Shed-style metal roof. b. Darkroom and equipment storage structure.	5,300 381	8/2013 - 1/2014	January, 2014
7	Drama / Music Building Modernization	7,251 (External); 2,342 (Internal)	9/2009 - 1/2012	January 2012
8	West Campus Classroom and Office Building	30,054	8/2015 -3/2017 (est.)	July 2017 (est.)
<u>9</u>	<u>Campus Center Seismic and Code Upgrades</u>	<u>32,903</u>	<u>6/2016 - 6/2018 (est.)</u>	<u>July 2018 (est.)</u>
NA: Not Applicable-remodeling within existing building footprint				

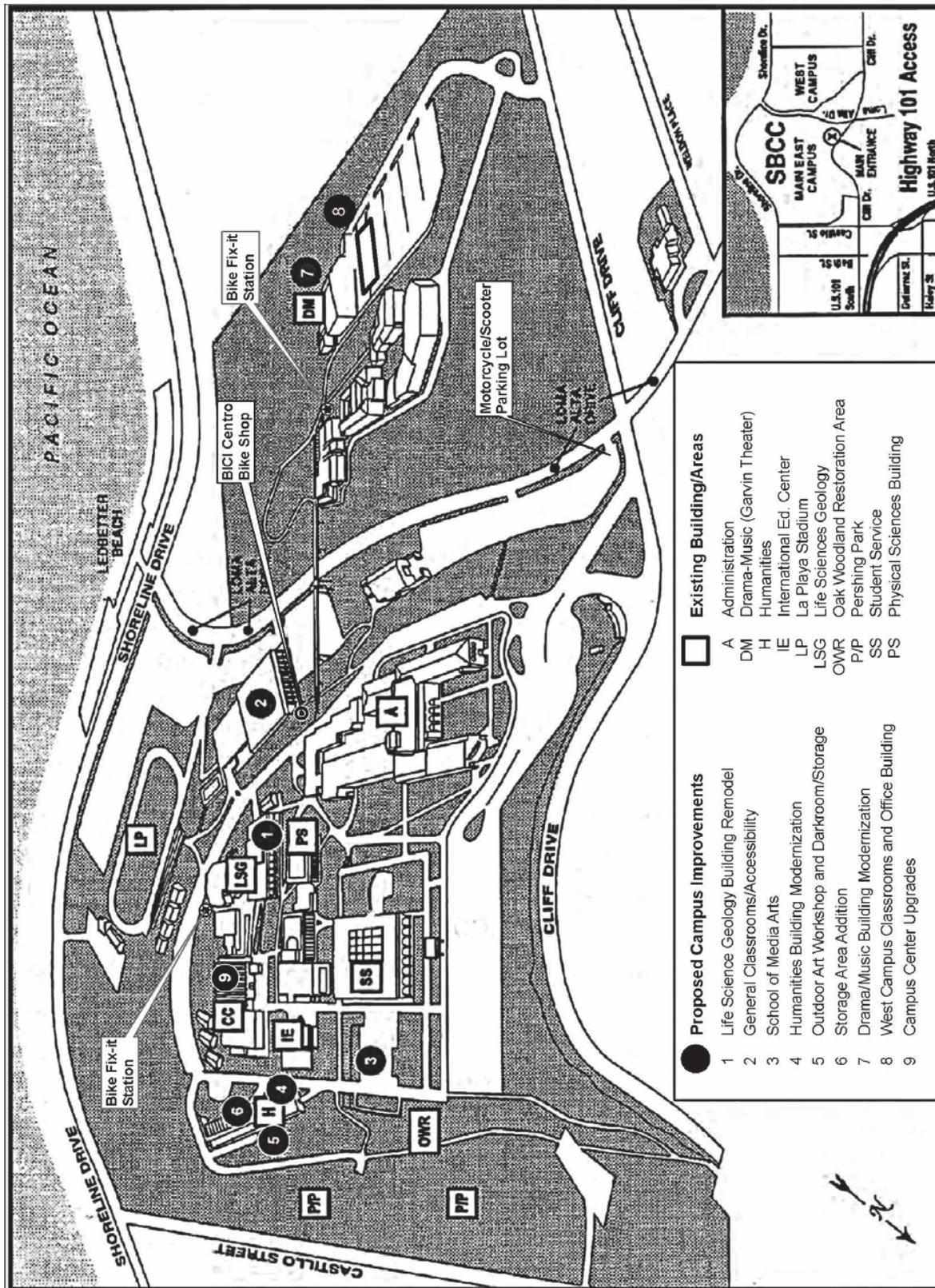


FIGURE 1 – LOCATION OF PLANNED DEVELOPMENT

***School of Media Arts (SoMA) (New Building - #3 in Table 1.1)***

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

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

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

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)***

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); 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. This was constructed without Coastal Commission review and approval, but will now be part of the certified PWP.

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.

***Humanities Building Storage Area Addition (Remodel - #6 in Table 1.1)***

A one-story, 755 s.f. storage facility was constructed in 1985 that extends from the eastern façade of the existing Humanities Building. It was not included as an LRDP amendment at that time. This was constructed without Coastal Commission review and approval, but will now be part of the certified PWP.

The existing Humanities Building Storage Area Addition would be demolished and reconstructed entirely within the existing development footprint. It would be replaced with code-compliant construction and result in exactly the same dimensions as currently exist.

***Drama / Music Building Renovations (Remodel - #7 in Table 1.1)***

The modernization of the existing Drama/Music Building, including Classrooms and the Garvin Theater, and the modification of the existing parking area and access pathways includes remodeling of 2,342 square feet (s.f.) and external additions totaling 7,251 s.f. to the existing 40,774 s.f. (gross) facility. The primary purpose of the renovations addresses upgrading the quality of the teaching, performance, and support spaces and disabled access in compliance with the Americans with Disabilities Act of 1990.

The existing Drama/Music Building uses and programs do not change as a result of the modernization. Existing classrooms and theaters are upgraded to ensure disabled person accessibility of participants and guests attending performances of the Drama and Music programs, and to enhance the quality of the facilities.

***West Campus Classroom and Office Building (New Building - #8 in Table 1.1)***

The West Campus Classroom and Office Building Project includes a complex of two structures between one- and three-stories (15- to 45-feet) high, totaling 30,054 s.f. in a footprint previously used for temporary portable swing space classrooms north of the Garvin Theater and adjacent to the West Campus access road passenger drop-off. The structure will provide for 23 Classrooms totaling 19,154 square feet and 15 faculty and staff offices totaling 1,587 square feet. This building will be constructed using guidelines set forth in LEED Green Building Rating System developed by The US Green Building Council (USGBC), with the aim of submitting for LEED Certification and achieving a level of Silver or higher.

**Campus Center Seismic and Code Upgrades (Replacement Building - #9 in Table 1.1)**

The Campus Center Seismic and Code Upgrades Project involves the demolition and reconstruction of the existing two-story facility (32,384 s.f.) to provide upgrades to current seismic and building and safety code requirements. The reconstruction will provide a three-story complex (32,903 s.f.) on the same site. The minor addition of 519 GSF over the existing structure (a 1.6% increase) results from increasing the fixture count in restrooms to address Disabled Access Code requirements and adding separate one-hour fire-rated utility rooms as required for mechanical, electrical, and data storage on each floor. No increases to existing Campus Center academic or activity programs within the facility including classrooms, laboratories, a computer lab, offices, the Campus cafeteria, and Culinary Arts Dining Hall and teaching facility will occur.

**1.4 HISTORY OF SANTA BARBARA CITY COLLEGE CAMPUS DEVELOPMENT & PLANNING**

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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

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#### 2.1.1 Description of Habitats

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

- **Southern Oak Woodland Sensitive Habitat** - located on the slope immediately above Pershing Park on the northeastern edge of East Campus; and
- **Southern Oak Woodland and Riparian Sensitive Habitat** - located in Arroyo Honda in the northern and eastern end of West Campus; and
- **Coastal Sage Scrub Sensitive Habitat** - on the bluff face of East and West Campus.
- **Riparian and Wetland Sensitive 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 Sensitive Habitat

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 (*Tropacolum 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

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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 lasiolepis*) 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, striped 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 Sensitive 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 blufftops before European settlement. The native coastal sage species consist of Brewer's saltbush (*Atriplex lentiformis* subsp. *brewerii*), dune buckwheat (*Erigonum parvifolium*), coastal sagebrush (*Artemisia Californica*) coast goldenbush (*Haplopappus venetus*) and others.

#### ***East Campus- Riparian and Wetland Sensitive 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*), smilo grass (*Piptatherum miliaceum*), Bermuda buttercup (*Oxalis pes-caprae*), 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 Sensitive 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 Sensitive Habitat*

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 biological resources within the designated habitat area including flora and fauna, were not defined.

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 within the Southern Oak Woodland 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 2012).

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 stalfivus*), 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 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 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 2012).

The LRDP East Campus Southern Oak Woodland Sensitive Habitat Area Map (see Figure 3) is corrected to eliminate the area of blue gum eucalyptus trees adjacent and north of the Humanities Building (see description of the latter habitat below). This revision is based on the results of 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 Outdoor Art Workshop Area has also been removed from the revised East Campus Southern Oak Woodland Sensitive Habitat Area Map. The revised Map is indicated on Figure 3.

#### ***East Campus - Non-native Blue Gum Eucalyptus Tree Row***

In addition to the native sensitive habitats defined above, a row of non-native blue gum eucalyptus trees were planted by Thomas Dibblee when he established his estate within the current College campus in the late 19th century. Specimens related to these historical plantings exist directly north of the Humanities Building, east and south of the Southern Oak Woodland Sensitive Habitat. The canopy of these trees was inadvertently mapped (based only on the review of aerial photography) as an extension of the Southern Oak Woodland Habitat when the College designated this sensitive habitat area in 1985. 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, 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 2012). 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.

### **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).

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 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.

As discussed previously, based on the Oak Woodland and Coastal Bluff Restoration Plan (OW/CBRP) 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/CBRP 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 *Carpobrotus* 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.

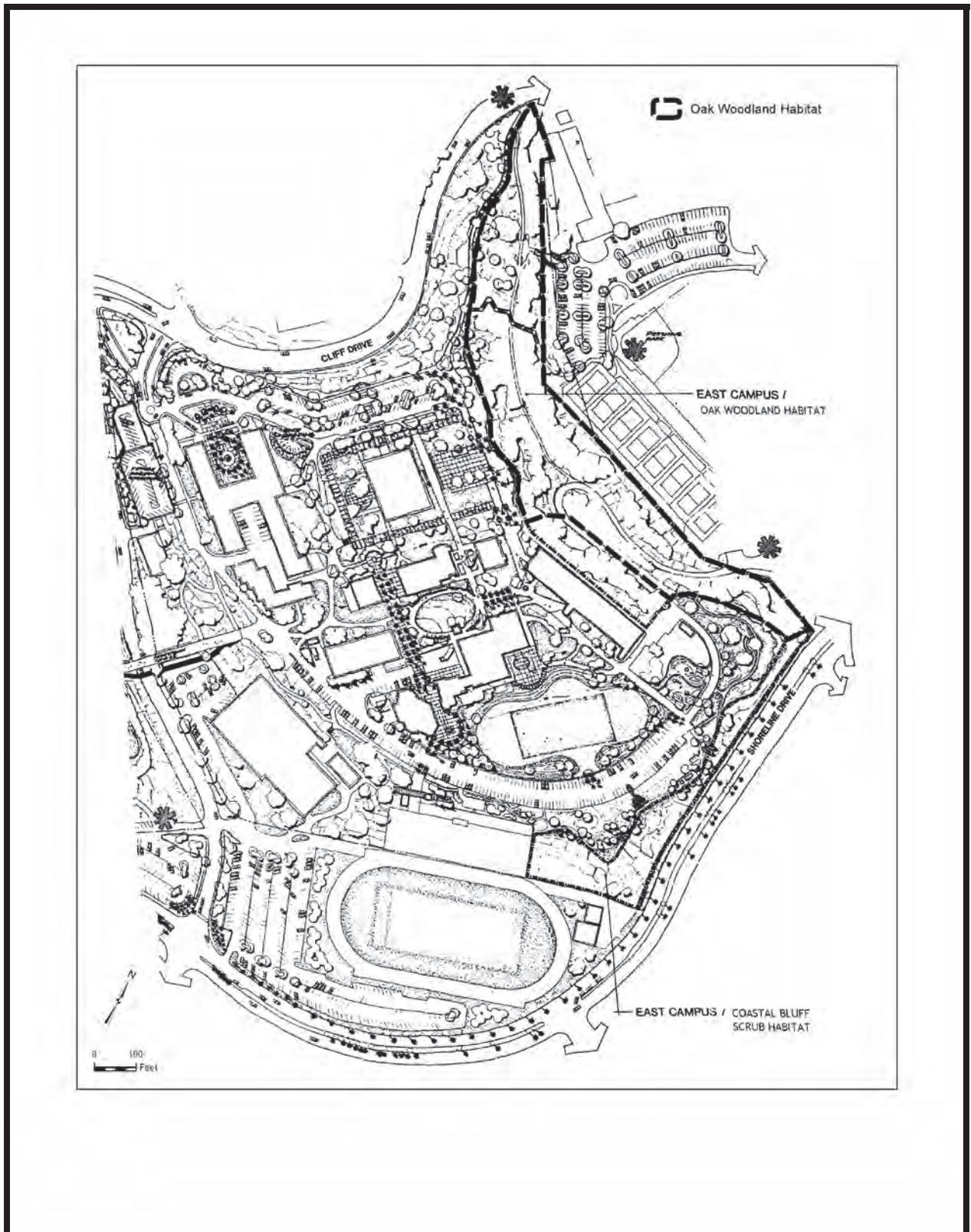
Exotics identified include Blue Gum Eucalyptus (*Eucalyptus globulus*), Ice Plant (*Carpobrotus spp*), Castor Bean (*Ricinus communis*), Fennel (*Foeniculum vulgare*), Mustard (*Brassica spp*), Wild Radish (*Raphanus sativius*), Cheeseweed (*Malva spp*), Victorian Box pittosporum (*Pittosporum undulatum*), *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.
- 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.

- 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.

### **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**

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### **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

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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 4 (Hoover and Associates 1998).

### **2.2.3 Seismicity**

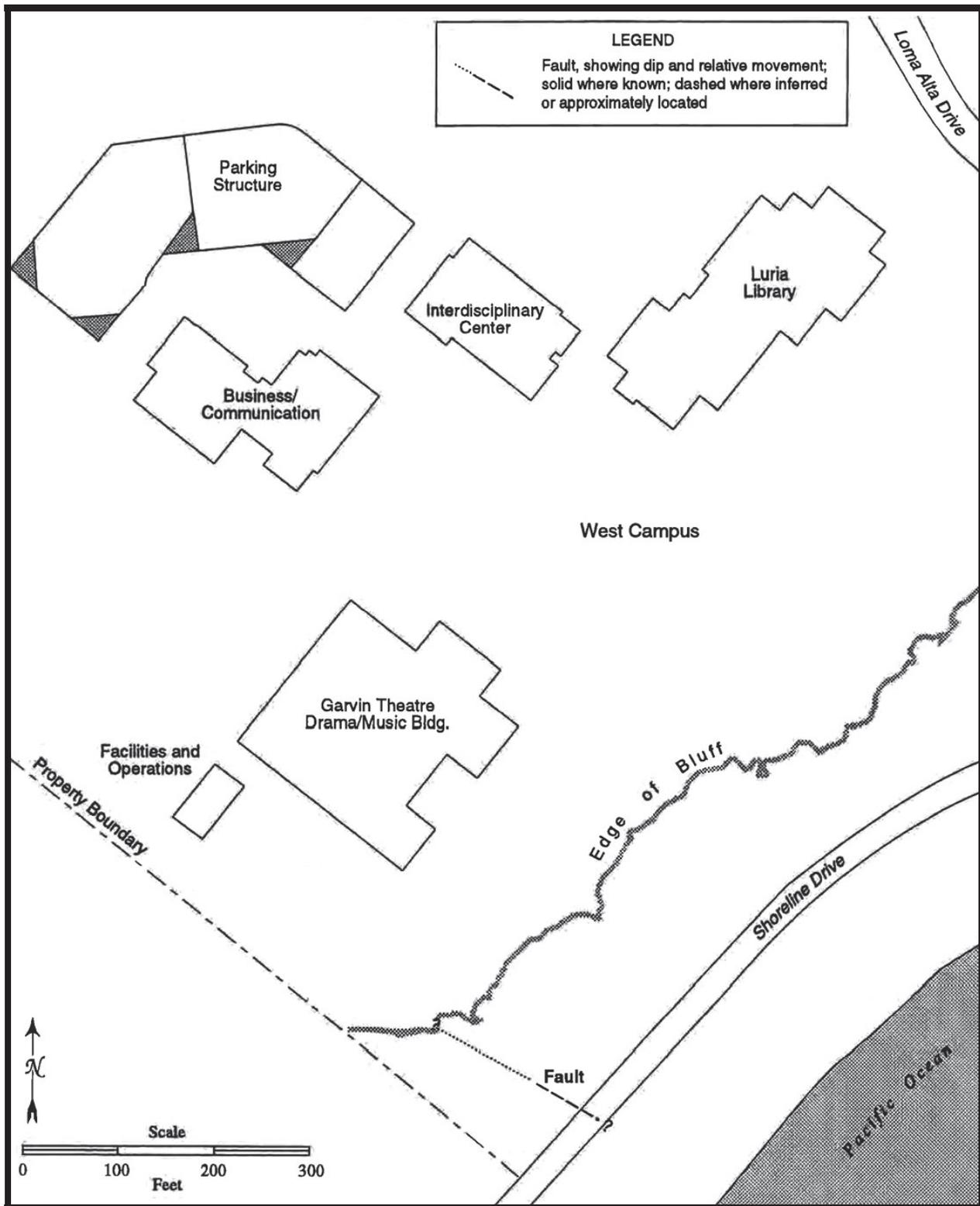
Santa Barbara has an established history of high regional seismicity. Three significant earthquakes have occurred in recent history. A Richter magnitude 6.3 earthquake in 1925 resulted in substantial property damage and loss of life. Magnitude 6.4 and 5.6 earthquakes in 1941 and 1978, respectively, caused 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

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**FIGURE 4 – UNNAMED FAULT – WEST CAMPUS**

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. As part of the continuing implementation of the Restoration Plan (Bio Policy 1.e), the College will continue to investigate ways to successfully initiate plantings on the steeper, highly eroded western portion of the West Campus bluff consistent with the Restoration Plan goals (section 2.1.3) and, if necessary, will consider additional measures to control erosion.

#### *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 planes 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. Consistent with the Restoration Plan goals (section 2.1.3) and the continued implementation of that Plan (Bio Policy 1.e) the college will work to prevent further clearing of the slope and dumping of debris and proceed with additional native plantings to stabilize the East Campus Bluffs. If necessary, the College will consider additional measures to control bluff erosion. Implementation of these measures through the Restoration Plan will allow native Coastal Sage Scrub vegetation to re-establish which will reduce direct rainfall attack and the resulting accelerated bluff erosion.

*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 erodable 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 erodable 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 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**

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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 down coast 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 5. This has included:

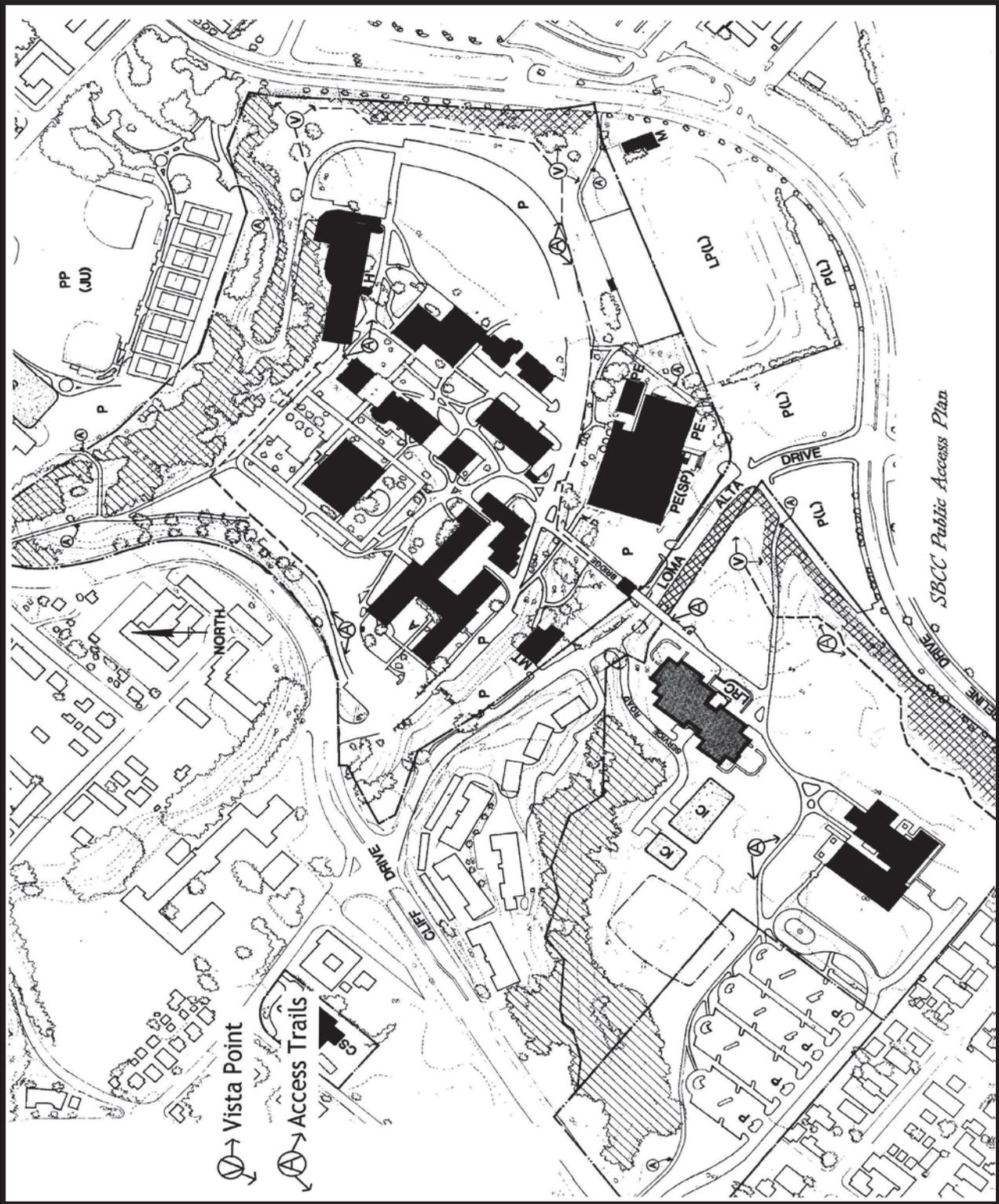


FIGURE 5 - SBCC PUBLIC ACCESS MAP

- 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.

## **2.4 ARCHAEOLOGICAL RESOURCES**

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### **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.

### **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 III mitigation program 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 Humanities Building Phase 2 Renovations on East Campus. 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.

**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 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**

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#### **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. The new SoMA building 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. Other proposed LRDP developments on East Campus involve remodels primarily within the existing footprint of the Life Science Building<sup>1</sup> 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 introduce additional structural massing in the background of the Pershing Park view

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<sup>1</sup> A 1500 square foot bathroom would be added to the Life Science Building

corridor, it would be substantially obscured by the oak woodland vegetation, and would appear in the background of the vista.

### **2.5.2 West Campus**

The Drama / Music Building Modernization on West Campus will be within the public viewshed. The following discussion deals specifically with West Campus.

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.<sup>2</sup> 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 Drama / Music Building Modernization structures are located 100 to 136 feet from the bluff that extends approximately 80 feet high above the adjacent Shoreline Drive. Maximum height of the additions to the Music Building are all lower than the adjacent existing structural parapets, such that the additions are subservient in size. The setback from the Drama / Music Building footprint to the West Campus bluff of over 115 feet effectively blocks the Drama/Music Building from the line of sight originating at Leadbetter Park and Shoreline Drive, 80 feet lower in elevation. The Drama/Music Building Modernization Project thus does not change or affect views from and along the ocean.

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

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<sup>2</sup> Partially caused by massive 1972 grading of the West Campus property for residential development prior to its purchase by the College.

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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.

**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**

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### **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 6 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

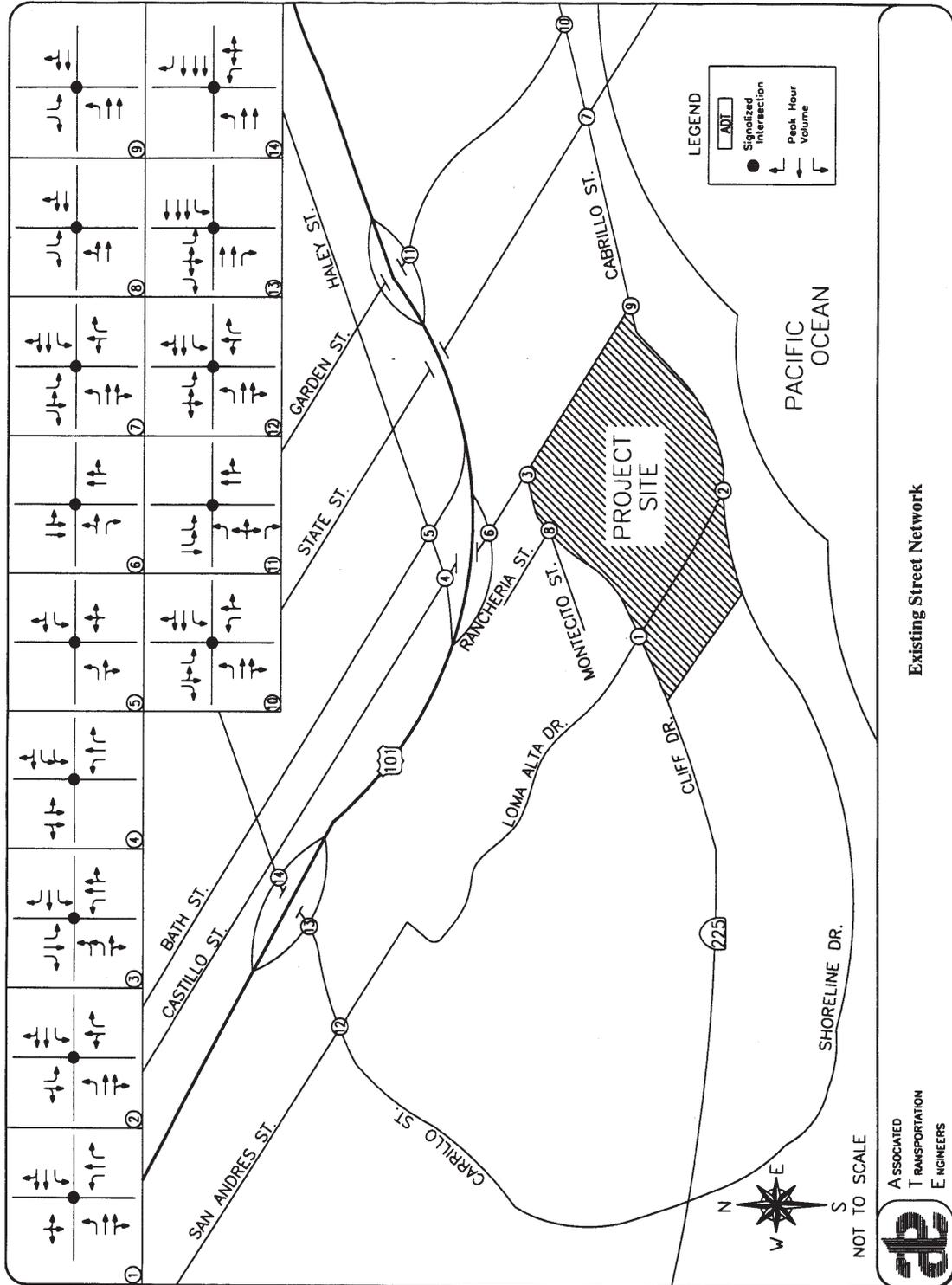


FIGURE 6 - EXISTING STREET NETWORK

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.

**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 7 and 8. The figures illustrate 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 7 and 8 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**

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

a. 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.

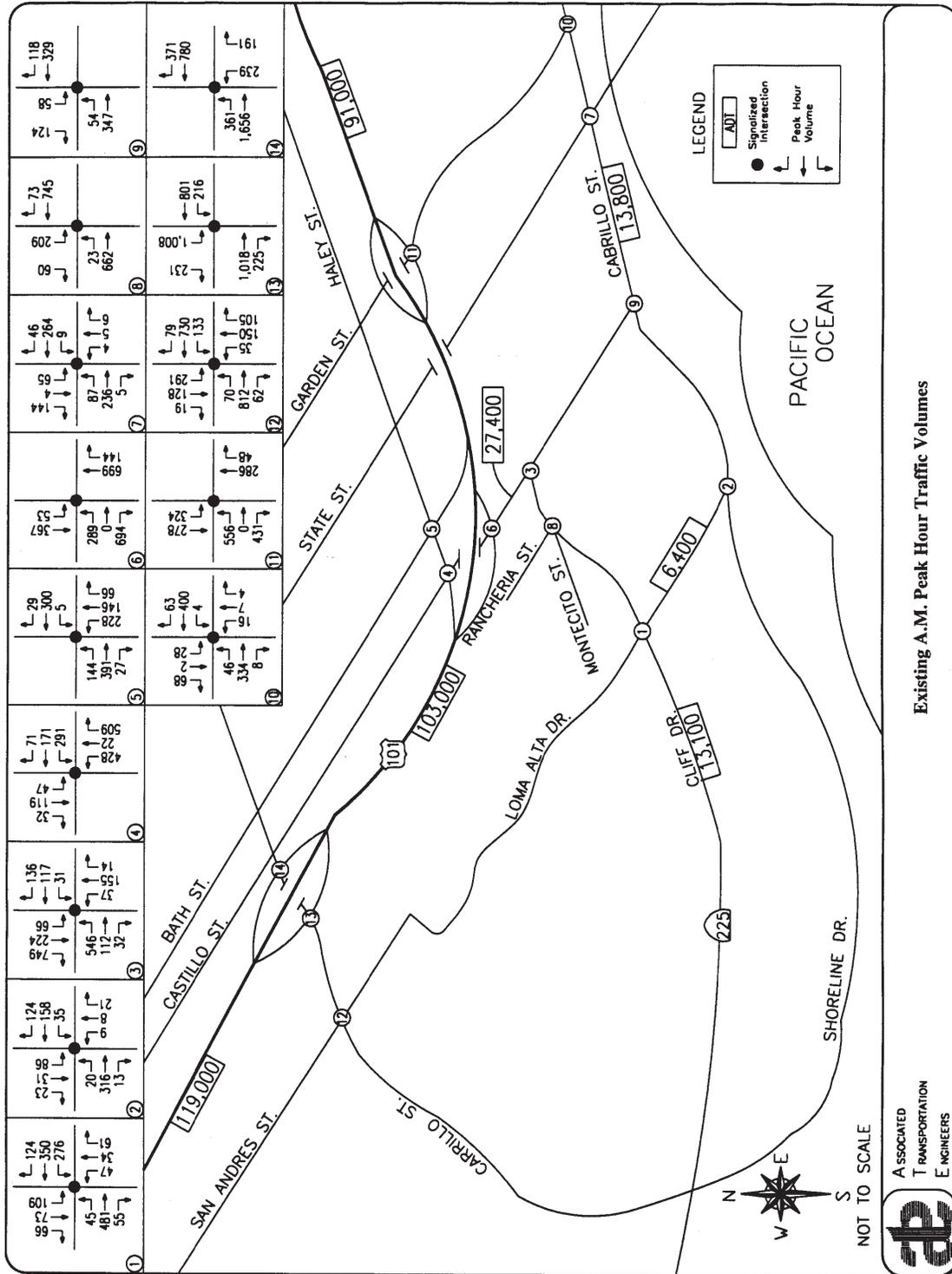


FIGURE 7 - EXISTING AVERAGE DAILY TRIP VOLUMES FOR ROADWAYS AND A.M. PEAK TRAFFIC VOLUMES FOR INTERSECTIONS

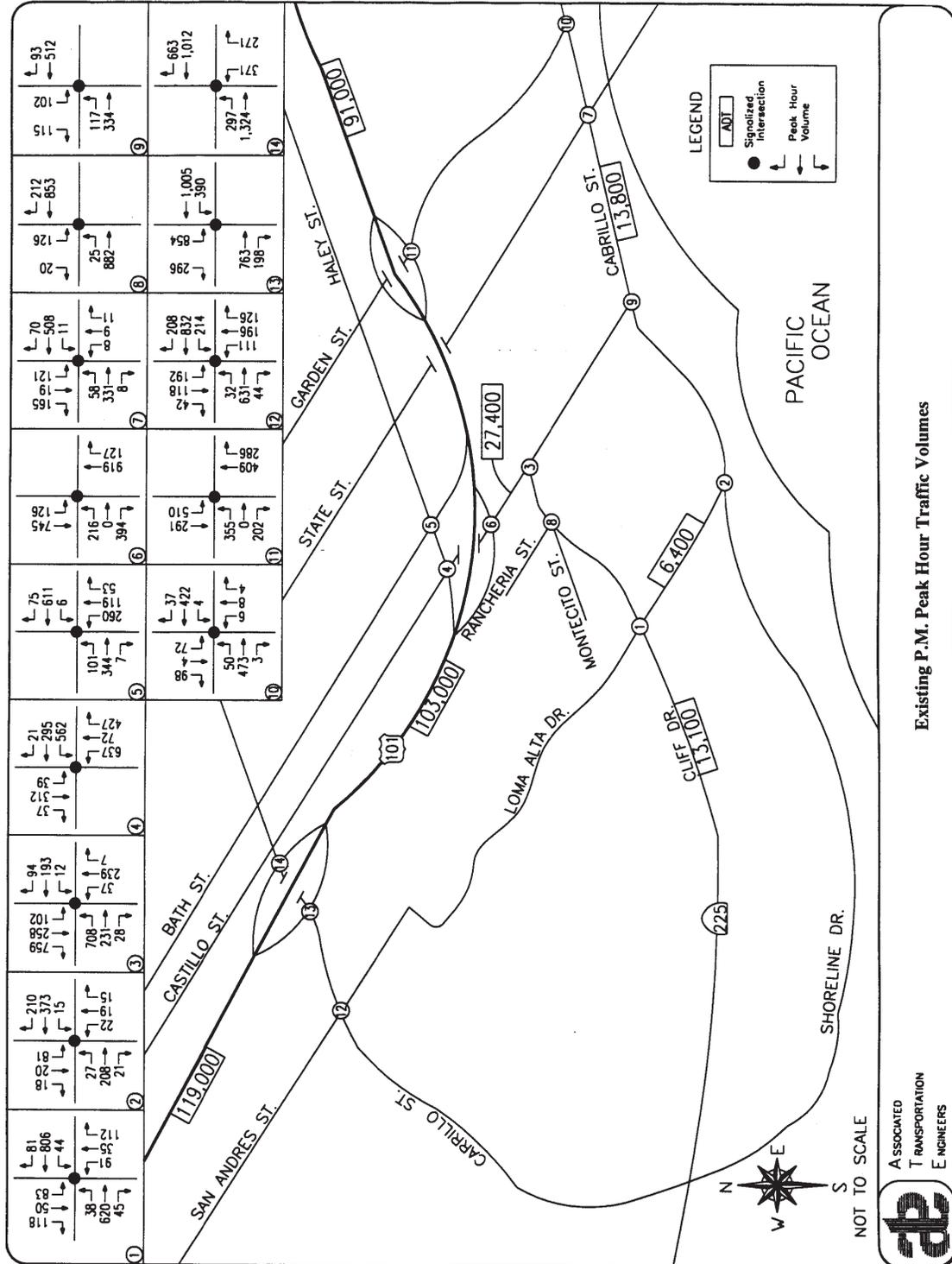


FIGURE 8 - EXISTING AVERAGE DAILY TRIPS VOLUMES FOR ROADWAYS AND P.M. PEAK TRAFFIC VOLUMES FOR INTERSECTIONS

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 9.

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

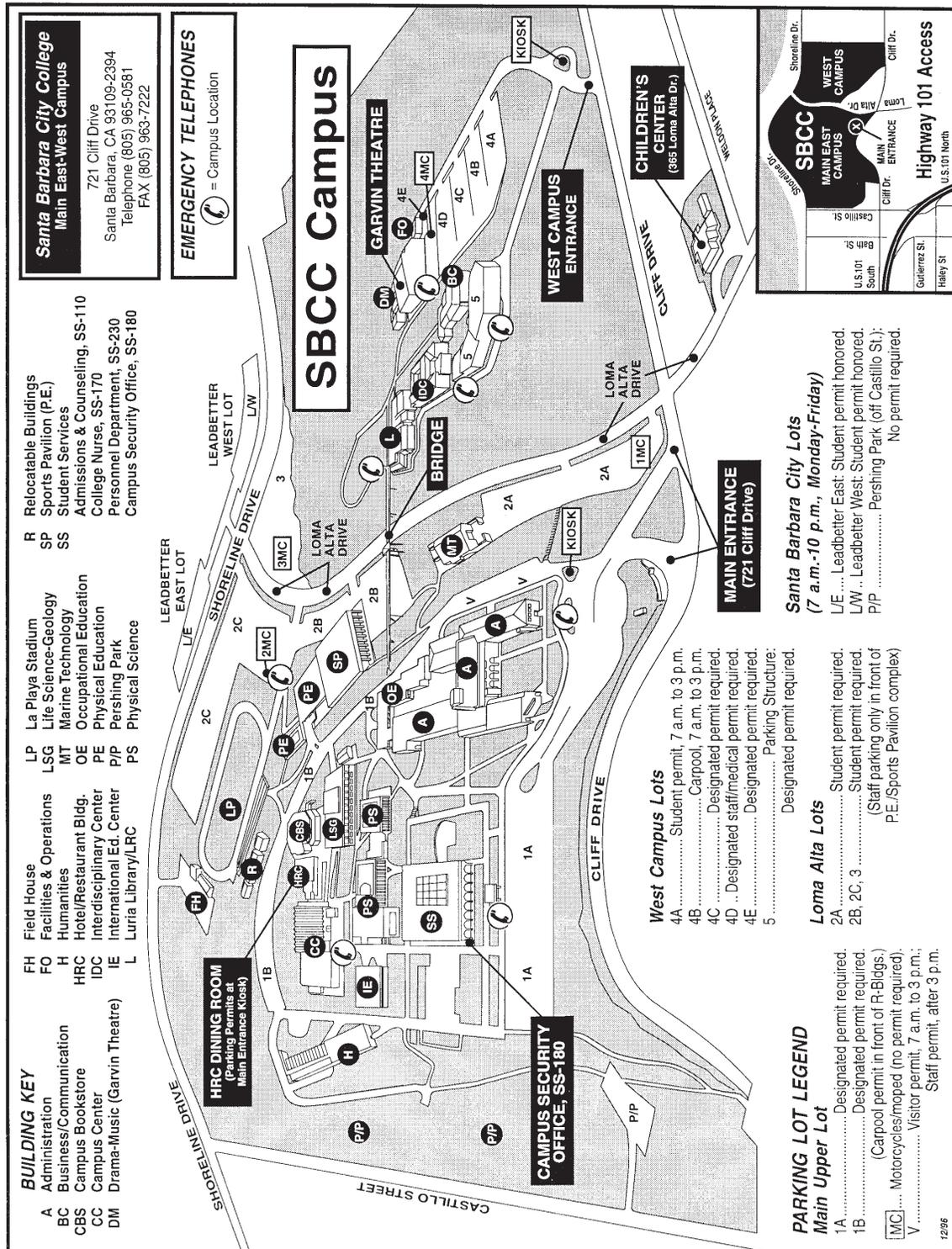


FIGURE 9 - EXISTING PARKING RESOURCES

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 8:00A.M. and 7 :00P.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**

<i>Hour Ending</i>	FEBRUARY 16, 1999		FEBRUARY 17, 1999		<i>2-Day % Occupied</i>
	<i># Vehicles</i>	<i>% Occupied</i>	<i># Vehicles</i>	<i>% Occupied</i>	
08:00 A.M.	1,196	48%	1,059	42%	45%
09:00 A.M.	1,834	73%	1,407	56%	65%
10:00 A.M.	2,315	93%	2,116	85%	89%
<b>11:00 A.M.</b>	<b>2,424</b>	<b>97%</b>	<b>2,307</b>	<b>92%</b>	<b>95%</b>
12:00 P.M.	2,339	94%	2,170	87%	90%
01:00 P.M.	2,231	89%	2,018	81%	85%
02:00 P.M.	1,927	77%	1,934	77%	77%
03:00 P.M.	1,550	62%	1,576	63%	63%
04:00 P.M.	1,183	47%	1,226	49%	48%
05:00 P.M.	1,081	43%	1,111	45%	44%
06:00 P.M.	1,412	57%	1,352	54%	55%
07:00 P.M.	1,574	63%	1,581	63%	63%

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.

<b>Table 2.3 Trip Generation - LRDP 10-Year Buildout Operations</b>							
<i>Use</i>	<i>Size</i>	<i>ADT</i>		<i>A.M. Peak Hour</i>		<i>P.M. Peak Hour</i>	
		<i>Rate</i>	<i>Trips</i>	<i>Rate</i>	<i>Trips</i>	<i>Rate</i>	<i>Trips</i>
<i>Community College</i>	2,786 FTES	2.035	5,670	0.150	418	0.180	501

*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 10 and 11.

### *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**

<i>Intersection</i>	DELAY / LOS <sup>a</sup>			
	<i>A.M. Peak</i>		<i>P.M. Peak</i>	
		<i>Cumulative</i>		<i>Cumulative</i>
	<i>Cumulative</i>	<i>+ Project</i>	<i>Cumulative</i>	<i>+Project</i>
Loma Alta Dr/Cliff Dr <sup>b</sup>	15.9/LOS C	20.5/LOS C	16.4/LOS C	18.9/LOS C
Loma Alta Dr Shoreline Dr <sup>b</sup>	8.4/LOS B	8.1/LOS B	7.8/LOS B	6.3/LOS B
Castillo St/Montecito St <sup>c</sup>	14.7/LOS B	15.3/LOS C	17.7/LOS C	19.0/LOS C
Castillo/Cabrillo/Shoreline <sup>c</sup>	7.0/LOS B	7.0/LOS B	7.3/LOS B	7.1/LOS B
Castillo St/US 101 SB Ramps <sup>c</sup>	19.1/LOS C	23.9/LOS C	15.2/LOS C	20.2/LOS C
Castillo St/Haley St/US 101 NB <sup>c</sup>	14.9/LOS B	14.3/LOS B	19.1/LOS C	21.5/LOS C
Bath St/Haley St <sup>b</sup>	9.1/LOS B	9.8/LOS B	15.2/LOS C	16.3/LOS C
Montecito St/Rancheria St <sup>b</sup>	13.2/LOS B	13.2/LOS B	13.2/LOS B	11.8/LOS B
Carrillo St/US 101 SB <sup>c</sup>	19.2/LOS C	19.5/LOS C	19.9/LOS C	19.3/LOS C
Carrillo St/US 101 NB <sup>c</sup>	9.9/LOS B	9.9/LOS B	22.5/LOS C	22.4/LOS C
Carrillo St/San Andres <sup>b</sup>	15.5/LOS C	17.0/LOS C	18.5/LOS C	20.4/LOS C
Garden St/US 101 SB <sup>c</sup>	10.8/LOS B	10.9/LOS B	11.4/LOS B	11.4/LOS B
Garden St/Cabrillo Blvd <sup>c</sup>	13.1/LOS B	12.7/LOS B	143.1/LOS B	12.2/LOS B
Cabrillo Blvd/State St <sup>c</sup>	15.1/LOS C	14.9/LOS B	14.1/LOS B	13.9/LOS B

- a. 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.
- b. City of Santa Barbara intersection.
- c. Management Program intersection.

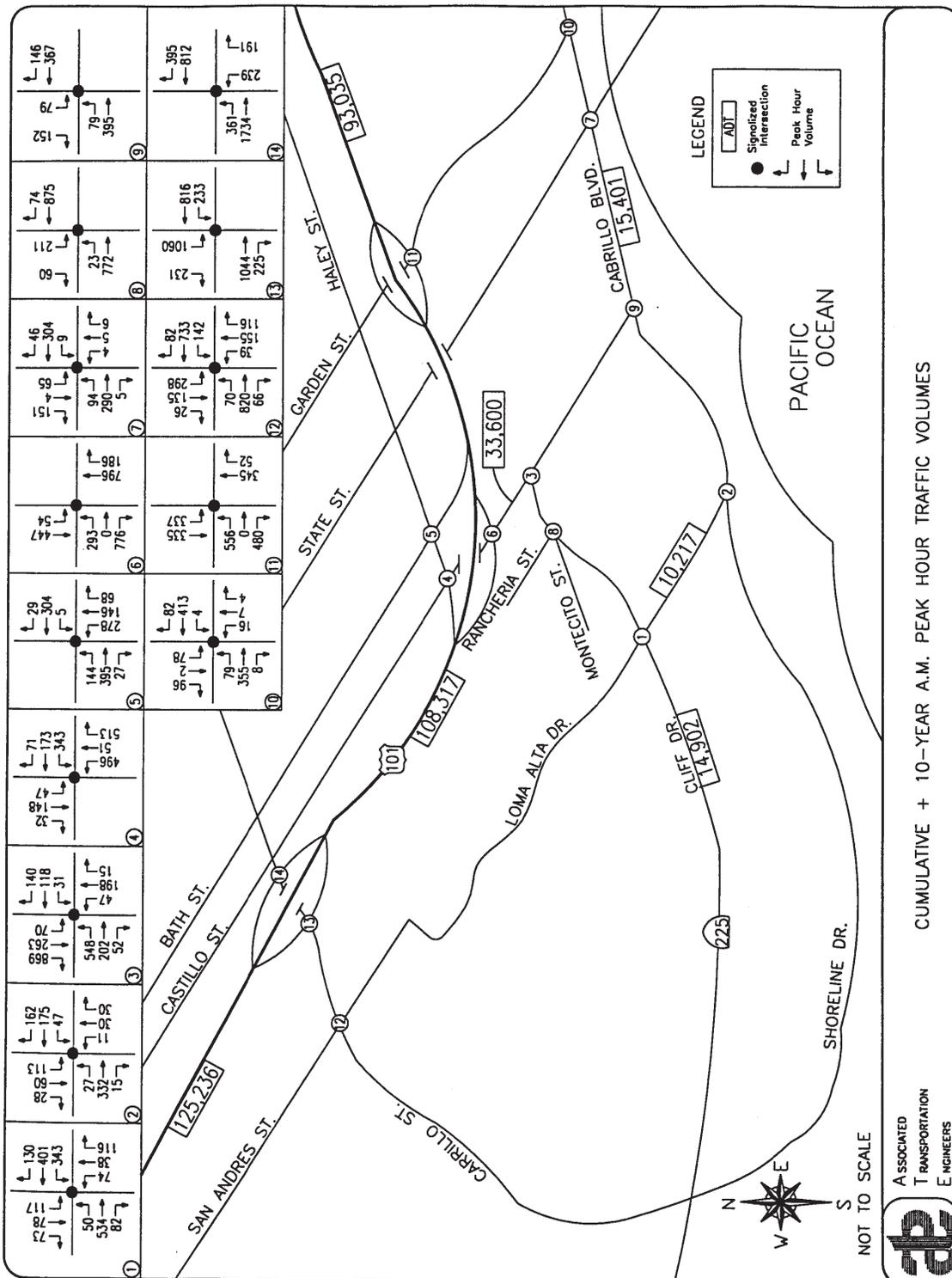


FIGURE 10 - CUMULATIVE + 10-YEAR AVERAGE DAILY TRAFFIC VOLUMES FOR ROADWAYS AND A.M. PEAK HOUR TRAFFIC VOLUMES FOR INTERSECTIONS



**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.

<b>Table 2.5 SBCC Parking Demand Forecasts - LRDP 10-Year Buildout Operations</b>					
<i>Use</i>	<i>Size</i>	<i>Peak Parking Rate</i>	<i>10-Year Demand<sup>a</sup></i>	<i>Existing Demand<sup>a</sup></i>	<i>Existing + 10-Year<sup>a</sup></i>
Community College	2,786 FTES	0.1963	546 Spaces	2,424 Spaces	2,970 Spaces

a. Parking demands for 11:00 A.M. peak hour period.

<b>Table 2.6 SBCC Parking Supply and Demand Forecasts - LRDP 10-Year Buildout Operations</b>			
<b>10-Year Demand<sup>a</sup></b>	<b>Required Spaces (95%)</b>	<b>Existing Supply</b>	<b>Shortfall</b>
2,970 Vehicles	3,126 Spaces	2,496 Spaces	630 Spaces

a. 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. .

### **2.6.5 Policies**

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**

- 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 percentage of carpooling spaces from approximately 19% to a cap of 25% of the total spaces on campus. The percentage of carpooling spaces shall increase by 1% (approximately 24 spaces) each year to a cap of 25% of the total parking spaces on campus, unless annual parking surveys demonstrate that the use of carpooling spaces does not exceed a maximum of 90% occupancy.

- d. The College will continue to encourage and promote continued use, maintenance and enhancement of the East and West Campus bus stops to increase transit ridership. The College 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. The College 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, wheel chair accessibility and improve pedestrian crossing safety on Cliff Drive within a three-year period.

Funding for future improvements shall be shared among the College, MTD, and Caltrans or its successor of interest based on mutually acceptable terms negotiated by the parties. The College 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 College, MTD, and Caltrans or its successor of interest based on mutually acceptable terms negotiated by the parties. However, the College shall, at a minimum, fund one-third or more of the improvements for the above referenced off-campus location. The College 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.

- e. The College 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.
- f. The College 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 College 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 in Spring, 2015. The College 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 College to the MTD for this service.

The College will continue to work with MTD to identify further means to encourage and increase MTD use by faculty and staff.

- g. The College 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.
- h. The College 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.
- i. The College will continue to pursue establishing another satellite campus for both credit and non-credit courses to ease parking demand on the main campus.
- j. The College 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.
- k. The College will continue a vanpool program for use by students, faculty and employees with vans from Ojai and Ventura. The College will continue to expand the vanpool program to meet demand.
- l. The College, in its commitment to mitigate the minimal parking impacts of the West Campus Classroom/Office Building Project and 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.
- m. 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.

- n. The College 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**

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.

## **TDM 3**

As part of the development of the West Campus Classroom/Office Building, the College shall improve and maintain bicycle facilities on campus including the following:

- a. Install 101 bicycle parking slots by converting 70 spaces of unused motorcycle parking in Parking Lot 1A (adjacent to Memorial Plaza and the Student Services Building) and Parking Lot 1B (adjacent to both the gateway and the bike shop).
- b. Install a minimum of 75 secured bicycle parking slots within the vicinity of the new building and a minimum of 36 bicycle parking slots adjacent to the Drama/Music Building (Parking Lot 4E).
- c. Provide on-campus access to shower and locker facilities for use by bicycle commuters.

- d. Construct, operate and maintain an on-campus bicycle shop (approximately 128 sq. ft. shed with associated bicycle racks) adjacent to the East Campus entrance to the Loma Alta Pedestrian Bridge that provides bicycle rentals, used bicycle sales, sale of spare bicycle parts, minor bicycle repair, instruction on “do-it-yourself” repairs and training on bicycle handling and maintenance.
- e. Install and maintain three “do-it-yourself” bicycle stations on campus (two on East Campus and one on West Campus), for use by students and campus staff, that provide tools for bicycle repair attached to a cable and an air pump affixed to a metal pole.
- f. Provide signage to indicate that bicycle use is permitted for all roads, pathways and parking lots where bicycle use is permitted on campus.

#### **TDM 4**

In addition to bicycle parking improvements pursuant to TDM3, the College shall install up to 405 new bicycle parking slots throughout East and West Campus to ensure that on-campus bicycle parking remains adequate to meet demand and does not exceed 90% occupancy. Installation of new bicycle parking slots shall occur and be sited based upon areas of demand assessed from bicycle parking surveys required pursuant to TDM 9(b).

#### **TDM 5**

The College shall evaluate alternatives for improving bicycle access to campus. An option to be evaluated shall include modifying the path that connects Rancheria Street above Pershing Park to the fire road leading toward East Campus to become a permeable hard surface to facilitate bicycle use between off-campus and East Campus.

**TDM 6**

As part of the development of the West Campus Classroom/Office Building, the College shall maintain and improve programs to discourage Single Occupancy Vehicle (SOV) use through the following:

- a. Implement a carpool match service (such as Traffic Solutions) for students and campus staff and provide easy access to the program through the main campus information dissemination service (“Campus Pipeline”).
- b. Improve the motorcycle and scooter Parking Lot 2A, located on East Campus just south of the intersection of Loma Alta Drive and Cliff Drive, through additional lighting and a motion sensor camera to achieve greater security.
- c. Support alternative transportation (non-SOV) commuting by providing a minimum of 1 electric vehicle, 1 hybrid vehicle, 5 electric bicycles, 6 bicycles and emergency rides home to campus staff during work hours and on an as needed basis.

**TDM 7**

As part of the development of the West Campus Classroom/Office Building, the College shall implement the following pilot programs:

- a. Implement a two-year pilot promotional campaign that provides non-cash incentives to students who commute to campus through either the carpooling program (TDM 6(a) or riding the bus.
- b. Implement a two-year pilot program that provides cash incentives to employees who commute to campus by choosing alternatives to single occupancy vehicle commuting.
- c. Implement a one-year pilot program that provides shuttle buses to facilitate off-campus parking (“last mile”) at the College Wake Center on Turnpike Road (in the unincorporated Goleta Valley) approximately every hour in the mornings between 7:30 a.m. and 11:30 a.m. and in the afternoons between 1:30 p.m. and 5:30 p.m. and the Garden Street City Parking Lot on the corner of Garden and Cabrillo Streets (in downtown Santa Barbara) approximately every half hour in the mornings between 7:30 a.m. and 11:30 a.m. and in the afternoons between 1:30 p.m. and 5:30 p.m. The shuttle buses shall drop students off at the East Gate Turnaround. Ridership will be documented for two full semesters to determine the effectiveness of the program.

The College shall monitor participation in all three programs and provide a summary of results to the Executive Director on an annual basis. The College shall evaluate continuation of the programs based upon the monitoring results.

**TDM 8**

The College shall maintain the existing six electrical car charging stations on campus and add a minimum of two additional charging stations per year, unless parking surveys demonstrate that the average hourly use exceeds 75% and additional charging stations (exceeding the minimum two per year requirement) are required. The College shall conduct separate surveys from those required in TDM 9(a) to monitor usage of the charging stations. The College shall perform hourly counts of charging station usage Monday through Thursday (10 a.m. to 2 p.m.) between the first and fourth weeks of each fall semester.

**TDM 9**

As part of the West Campus Classroom/Office Building development, the College shall conduct regular monitoring for a period of five years (two days between the 6th and 11th week of each fall semester) of parking on campus through the following:

- a. Regular monitoring of automobile parking for the entire campus, including the hours of peak parking usage. If automobile parking surveys demonstrate peak use parking occupancy to exceed 97% of total on-campus parking spaces over a period of at least one school year (not including summer sessions when use is significantly lower), the College shall submit a Notice of Impending Development and/or Public Works Plan Amendment as applicable, to implement additional alternative transportation demand measures.
- b. Regular monitoring of bicycle parking for the entire campus. If bicycle parking surveys demonstrate the availability of bicycle parking to be insufficient to meet demand at any point, the College shall submit a Notice of Impending Development to install additional bicycle parking slots and/or bicycle sheds.

**TDM 10**

Within five years of certification of Public Works Plan Amendment PWP-4-CSB-14-0005-1, the College shall submit for the review and certification by the Commission, as a separate Public Works Plan Amendment, an update to the Traffic Demand Management Plan (TDMP). This update to the TDMP must include performance standards and criteria for evaluating the effectiveness of addressing existing and future parking and traffic demands associated with existing and proposed campus development.

### **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**

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### **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.

<i>Year</i>	<i>Total Usage (AFY)</i>
1997	100
1998	67
1998/99	83

*Source:* City of Santa Barbara

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 (19AFY) 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.

<b>Table 2.8 Projected Water Consumption</b>	
<i>Year</i>	<i>Total Usage (AFY)</i>
1998/99	83
2003-04	92
2008-09	102

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.

<i>Year</i>	<i>Full Time Students, Faculty, and Staff Usage (gpd)</i>	<i>Part Time Students, Faculty, and Staff Usage (gpd)</i>	<i>Total Usage</i>
1998/99	104,760	78,150	<b>182,910</b>
2003-04	115,800	86,270	<b>202,070</b>
2008-09	127,760	95,210	<b>222,970</b>

**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.

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

## **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**

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### **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**

- 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**

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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.

**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.

**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)**

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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.

<b>Table A-I Existing Structures on East &amp; West Campus of Santa Barbara City College 4/2013</b>			
<b>Building Name</b>	<b>Building Designation</b>	<b>Campus</b>	<b>Outside Gross Sq. Ft.</b>
Administration	A	East	69500
Business / Communication Center	BC	West	32456
Campus Bookstore	CBS	East	17733
Campus Center	CC	East	26486
Drama/Music	DM	West	46325
Field House/Restrooms	FH	East	4,154
Facilities & Operations	FO	West	2,800
Humanities	H	East	43,765 <sup>1</sup>
Hotel-Rest Management	HRC	East	5271
Interdisciplinary Center	IDC	West	35795
International Education	IE	East	4453
Luria Library Learning Resources Center	L	West	52335
La Playa Stadium	LP	East	(Seats 8000 People)
Life Science / Geology	LSG	East	36369
Marine Technology	MT	East	11124
Occupational Education	OE	East	18389
Parking Structure	S	West	145088
Physical Education Offices	PE	East	2400
Physical Sciences Classroom	PS	East	18553
Physical Sciences Lecture Hall			2850
Snack Bar		West	550
Sports Pavilion	SP		64894
Stadium Restrooms		East	1126
Student Services Center	SS	East	31120
<b>Total</b>			<b>662,227</b>

1. Elevator Tower Addition (2,070 s.f.) Under Construction 6-2012 - 6-2013

Source: Property Valuation Structure Summary, March 1998, Associated Valuation Services

Table A-2 SBCC On-Campus Parking Resources 412000

Lot	Location	Faculty/Staff	Students	Visitor (20-minute)	Handicapped	Medical	Carpool
IV	Student Services	75		13	4	8	
1A	Administration			20	2		
18	Campus Center	134			7		20
2A	Marine Technology		57				
2B	Gym	17	84		3		
2C	La Playa (East)		331		6		
3	La Playa (West)		168		5		
4A	West Campus		60				
4B	West Campus						95
4C	West Campus						104
4D	West Campus	48		6 "IS-min,"	8	8	22
4E	Facilities	19			1		
5, Level 1	Parking Structure	87			8		
5, Level 2	Parking Structure		152				
5, Level 3	Parking Structure		126				
5, Level 4	Parking Structure		68				
6	Leadbetter (West)		272				
6	Leadbetter (East)		202				
6	Leadbetter (90-minute)		21				
7	Pershing Park		220				
Total Vehicle Spaces (2481)		380	1761	39	44	16	241
Motorcycles	240 total						
Bicycles	200 total						

Source: SBCC Parking Services Office

Figure A-1 Map of Existing Facilities

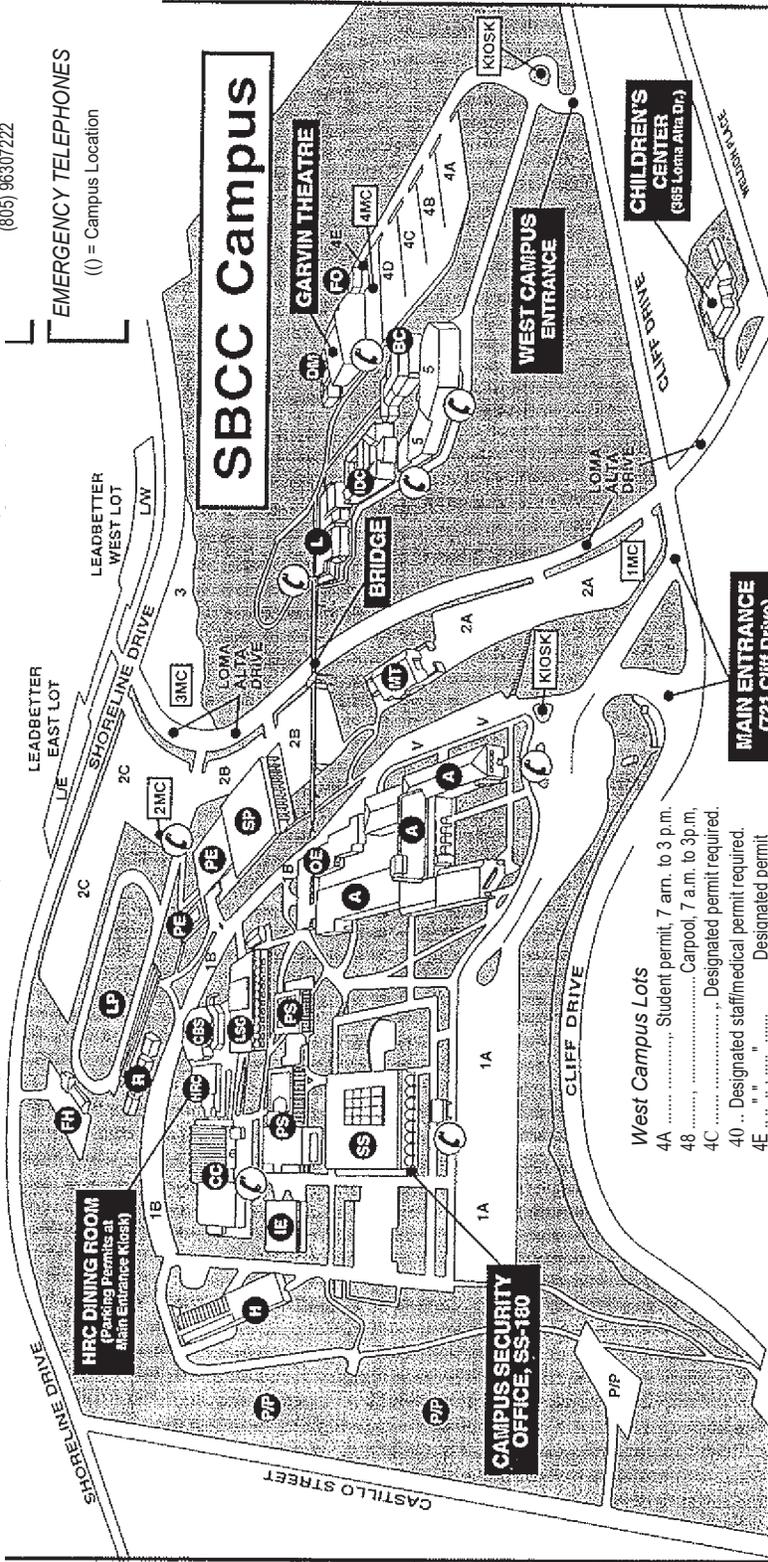
**Santa Barbara City College**  
Main East-West Campus  
721 Cliff Drive  
Santa Barbara, CA 93109-2394  
Telephone (805) 965-0581 FAX  
(805) 96307222

**BUILDING KEY**  
A Administration  
BC Business/Communication  
CB Campus Bookstore  
CC Campus Center  
OM Drama-Music (Garvin Theatre)  
FH Field House  
FO Facilities & Operations  
H Humanities  
HRC Hotel/Restaurant Bldg.  
IDC Interdisciplinary Center  
IE International Ed. Center  
L Luria Library/LRC

LP La Playa Stadium  
LSG Life Science-Geology  
MT Marine Technology  
OE Occupational Education  
PE Physical Education  
PIP Pershing Park  
PS Physical Science

R Relocatable Buildings  
SP Sports Pavilion (P.E.)  
SS Student Services  
Admissions & Counseling, SS-110  
College Nurse, SS-170  
Personnel Department, SS-230  
Campus Security Office, SS-180

**EMERGENCY TELEPHONES**  
(()) = Campus Location



**West Campus Lots**  
4A ..... Student permit, 7 a.m. to 3 p.m.  
4B ..... Designated permit required.  
4C ..... Carpool, 7 a.m. to 3 p.m.  
4D ..... Designated permit required.  
4E ..... Designated staff/medical permit required.  
4F ..... Designated permit required.  
5 ..... Designated permit required.

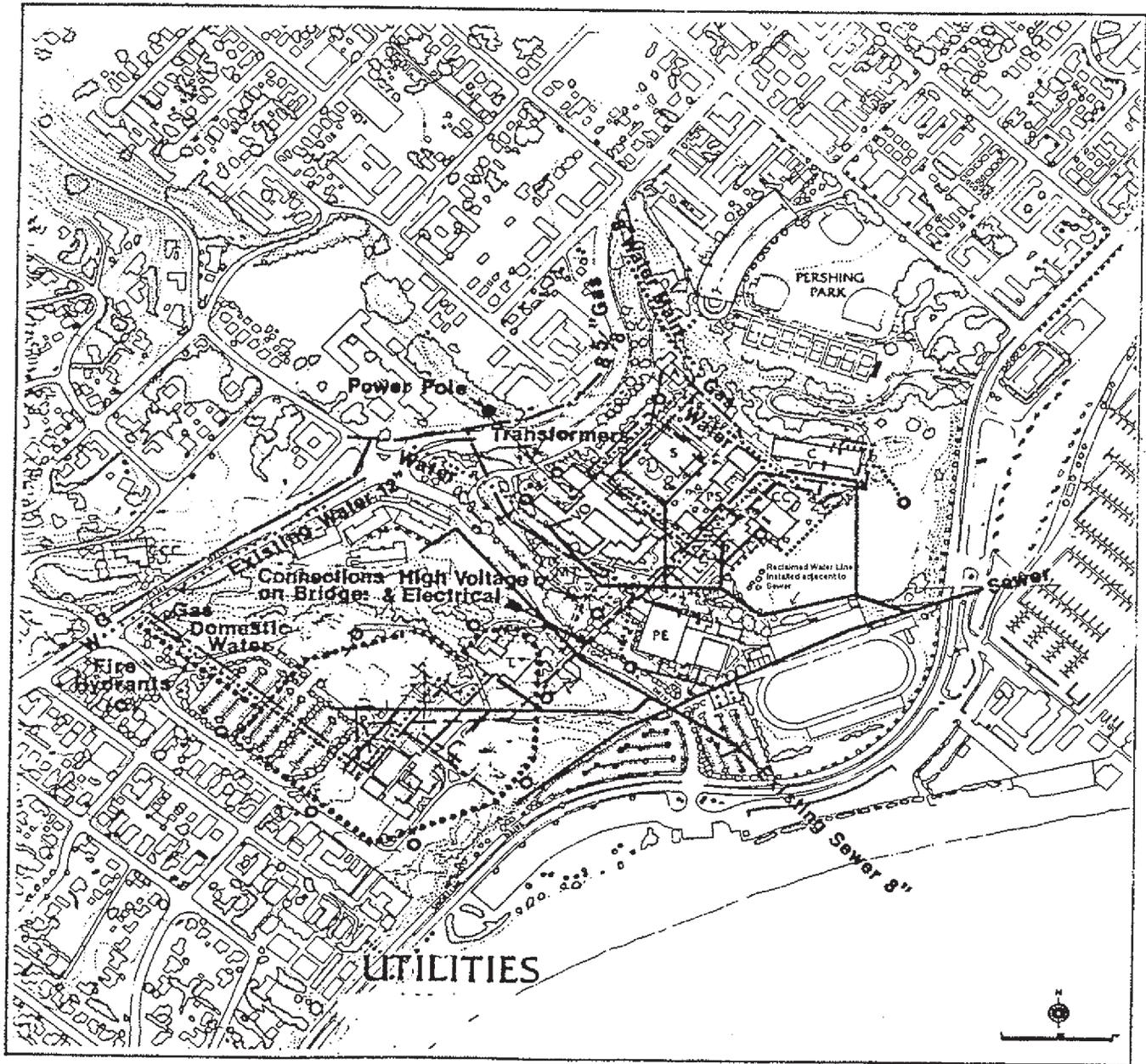
**Lorna Alta Lots**  
2A ..... Designated permit required.  
2B ..... Student permit required.  
2C, 2D ..... Student permit required.  
2E ..... Student permit required.  
2F ..... (Staff parking only in front of PE/Sports Pavilion complex)

**PARKING LOT LEGEND**  
**Main Upper Lot**  
1A ..... Designated permit required.  
1B ..... Designated permit required.  
1C ..... Designated permit required.  
1D ..... (Carpool permit in front of R-Bldgs.)  
1E ..... Motorcycles/moped (no permit required).  
1F ..... Visitor permit, 7 a.m. to 3 p.m.:  
Staff permit, after 3 p.m.

**Santa Barbara City Lots**  
(7 a.m. to 10 p.m., Monday-Friday)  
UE ..... Leadbetter East Student permit honored.  
LIN, Leadbetter West Student permit honored.  
PIP ..... Pershing Park (off Castillo St.):  
No permit required.

2.

Figure A-2 Existing Utilities



Source: 1975 Master Plan

# **Appendix B**

## **Description of Previous LRDP**

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This appendix provides a summary of the development as proposed in the 1988 LRDP and the accompanying land use policies. As with this amended LRDP, the policies were developed to protect coastal resources, consistent with the 1976 Coastal Act, and to reduce environmental impacts to a "less than significant level" consistent with the California Environmental Quality Act. Because the majority of the traffic and parking improvements required by the 1988 LRDP policies were constructed, these policies have been removed from the current LRDP and replaced with policies appropriate for current environmental conditions and impacts. Other policies have been modified to reflect current environmental conditions and the impacts of development proposed under the 2000 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 completed 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.

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 H 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

Bldg. No.	Building Name	Bldg. Desig.	Campus	No. of Rooms	Outside Gross sq. ft.	Assign. sq. ft.
001	Administration	A	East	148	68,359	45,756
002	Campus Center	CC	East	50	30,384	20,988
003	Library	L	East	27	31,000	18,508
004	LifeSci/Geol	LG	East	60	36,369	23,772
005	Physical Ed	PE	East	49	64,894	44,436
006	Physical Sci	PS	East	28	18,533	14,229
007	Humanities	H	East	81	39,912	28,132
008	Occupational Ed	OE	East	18	18,389	13,804
009	Marine Tech	MT	East	15	6,948	5,401
010	Drama/Music	DM	West	70	46,325	28,825
011	Physical Sci-Lecture	PSL	East	2	2,805	1,961
012	Htl-Rest. Mgmt	HRM	East	7	4,941	3,899
038	Childrens Ctr	C	Satel.	16	5,588	3,913
TOTAL		13		569	374,447	253,624

TABLE II EXISTING TEMPORARY AND RELOCATABLE BUILDINGS

Bldg. No.	Bldg. Name	Bldg. Designation	No. of Rooms	Outside Gross sq. ft.	Assign. sq. ft.
013	Soc. Sci Ctr	SS	32	5,764	4,350
014	Student Service Ctr	SC	21	4,406	3,171
015	Physci plant	PP	11	2,419	1,745
016	Temporary 1	T1	2	864	828
017	Temporary 2	T2	3	864	837
018	Temporary 3	T3	2	1,473	828
019	Temporary 4	T4	5	864	825
020	Temporary 5	T5	3	864	848
021	Temporary 6	T6	1	864	828
022	Temporary 7	T7	1	864	828
023	Temporary 8	T8	1	864	828
024	Temporary 9	T9	1	864	828
025	Temporary 10	T10	1	864	828
026	Temporary 11	T11	1	864	828
027	Temporary 12	T12	1	864	828
028	Relocatable	R	17	3,840	3,215
032	Bookstore	R-5	5	5,975	4,962
033	Trailer 1	TR1	3	450	327
034	Trailer 2	TR2	2	220	217
TOTAL		19	113	34,051	27,949

1. All are on East Campus

TABLE III EXISTING OFF-STREET  
PARKING FACILITIES

Lot # or Name	Ownership	Permitted Users	Location	# of Spaces
1A Visitor (12 min)	SBCC	Staff	Upper East	27
Quad	SBCC	Visitors	Upper East	21
1B	SBCC	Staff	Upper East	17
1C	SBCC	Staff	Upper East	196
Motorbike-cycle	SBCC	Staff	Upper East	12
4A,B,C,D	SBCC	Student	Both Campuses	176
	SBCC	Student (21 staff)	Upper West	366
2A	SBCC	Student	Lower East	70
2B	SBCC	Student	Lower East	95
2C	CITY	Student/Pub.	Lower East	340
3	CITY	Student/Pub.	Lower West	170
Pershing: Paved	CITY	Student/Pub.	Pershing Pk.	112
Dirt	CITY	Student/Pub.	Pershing Pk.	60
Ledbetter: West	CITY	Student/Pub.	Ledbet. Beach	237
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

Description & Location of Development	Description & Location of Secondary Effects on Facilities Allocation	Approximate Net ± of A.S.F.
West Campus-New Learning Resources Ctr. bldg (LRC) of 41,147 A.S.F. on 3.0 acres. Facility now under const. Occupancy 1989	East Campus- Vacate 26,803 ASF from the exist Library and Humanities bldgs	+ 14,344
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. Sci., Eng.and math.		
Phase I will include 23,500 ASF on 1.3 acres with occupancy expected in Fall of 1990.	East Campus-vacate 15,037 ASF from existing relocatables SS, R and temporaries T1,3,5,6,7,8,9, 10, 11 and 12.	+8,333
Phase II will include 8,500 ASF on .7 acres with the occupancy date unknown.		+8,500
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	No secondary effects	No ASF
West Campus-New Snack Bar bldg (C) of 1,200 SF in LRC courtyard. Compl. Fall 1990.	No secondary effects	No ASF
West Campus-Athletic/Recreation Field (AF) on 1.6 acres. Completion Fall 1990.	No secondary effects	No ASF

Description & Location of Development	Description & Location of Secondary Effects on Facilities Allocation	Approximate Net $\pm$ of A.S.F.
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.	East Campus-Vacate adm ASF as required from exist Adm. bldg (A). Convert ASF to Occupational Programs.	+9,000
East Campus-Addition to exist Campus Bookstore (CBS) of 16,000 ASF on .3 acres. Occupancy Date unknown.	No secondary effects	+ 16,000
East Campus-Convert exist 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	East Campus-Vacate 13,225 ASF from exist. Adm bldg.(A), Temporaries T2,T4,T6,(SC), (R), and the Campus Ctr. (CC)	+2,546
East Campus-Renovate 7,889 ASF of vacated space in exist Humanities bldg. (H) for consolidation of Language programs. Occupancy Spring 1991.	East Campus-Vacate 4,641 ASF from the exist Campus Ctr (CC),	+ 3,248
East Campus-Renovate 7,551 ASF of vacated space in exist Adm. bldg (A) Occupancy Spring 1991	East Campus-Vacate 4,644 ASF from the exist Campus Ctr. (CC), Trailers TR-1 and TR-2 and the Physical Plant (PP)	+2907
East Campus-Renovate 9,145 ASF of vacated space in exist Campus Ctr. bldg.(CC) for Cafeteria Services and Student Activ. Occupancy Fall 1991	No Secondary Effects	+9,145
East Campus-Convert 3,067 ASF of vacated space in exist. Student Serv. Temp.(SC) bldg to a Staff Mtg. Ctr. (SMC) Occupancy Spring 1991	No Secondary Effects	+3,067

Table IV Continued - Planned Campus Facilities  
Page 17

Description & Location of Development	Description & Location of Secondary Effects on Facilities Allocation	Approximate Net $\pm$ of A.S.F.
East Campus-Remove all temp. and relocatable bldgs. and trailers from the Campus. Completion Summer 1991	No Secondary Effects	No ASF
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.	East Campus-Demolish exist rest room and pressbox temporary structures	+5,000
	<b>TOTAL</b>	<b>+ 83,290</b>
<b>SBCC Parking Space Additions</b>		
Parking Struc. Lot 1D	410 space garage West Campus 101 at grade spaces (27) Remove temporary spaces 89 Replace Dirt lot	
Pershing		
	<b>TOTAL: 513 parking spaces</b>	

**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 DC 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

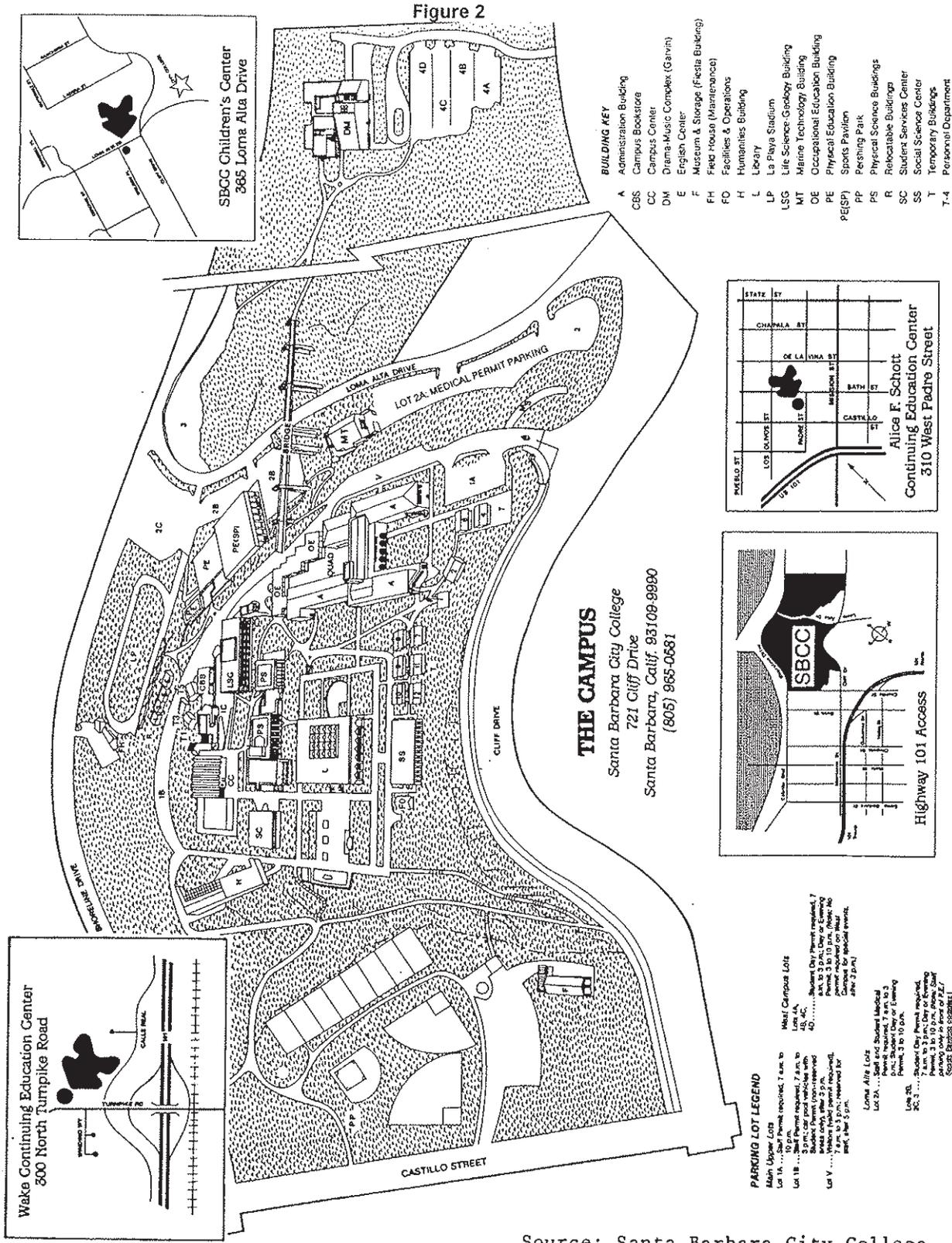
### LRDP Policy 4.1

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

<u>Upper Lots</u>			<u>Pershing Park *</u>	
<u>East Campus</u>			Regular -	108
Personnel -	25		Handicapped	4
Visitor -	15		Dirt	60
Lot 1B -	196		Total -	172
Regulated -	27			
Handicapped -	10		<u>Ledbetter - West *</u>	
Total -	273		Regular -	215
			Handicapped -	0
<u>Lot 2A</u>			90 minute	22
Regular -	68		Total -	237
Handicapped -	2			
Total -	70		<u>Ledbetter - East *</u>	
			All 222 Parking Spaces	
<u>Lot 2B</u>			Washed Out	
Regular -	83			
Staff -	10		TOTAL EXIST. CAR SPACES	
Handicapped -	2			<u>1723</u>
Total -	95			
			Proposed Student Parking Struc.	
<u>Lot 2C</u>			West Campus(1989 - 90)	410
Regular -	336		Proposed Lot 1D (E. Campus)	
Handicapped	4		and-	101
Total -	340		Remove temp. spaces	(27)
			(1990 - 91)	
<u>Lot 3C</u>			Replace E. Ledbetter Lot(City)*	
Regular -	165		(1991 Estim)	222
Handicapped -	5		Replace Pershing 60 space Dirt	
Total -	170		Lot with 89 space lot	29
			(1988)	
<u>West Campus</u>			TOTAL FUTURE CAR. SPACES	<u>2458</u>
Regular -	329			
Handicapped -	4			
Staff -	21			
Curb	11			
Loading	1			
Total -	366			

\* 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 52 year joint use agreement (Started 1982/83).



Source: Santa Barbara City College

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**

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## 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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