

CALIFORNIA COASTAL COMMISSION

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



W 11.5a, b, & c

DATE: September 26, 2007

TO: Commissioners and Interested Persons

FROM: Jack Ainsworth, Deputy Director
Gary Timm, South Central Coast District Manager
Steve Hudson, Supervisor, Planning and Regulation
Melissa Hetrick, Coastal Program Analyst

SUBJECT: **Proposed Major Amendment 2-07** to the UCSB Certified Long Range Development Plan (LRDP); and **Notices of Impending Development (NOID) 5-07 and 6-07**, for the Harder Stadium Storage and Engineering II Addition projects, for Public Hearing and Commission Action at the October 10, 2007, Commission Meeting in San Pedro.

SUMMARY OF STAFF RECOMMENDATION

Staff is recommending that the Commission, after public hearing, **approve** LRDP Amendment 2-07 to the certified LRDP, with one suggested modification, and **approve** the respective Notices of Impending Development 5-07 and 6-07 as conditioned. Staff is recommending one suggested modification for LRDP Amendment 2-07 regarding replacement of bike parking on Main Campus. Staff is recommending six special conditions for NOID 5-07 regarding 1) Consistency with the LRDP, 2) Replacement of Existing Bicycle Parking, 3) Revised Landscaping Plan, 4) Interim Erosion Control Plans, 5) Drainage and Polluted Runoff Control Program, and 6) Geologic Recommendation. Staff is recommending one special Condition for NOID 6-07 regarding 1) Consistency with the LRDP. **The appropriate motions and resolutions are located on pages 4 through 6.**

The University of California at Santa Barbara (UCSB or University) is requesting Commission certification of an amendment to the University's certified Long Range Development Plan (LRDP) that would allow subsequent construction of the of two projects: the Engineering II Addition Project and Harder Stadium Storage Project. UCSB has also submitted the accompanying Notices of Impending Development (NOID) for implementation of the proposed project upon certification of the LRDP amendment. The LRDP Amendment was filed as complete pursuant to Section 13549 of the CA Code of Regulations on August 30, 2007. The NOIDs shall not be deemed filed as complete until the Commission has acted on the subject LRDP Amendment.

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ADDENDUM

DATE: October 3, 2007
TO: Commissioners and Interested Parties
FROM: South Central Coast District Staff
SUBJECT: Addendum to Agenda Items W11.5a, W11.5b, and W11.5c, University of California, Santa Barbara LRDP Amendment 2-07 and Notices of Impending Development 5-07 and 6-07 (Engineering II Addition and Harder Storage Projects) for the Wednesday, October 10, 2007 Commission Hearing

The purpose of this addendum is to amend the CEQA section of the September 26, 2007 staff report. *Note: ~~Strikethrough~~ indicates text to be deleted from the September 26, 2007 staff report and underline indicates text to be added to the September 26, 2007.*

1. Section C. California Environmental Quality Act on Page 22 of the September 26, 2007 staff report shall be modified as follows:

E. CALIFORNIA ENVIRONMENTAL QUALITY ACT

~~Pursuant to Section 21080.9 of the California Environmental Quality Act ("CEQA"), the Coastal Commission is the lead agency responsible for reviewing Long Range Development Plans and Notices of Impending Development for compliance with CEQA. In addition, Section 13096 of the Commission's administrative regulations requires Commission approval of Notices of Impending Development to be supported by a finding showing the application, as modified by any conditions of approval, to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA). The Secretary of Resources Agency has determined that the Commission's program of reviewing and certifying LRDPs qualifies for certification under Section 21080.5 of CEQA. Section 21080.5(d)(2)(A) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect which the activity may have on the environment. Section 21080.5(d)(1) of CEQA and Section 13540(f) of the California Code of Regulations require that the Commission not approve or adopt a LRDP, "...if there are feasible alternative or feasible mitigation measures available which would substantially lessen any significant adverse impact which the activity may have on the environment."~~

~~For the reasons discussed in this report, the LRDP amendment, with modifications, is consistent with the intent of the applicable policies of the Coastal Act and no feasible~~

~~alternatives are available which would lessen any significant adverse effect which the approval would have on the environment. Therefore, the Commission finds that the LRDP amendment, as modified, is consistent with CEQA.~~

~~The Commission has imposed conditions upon the Notices of Impending Development to include such feasible measures as will reduce environmental impacts of new development. The Commission incorporates its findings on Coastal Act and LRDP consistency at this point as if set forth in full. These findings address and respond to all public comments regarding potential significant adverse environmental effects of the project that were received prior to preparation of the staff report. As discussed above, the proposed developments approved by these NOIDs, as conditioned, are consistent with both the policies of the certified LRDP and Coastal Act. Feasible mitigation measures which will minimize all adverse environmental impacts have been required as special conditions. As conditioned, there are no feasible alternatives or feasible mitigation measures available, beyond those required, which would substantially lessen any significant adverse impact that the activities may have on the environment. Therefore, the Commission finds that the Notices of Impending Development as conditioned herein, are consistent with CEQA, the Coastal Act, and the applicable provisions of the Long Range Development Plan.~~

The University, in its role as lead agency for the LRDP and NOIDs for purposes of the California Environmental Quality Act ("CEQA"),¹ has determined that the Harder Stadium Storage project is categorically exempt from the provisions of CEQA and has prepared a mitigated negative declaration and initial study for the Engineering II Addition project. For CEQA purposes, the Commission's role with respect to these projects is that of a responsible agency. Despite the lead agency's determination for the projects, the Commission has separately considered the potential environmental impacts of the projects. Sections 13550(d), 13096, and 13057(c) of the Commission's administrative regulations require Commission approval of Notices of Impending Development to be supported by a finding showing the application, as modified by any conditions of approval, to be consistent with any applicable requirements of CEQA, including the requirement in CEQA Section 21080.5(d)(2)(A that a proposed project not be approved if there are feasible alternatives or feasible mitigation measures available that would substantially lessen any significant adverse effect the activity may have on the environment. Finally, Sections 13555(b) and 13540(d) of the Commission's regulations require that the Commission's approval of LRDPs be consistent with the Commission's CEQA responsibilities as well

For the reasons discussed in this report, the LRDP amendment, as modified, is consistent with the applicable policies of the Coastal Act, and the amendment would not have any significant adverse effect on the environment. Thus, there are no feasible alternatives or mitigation measures that would lessen any significant adverse effect the approval would have on the environment. Therefore, the Commission finds that the LRDP amendment, as modified, is consistent with CEQA.

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

The Commission has imposed conditions upon the Notices of Impending Development to include such feasible measures as will reduce environmental impacts of new development. The Commission incorporates its findings on Coastal Act and LRDP consistency at this point as if set forth in full. These findings address and respond to all public comments regarding potential significant adverse environmental effects of the project that were received prior to preparation of the staff report. As discussed above, the proposed development approved by these NOIDs, as conditioned, is consistent with the policies of both the certified LRDP, as amended, and the Coastal Act. Feasible mitigation measures that will minimize all adverse environmental impacts have been required as special conditions. As conditioned, there are no feasible alternatives or feasible mitigation measures available, beyond those required, that would substantially lessen any significant adverse impact that the activity may have on the environment. Therefore, the Commission finds that the Notices of Impending Development as conditioned herein, are consistent with CEQA, the Coastal Act, and the applicable provisions of the Long Range Development Plan, as amended.

According to Section 13530 of the CA Code of Regulations, the Commission has 90 days from the date of filing to act on the LRDP Amendment.

The Engineering II Addition Project (LRDPA 2-07 and NOID 5-07) consists of construction of a three-story 21,707 sq. ft. (13,460 assignable square feet) addition and “life safety” improvements to the existing 133,400 square foot Engineering II building on the Main Campus of the University of California, Santa Barbara. The project is located in a heavily developed portion of Main Campus and would not result in a net increase in enrollment or building area on Main Campus. The project would, however, result in the net decrease of 120 bike parking spaces on the east side of Main Campus. In order to protect public access in the area and encourage alternate forms of transportation, Commission staff are recommending a Suggested Modification to the LRDP Amendment and Special Condition to NOID 5-07 to replace the lost bike parking spaces on Main Campus in the vicinity of the project.

The Harder Stadium Storage Project (LRDPA 2-07 and NOID 6-07) consists of construction of a new 504 sq. ft. permanent storage building and the request for after-the-fact authorization of eight existing temporary storage trailers adjacent to Harder Stadium on the Storke Campus of the University of California Santa Barbara. The storage trailers would be located on the southwest and northwest corners of Harder Stadium in an area previously cleared as a result of construction of the stadium.

The standard of review for the proposed LRDP amendment is the Chapter 3 policies of the Coastal Act. The standard of review for the related NOIDs is the policies of the certified LRDP. The LRDP Amendment, with one suggested modification regarding the provision of bicycle parking, is consistent with the Chapter 3 policies of the Coastal Act as submitted. The two related NOIDs, subject to 7 special conditions, are consistent with the policies of the certified LRDP.

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Substantive File Documents: “The Birds of Prey using the East Storke Campus Eucalyptus Row,” prepared by Mark Holmgren and Stephen Rothstein, June 20, 2005; “Geotechnical Engineering Report, Engineering II Building Addition, UCSB” prepared by Fugro Inc., November 2006

I. PROCEDURAL REQUIREMENTS

A. STANDARD OF REVIEW

LRDP Amendment:

The standard of review for the proposed amendment to the certified LRDP, pursuant to Sections 30605, 30512(c), and 30514(b) of the Coastal Act, is that the proposed amendment meets the requirements of and is in conformance with the Chapter 3 policies of the Coastal Act.

Pursuant to Section 13551(b) of the California Code of Regulations, the University resolution for submittal must indicate whether the LRDP will require formal adoption by the Board of Regents after the Commission approval, or is an amendment that will take effect automatically upon the Commission's approval pursuant to Coastal Act Sections 30512, 30513 and 30519. Because this approval is subject to suggested modifications by the Commission, the University must act to accept the adopted suggested modifications and the requirements of Section 13547, which provides for the Executive Director's determination that the University's action is legally adequate, within six months from the date of Commission action on this application before the LRDP shall be effective.

Notice of Impending Development:

Section 30606 of the Coastal Act and Article 14, §13547 through §13550 of the California Code of Regulations govern the Coastal Commission's review of subsequent development where there is a certified LRDP. Section 13549(b) requires the Executive Director or his designee to review the notice of impending development (or development announcement) within ten days of receipt and determine whether it provides sufficient information to determine if the proposed development is consistent with the certified LRDP. The notice is deemed filed when all necessary supporting information has been received.

Pursuant to CCR Section 13550(b)-(d), within thirty days of filing the notice of impending development, the Executive Director shall report to the Commission the pendency of the development and make a recommendation regarding the consistency of the proposed development with the certified LRDP. After public hearing, by a majority of its members present, the Commission shall determine whether the development is consistent with the certified LRDP and whether conditions are required to bring the development into conformance with the LRDP. No construction shall commence until after the Commission votes to render the proposed development consistent with the certified LRDP.

B. PUBLIC PARTICIPATION

Section 30503 of the Coastal Act requires public input in preparation, approval, certification and amendment of any LRDP. The University held public hearings and received written comments regarding the projects from public agencies, organizations

and individuals. The hearings were duly noticed to the public consistent with Sections 13552 and 13551 of the California Code of Regulations which require that notice of availability of the draft LRDP amendment (LRDPA) be made available six (6) weeks prior to the Regents approval of the LRDP amendment. Notice of the subject amendment has been distributed to all known interested parties.

II. STAFF RECOMMENDATION: MOTIONS & RESOLUTIONS

A. LRDP AMENDMENT 2-07: DENIAL AS SUBMITTED

MOTION I: *I move that the Commission certify the University of California at Santa Barbara Long Range Development Plan Amendment 2-07 (Harder Stadium Storage and Engineering II Addition) as submitted.*

STAFF RECOMMENDATION FOR DENIAL OF LRDP/LRDP AMENDMENT:

Staff recommends a **NO** vote. Failure of this motion will result in denial of the Long Range Development Plan Amendment 2-07 and the adoption of the following resolution and findings. The motion to certify passes only by an affirmative vote of a majority of the appointed Commissioners.

RESOLUTION I:

The Commission hereby denies certification of the University of California at Santa Barbara Long Range Development Plan Amendment 2-07 and adopts the findings stated below on the grounds that the amendment is inconsistent with Chapter 3 of the Coastal Act. Certification of the amendment would not comply with the California Environmental Quality Act because there are feasible mitigation measures or alternatives that would substantially lessen the significant adverse effects that the approval of the amendment would have on the environment.

B. LRDP AMENDMENT 2-07: CERTIFICATION WITH SUGGESTED MODIFICATIONS

MOTION II: *I move that the Commission certify the University of California at Santa Barbara Long Range Development Plan Amendment 2-07 (Harder Stadium Storage and Engineering II Addition) if modified as suggested in the staff report.*

STAFF RECOMMENDATION FOR CERTIFICATION OF LRDP AMENDMENT WITH SUGGESTED MODIFICATIONS:

Staff recommends a **YES** vote. Passage of this motion will result in certification of the Long Range Development Plan 2-07 as modified. The motion to certify passes only by an affirmative vote of a majority of the appointed Commissioners.

RESOLUTION II:

The Commission hereby certifies the University of California at Santa Barbara Long Range Development Plan Amendment 2-07 as modified and adopts the findings stated below on the grounds that the amendment as modified is consistent with Chapter 3. Certification of the amendment if modified as suggested complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the amendment on the environment, or 2) there are no further feasible mitigation measures or alternatives that would substantially lessen any significant adverse impacts of the amendment on the environment.

C. NOID 5-07: APPROVAL WITH CONDITIONS

MOTION III: *I move that the Commission determine that the development described in the Notice of Impending Development 5-07 (Engineering II Addition) as conditioned, is consistent with the certified University of California at Santa Barbara Long Range Development Plan.*

STAFF RECOMMENDS A YES VOTE: Passage of this motion will result in a determination that the development described in the Notice of Impending Development 5-07 as conditioned, is consistent with the certified University of California at Santa Barbara Long Range Development Plan as amended pursuant to LRDP Amendment 2-07, and adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of the Commissioners present.

RESOLUTION III: TO DETERMINE DEVELOPMENT IS CONSISTENT WITH LRDP:

The Commission hereby determines that the development described in the Notice of Impending Development 5-07, as conditioned, is consistent with the certified University of California at Santa Barbara Long Range Development Plan, as amended pursuant to LRDP Amendment 2-07 for the reasons discussed in the findings herein.

D. NOID 6-07: APPROVAL WITH CONDITIONS

MOTION IV: *I move that the Commission determine that the development described in the Notice of Impending Development 6-07 (Harder Stadium Storage) as conditioned, is consistent with the certified University of California at Santa Barbara Long Range Development Plan.*

STAFF RECOMMENDS A YES VOTE: Passage of this motion will result in a determination that the development described in the Notice of Impending Development 6-07 as conditioned, is consistent with the certified University of California at Santa Barbara Long Range Development Plan as amended pursuant to LRDP Amendment 2-07, and adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of the Commissioners present.

RESOLUTION III: TO DETERMINE DEVELOPMENT IS CONSISTENT WITH LRDP:

The Commission hereby determines that the development described in the Notice of Impending Development 6-07, as conditioned, is consistent with the certified University of California at Santa Barbara Long Range Development Plan, as amended pursuant to LRDP Amendment 2-07 for the reasons discussed in the findings herein.

III. SUGGESTED MODIFICATIONS TO LRDP AMENDMENT 2-07

The staff recommends that the Commission certify the following, with one modification as shown below.

1. **Bicycle Parking and Transit**

Figure 20, Bicycle Route Network, of the certified 1990 LRDP shall be modified to reflect the following:

- a. The bicycle path on the “Engineering II Addition Project Site” shall be rerouted as shown on Exhibit 4d.
- b. The existing bicycle parking facilities on the “Engineering II Addition Project Site” shall be relocated as shown on Exhibit 4d.
- c. The new/relocated bicycle parking facilities shall provide for a minimum of 120 new/replacement bicycle parking spaces. New/replacement bicycle parking facilities may be located in one, or a combination of, the following areas:
 - i. The area adjacent to the west entrance to the proposed Engineering II Addition as generally shown in Exhibit 5a;
 - ii. The area adjacent to the pathway and proposed bikeway between the Bren School and Engineering I buildings as generally shown in Exhibit 5c; and/or

- iii. The area south of the Engineering I sidewalk and east of the Bren Lecture Halls as generally shown in Exhibit 5b.

IV. NOID 5-07 SPECIAL CONDITIONS

1. Consistency with LRDP

Prior to the commencement of any development, certification of the Long Range Development Plan Amendment 2-07 by the Coastal Commission must be final and effective in accordance with the procedures identified in California Code of Regulations, Title 14, Division 5.5, Section 13547.

2. Replacement of Existing Bicycle Parking

Prior to the commencement of development of the Engineering II Addition Project, the University shall submit final plans, for review and approval by the Executive Director, for the replacement of at least 120 bicycle parking spaces at one or a combination of the following locations:

- i. Adjacent to the west entrance to the proposed Engineering II Addition as generally shown in Exhibit 5a;
- ii. Adjacent to the pathway and proposed bikeway between the Bren School and Engineering I buildings as generally shown in Exhibit 5c; and/or
- iii. South of the Engineering I sidewalk and east of the Bren Lecture Halls as generally shown in Exhibit 5b.

The University shall undertake development in accordance with the approved final plans. Any proposed changes to the approved final plans shall be reported to the Executive Director. No changes to the approved final plans shall occur without a new notice of impending development, unless the Executive Director determines that no new notice is needed.

The University shall commence construction/installation of the 120 new replacement bicycle parking spaces required pursuant to this Special Condition, in addition to the construction of the 50 new replacement bicycle parking spaces adjacent to the Physical Sciences South Building as previously proposed by the University concurrent with or prior to construction of the Engineering II Addition. The University shall complete installation/construction of all 170 new replacement bicycle parking spaces prior to occupancy of the Engineering II Addition.

3. Revised Landscaping Plan

Prior to the commencement of development of the Engineering II Addition Project, the University shall submit a revised landscaping plan, prepared by a licensed landscape architect or a qualified resource specialist, for review and approval by the Executive

Director. The revised plan shall incorporate the criteria set forth below. All development shall conform to the final approved landscaping plans:

- (a) All disturbed areas on the project site shall be planted and maintained for erosion control purposes within (60) days after construction of the Engineering II Addition is completed. To minimize the need for irrigation all landscaping shall consist primarily of native/drought resistant plants. All native plant species shall be of local genetic stock. No plant species listed as problematic and/or invasive by the California Native Plant Society, the California Invasive Plant Council, or by the State of California shall be employed or allowed to naturalize or persist on the site. No plant species listed as a 'noxious weed' by the State of California or the U.S. Federal Government shall be utilized or maintained within the property.
- (b) Plantings will be maintained in good growing condition throughout the life of the project and, whenever necessary, shall be replaced with new plant materials to ensure continued compliance with applicable landscape requirements.
- (c) Rodenticides containing any anticoagulant compounds (including, but not limited to, Warfarin, Brodifacoum, Bromadiolone or Diphacinone) shall not be used.

4. Interim Erosion Control Plans

Prior to commencement of development on the Engineering II Addition Project, the University shall submit two (2) final sets of interim erosion control plans, prepared by a qualified engineer, for review and approval by the Executive Director. The plans shall incorporate the following criteria:

- (1) The plan shall delineate the areas to be disturbed by grading or construction activities and shall include any temporary access roads, staging areas and stockpile areas. The natural areas on the site shall be clearly delineated on the project site with fencing or survey flags.
- (2) The final erosion control plans shall specify the location and design of erosion control measures to be implemented during the rainy season (November 1 – May 1) if construction during this time is approved by the Executive Director. The University shall install or construct temporary sediment basins (including debris basins, desilting basins or silt traps), temporary drains and swales, sand bag barriers, silt fencing, stabilize any stockpiled fill with geofabric covers or other appropriate cover, install geotextiles or mats on all cut or fill slopes and close and stabilize open trenches as soon as possible. Straw bales shall not be approved. These erosion measures shall be required on the project site prior to or concurrent with the initial grading operations and maintained throughout the development process to minimize erosion and sediment from runoff waters during construction. All sediment shall be retained on-site unless removed to an appropriate approved dumping location either outside the coastal zone or to a site within the coastal zone permitted to receive fill.
- (3) The plan shall also include temporary erosion control measures should grading or site preparation cease for a period of more than 30 days, including but not limited to: stabilization of all stockpiled fill, access roads, disturbed soils and cut and fill slopes with geotextiles and/or mats, sand bag barriers, silt

fencing; temporary drains and swales and sediment basins. The plans shall also specify that all disturbed areas shall be seeded with native grass species and include the technical specifications for seeding the disturbed areas. These temporary erosion control measures shall be monitored and maintained until grading or construction operations resume.

- (4) Storm drain inlets shall be protected from sediment-laden waters by the use of inlet protection devices such as gravel bag barriers, filter fabric fences, block and gravel filters, and excavated inlet sediment traps.

5. Drainage and Polluted Runoff Control Program

Prior to commencement of development on the Engineering II Addition Project, the applicant shall submit for the review and approval of the Executive Director, final drainage and runoff control plans, including supporting calculations. The plan shall be prepared by a licensed engineer and shall incorporate structural and non-structural Best Management Practices (BMPs) designed to control the volume, velocity and pollutant load of stormwater leaving the developed site. The plan shall be reviewed and approved by the consulting engineering geologist to ensure the plan is in conformance with geologist's recommendations. In addition to the specifications above, the plan shall be in substantial conformance with the following requirements:

- (a) Selected BMPs (or suites of BMPs) shall be designed to treat, infiltrate or filter the amount of stormwater runoff produced by all storms up to and including the 85th percentile, 24-hour runoff event for volume-based BMPs, and/or the 85th percentile, 1-hour runoff event, with an appropriate safety factor (i.e., 2 or greater), for flow-based BMPs.
- (b) Runoff shall be conveyed off site in a non-erosive manner.
- (c) Energy dissipating measures shall be installed at the terminus of outflow drains.
- (d) The plan shall include provisions for maintaining the drainage system, including structural BMPs, in a functional condition throughout the life of the approved development. Such maintenance shall include the following: (1) BMPs shall be inspected, cleaned and repaired when necessary prior to the onset of the storm season, no later than September 30th each year and (2) should any of the project's surface or subsurface drainage/filtration structures or other BMPs fail or result in increased erosion, the applicant/landowner or successor-in-interest shall be responsible for any necessary repairs to the drainage/filtration system or BMPs and restoration of the eroded area. Should repairs or restoration become necessary, prior to the commencement of such repair or restoration work, the applicant shall submit a repair and restoration plan to the Executive Director to determine if an amendment or new coastal development permit is required to authorize such work.
- (e) The University shall undertake development in accordance with the approved final plans. Any proposed changes to the approved final plans shall be reported to the Executive Director. No changes to the approved final plans shall occur

without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is legally required.

6. Plans Conforming to Geologic Recommendation

The University shall comply with the recommendations contained in the “Geotechnical Engineering Report Engineering II Building Addition, UCSB” prepared by Fugro Inc. in November 2006. These recommendations, including recommendations concerning foundations, grading, and drainage, shall be incorporated into all final design and construction plans, which must be reviewed and approved by the consultant prior to commencement of development.

The final plans approved by the consultant shall be in substantial conformance with the plans approved by the Commission relative to construction, grading, and drainage. Any substantial changes in the proposed development approved by the Commission that may be required by the consultant shall require a new notice of impending development.

V. NOID 6-07 SPECIAL CONDITIONS

1. Consistency with the LRDP

Prior to the commencement of any development, certification of the Long Range Development Plan Amendment 2-07 by the Coastal Commission must be final and effective in accordance with the procedures identified in California Code of Regulations, Title 14, Division 5.5, Section 13547.

VI. FINDINGS FOR THE APPROVAL OF THE LONG RANGE DEVELOPMENT AMENDMENT WITH MODIFICATIONS AND THE RESPECTIVE NOTICES OF IMPENDING DEVELOPMENT, AS CONDITIONED

The following findings support the Commission’s approval of LRDP Amendment 2-07 if modified as suggested in Section III above, and approval of the respective Notices of Impending Development 5-07 and 6-07, pursuant to the Special Conditions set forth in Sections IV and V above. The Commission hereby finds and declares as follows:

A. AMENDMENT DESCRIPTION (LRDPA 2-07)

The University of California at Santa Barbara (UCSB or University) is requesting an amendment to its certified 1990 Long Range Development Plan (LRDP) to allow for two new projects: 1) Placement of storage trailers and a storage building for recreation and research activities adjacent to Harder Stadium on the Storke Campus (Harder Stadium

Storage Project) and 2) a three-story, 21,707 sq. ft. addition to the Engineering II building on the Main Campus of the University of California Santa Barbara (Engineering II Addition Project). The proposed amendment is project driven and has been submitted in conjunction with two related notices of impending development for the Harder Stadium Storage Project (NOID 6-07) and Engineering II Addition (NOID 5-07), which are described in detail below.

Engineering II Addition

The existing 3-story Engineering II building (83,800 assignable square feet; 133,400 gross square feet) is located on the eastern edge of Main Campus and was constructed in 1986 (Exhibits 1, 2, 3, and 4, and 6). The current building provides classroom, laboratory, research support, and office space for four College of Engineering departments. The certified 1990 LRDP designates the area for Academic Uses and allows for the retention of the existing building. In this case, because Figure 16 and Table D of the certified LRDP do not specifically identify the area where the proposed addition will be located as a potential future building site, an amendment to the LRDP is required in order to authorize the new development. The University is proposing a renovation and addition to the Engineering II building as described in detail below in order to retrofit the existing building with a new integrated fire alarm and sprinkler system and expand and consolidate the operations of the Solid State Lighting and Display Center at the University.

The proposed amendment would modify Figures 16 and Table D in the 1990 LRDP to identify a potential new building location (Building Location 40) in the project area. Figure 16 of the LRDP would assign a maximum height limit of 45 feet to the area. This maximum height limit is consistent with those areas of Main Campus directly east of the project site and the existing Engineering II building. The Amendment would also modify Table D of the LRDP to transfer 13,500 assignable square feet from Building Location 23 on Main Campus to the proposed Building Location 40. Potential Building Location 23 is an undeveloped site on the east side of Main Campus intended for future uses such as the expansion of Broida Hall and instruction and research activities for the sciences and engineering.

Harder Stadium Storage

Harder Stadium and the area immediately surrounding the stadium on the Storke Campus of UCSB is designated for "Recreation" uses in the certified 1990 LRDP (Exhibits 1, 2, and 7). The areas to the east and south of the stadium are designated for recreation and administrative uses, the area to the west for student housing, and the area to the northwest as environmentally sensitive habitat area. The permitted uses under the "Recreation" land use designation include ancillary, incidental and accessory facilities and storage for sports and recreational activities. Additionally, Figure 26 Storke Campus Plan in the 1990 LRDP designates the recreation area southwest of the stadium specifically for "potential trailers" to support instruction and research for sports and recreation.

In April 2002 the Harder Stadium Offices were approved by the Commission in accordance with LRDP Amendment 1-02. As part of this amendment, the Commission approved offices underneath the stadium for uses outside of sports and recreation including use by the Cheadle Center for Biodiversity and Ecological Restoration (CCBER). CCBER is currently in need of a permanent location for their herpetological collection and would like to locate storage for this collection adjacent to the CCBER offices at the Stadium. The University is proposing to amend the "Recreation" land use designation to specifically allow for "Storage space to serve the Cheadle Center for Biodiversity and Ecological Restoration offices under Harder Stadium."

B. IMPENDING DEVELOPMENT- ENGINEERING II ADDITION (NOID 5-07)

The impending development described in NOID 5-07 consists of construction of a three-story 21,707 sq. ft. (13,460 assignable square feet) addition and "life safety" improvements to the existing 133,400 square foot Engineering II building on the Main Campus of the University of California, Santa Barbara. The "life safety" improvements to the existing building would include a new integrated fire alarm and sprinkler system. The building addition would facilitate the expansion and consolidation of the operations of the Solid State Lighting and Display Center at the University. The proposed addition would be 42-feet high and accommodate space for classrooms (1,085 asf), research laboratories and office space (6,600 asf), and academic and administrative offices (5,775 asf). The project would include development of a 7,225 sq. ft building footprint, 5,010 sq ft. of landscaped area, and 2,850 sq. ft. of hardscape. Additionally 1,800 square feet of the existing Engineering II would be renovated in order to connect the addition to the existing building. The project would also require the removal and recompaction of approximately 1,160 cu. yds of soil.

The proposed project would be located near the eastern edge of the Main Campus. The site is currently accessed from roads and pedestrian/bicycle trails leading from Mesa Road and Parking Structure 2 and a service road and pedestrian/bicycle trails off of Lagoon Road. The area is heavily developed and surrounded by Kohn Hall, Engineering Science, Materials Research Laboratory, Physics Building South, Engineering I, CNSI, and Parking Structure 2. The proposed new building location would disrupt an existing bike path, displace an improved bicycle parking area (170 spaces), and require the removal of three and relocation of one mature Italian Stone Pines (*Pinus pinea*). The University is proposing to reroute the bicycle path directly west and south of the addition to allow for continued bicycle use of the area. The University is also proposing to improve and expand an existing unimproved bicycle parking lot located directly west of the project site, adjacent to the Physical Sciences South Building to accommodate 50 new bicycle parking spaces. The project would, therefore, result in the net loss of approximately 120 bicycle parking spaces on Main Campus.

C. IMPENDING DEVELOPMENT - HARDER STADIUM STORAGE (NOID 6-07)

The impending development described in NOID 6-07 consists of construction of a new 504 sq. ft. permanent storage building and the request for after-the-fact authorization of eight existing temporary storage trailers adjacent to Harder Stadium on the Storke Campus of the University of California Santa Barbara. The project area is located directly southwest and northwest of Harder Stadium just west of Stadium Road. The project area is surrounded by a grove of eucalyptus, Monterey cypress, and oak trees to the west and north and developed recreation fields and University offices to the east and south. The Storke Wetlands are located approximately 300 feet north and northwest of the northernmost portion of the project area.

In April 2002 the Commission approved Major LRDP Amendment 1-02 and NOID 1-02 for the construction of offices underneath Harder Stadium. When the offices were constructed under the stadium, eight storage containers and trailers used for hauling canoes and other recreational equipment were relocated from under the stadium to a vacant space directly adjacent to the west side of the stadium. Based on a review of historic aerial photographs by Commission staff, it appears that prior to the installation of the eight storage containers/trailers, the vacant area was a relatively flat area that was sparsely vegetated with non-native, ruderal vegetation. The placement of the eight storage containers/trailers (each approximately 35' by 8' in size) included rerouting of existing site utilities, the placement of asphalt, installation of a perimeter fence around the storage area, and construction of concrete footings for the trailers. Plumbing and electrical connections were also installed. At the time of this development, the University did not secure an approval or issue a notice of impending development to be reviewed by the Commission for this work. The University is currently proposing to retain six of the trailers in place. The University is also proposing to relocate two of the trailers to an area between the bleachers on the northwest corner of the stadium between the bleachers on the northwest corner of the stadium. No new site work is necessary to relocate the two storage containers.

The University is also proposing to place a 8' 8" high, 36' long, and 14' wide (504 sq. ft.) permanent storage container on the southwest corner of the Harder Stadium in the area currently occupied by two of the eight storage containers mentioned above that would be moved to the northwest side of the stadium. The storage container would house a herpetological collection for CCBER. Approximately 11,500 specimens of threatened and endangered species would be kept in alcohol in the storage unit to be used for teaching and cataloging purposes. Installation of the storage unit would require approximately 15 cu. yds of grading to level the ground and installation of a concrete slab and footings.

D. CONSISTENCY ANALYSIS

The standard of review for the proposed LRDP amendment is the Chapter 3 policies of the Coastal Act. The standard of review for the related NOIDs are the policies of the

certified LRDP. NOIDs 5-07 and 6-07 both are not consistent with the certified LRDP unless the proposed LRDP Amendment 2-07 is approved and certified with the suggested modifications mentioned. **Special Conditions One (1)** of both NOIDs, therefore, stipulates that prior to the commencement of any development, certification of the Long Range Development Plan Amendment 2-07 by the Coastal Commission must be final and effective in accordance with the procedures identified in California Code of Regulations, Title 14, Division 5.5, Section 13547.

Campus Development, Cumulative Impacts, and Access

On March 17, 1981, the University's Long Range Development Plan (LRDP) was effectively certified by the Commission. The LRDP has been subject to several major amendments. Under LRDP Amendment 1-91, the Commission reviewed and approved the 1990 UCSB LRDP, a 15-year long range planning document, which substantially updated and revised the certified 1981 LRDP. The 1990 LRDP provides the basis for the physical and capital development of the campus to accommodate a student population in the academic year 2005/06 of 20,000 and for the new development of no more than 1.2 million sq. ft. of new structural improvements and 830,000 sq. ft. of site area on Main Campus for buildings other than parking garages and student housing.

Section 30250 of the Coastal Act states that the construction of new residential, commercial, or industrial development shall be located in close proximity to existing developed areas able to accommodate it and where the developments will not have a significant adverse impact, either individually or cumulatively, on coastal resources. The 1990 LRDP was approved with several policies to prevent cumulative impacts of new development including Policy 30250(a).1, which prevents the University from developing more than 830,000 square feet of site area on Main Campus. The LRDP was also approved with a maximum total "assignable square footage" for the University as a means of controlling the cumulative impacts of increased enrollment and development on the area. Assignable square feet is a standard measure of space used for state funding purposes by the University which measures useable area within a building available to occupants.

Section 30251 of the Coastal Act, incorporated by reference into the LRDP, and policies 30251.5 and 30251.6 of the LRDP also protect visual and scenic coastal resources from cumulative impacts by providing that new development be in general conformance with the scale and character of surrounding development and by providing maximum building heights for various portions of campus.

Finally, Section 30252 of the Coastal Act, incorporated by reference into the LRDP, states in part that the location and amount of new development should maintain and enhance public access to the coast by facilitating the provision or extension of transit service and providing adequate parking facilities or providing substitute means of serving the development with public transportation.

Engineering II Addition

As part of the Engineering II Addition Project the University is proposing to add a new building site (#40) to the LRDP and construct a 3-story addition to the Engineering II building that would require approximately 7,200 square feet of site area (development footprint) and 13,500 assignable square feet of building area. The University is proposing, as part of the amendment to the LRDP, to transfer 13,500 assignable square feet (structure) and 7,200 square feet of site area (land) that previously designated for Potential Building Location 23 on Main Campus to the proposed Building Location 40. Potential Building Location 23 is an undeveloped site on the east side of Main Campus intended for future uses such as the expansion of Broida Hall and instruction and research activities for the sciences and engineering. The project would, therefore, not increase the development area (site area and assignable square footage for structures) approved by the Commission for the University's Main Campus in the 1990 LRDP. Additionally, the proposed development is consistent in height (under 45 feet), density, and character with the large scale academic buildings surrounding the project area.

The projected 106 occupants of the Engineering II addition are all existing faculty, staff, graduate students, post doctorates, and researchers. According to the University, the new space would provide additional room for existing faculty, staff, and students and will not increase enrollment at the University. Nearby existing parking (Parking Lot 2) and bus services should, therefore, adequately serve the new development. The proposed development, however, would result in a net decrease of 120 bicycle parking spaces currently located in the area proposed for the new Engineering II addition.

At UCSB, public pedestrian and bicycle access is available to and along the entire 2½ miles of coastline contiguous to the campus. Additionally, the parking facilities on campus constitute the majority of publicly-available beach parking in the area. As a result of the lack of parking in the community surrounding UCSB and the cost of parking on campus, the staff, faculty, and students of UCSB heavily use alternate modes of transportation, including bus and bicycling, to get to and from campus. Additionally, the Commission, in past permit actions, has consistently required the University to provide adequate parking and alternate forms of transportation for new projects so that the developments do not impact public access to the coast..

The net decrease in bicycle parking on the Main Campus as a result of the Engineering II Addition Project, therefore, has the potential to impact public access to the coast. In response to Commission staff concerns regarding the decrease in bike parking on Main Campus, the University has submitted several alternative plans for replacing the lost 120 bicycle parking spaces. Alternative One would entail addition of a new bicycle parking lot west of the entrance to the proposed Engineering II addition that would provide parking for up to 120 bikes (Exhibit 5a). This area is currently landscaped with lawn and non-native vegetation. Alternative Two would entail construction of new bicycle lots at two locations adjacent to a bike path between the Bren School and Engineering I buildings. The first location, south of Engineering I, would provide parking for up to 50 bikes (Exhibit 5b). The second location, in front of the entrance to the Bren School building, would provide parking for up to 70 bikes (Exhibit 5c). Both

sites are currently covered in grassy lawn and are approximately 300-500 feet from the Engineering II building.

In order to ensure that adequate bicycle transportation improvements are provided for the Engineering II Addition project and to prevent adverse effects to public access, the Commission requires the University, pursuant to **Suggested Modification One (1)** of LRDP Amendment 2-07, to provide for the replacement of the 120 bicycle parking spaces that will be lost as a result of the Engineering II Addition. The replacement bicycle parking spaces shall be located in approximately the same vicinity as the previously existing bicycle spaces. **Special Condition Two** of NOID 5-07 also requires the University to submit final plans, for the review and approval of the Executive Director, for the construction of new bicycle parking facilities to provide for at least 120 bicycle parking spaces at one or a combination of the abovementioned alternative sites in the vicinity of the Engineering II, Engineering I, and Bren School Buildings. Special Condition Two also requires the University to complete all bicycle parking improvements (a total of 170 spaces, including the 50 replacement bicycle spaces previously proposed by the University) prior to occupancy of the Engineering II Addition.

Harder Stadium Storage

The Harder Stadium Storage Project includes the addition of storage for recreational, sports, and academic research purposes adjacent to the Harder Stadium on Storke Campus. The 1990 LRDP includes provisions for storage buildings and trailers surrounding the Harder Stadium. While the 1990 LRDP restricts this storage to only uses associated with recreation and sporting programs at UCSB, recently approved LRDP Amendments approved by the Commission (LRDPA 1-02) have allowed the use of the Harder Stadium area for a variety of academic and sports related uses. The proposed Amendment to allow the use of storage surrounding the Stadium for academic purposes, therefore, is consistent with previous actions by the Commission and the character of this portion of the campus. Additionally, the proposed Harder Stadium Storage Project would not lead to increased enrollment, changes in development densities in the area, or impacts to public services or public access.

For the above reasons, the Commission finds that the LRDP Amendment 1-07, as submitted, is consistent with the applicable Chapter 3 policies with regard to new development, cumulative impacts, and public access and NOIDs 5-07 and 6-07, as conditioned, are consistent with the applicable policies of the LRDP with regards to new development, cumulative impacts, and public access.

Environmentally Sensitive Habitat, Water Quality, and Geologic Stability

The LRDP contains several policies regarding the protection and management of coastal waters and sensitive habitat areas. Sections 30230 and 30231 of the Coastal Act, which have been included in the certified LRDP, require that marine resources and the biological productivity of coastal waters, including wetlands, shall be maintained

and, where feasible, enhanced. Section 30240 of the Coastal Act, which has been included in the certified LRDP, provides that environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values and that development in areas adjacent to such areas shall be sited and designed to prevent impacts which would significantly degrade such areas. In addition, the LRDP contains several other policies which also require the protection of sensitive habitat and wetland areas. For instance, Policy 30231.1 requires that wetlands and coastal waters be protected from increased sedimentation or contamination from new development. Policy 30231.2 requires that new development be designed to minimize soil erosion and to direct runoff away from coastal waters and wetlands. Finally, Section 30253 of the Coastal Act, which has been included in the certified LRDP, mandates that new development be sited and designed to provide geologic stability and structural integrity, and minimize risks to life and property in areas of high geologic, flood, and fire hazard.

Engineering II Addition

The project site for the Engineering II Addition Project is a heavily developed area that is both paved and landscaped with non-native and ornamental vegetation. The project involves removal of several non-native Italian Stone Pines that are not known to provide habitat for monarch butterflies or nesting raptors. The project site is located approximately 500 feet from the nearest coastal bluff and beach area.

The proposed project will not displace any sensitive habitats. However, if revegetation of disturbed areas onsite is not successful, the project may result in potential adverse effects to the existing bluff and beach habitat located downslope of the project site from increased erosion and sedimentation. Erosion can best be minimized by landscaping all disturbed and graded areas of the site. In addition, the Commission also finds that the use of non-native and/or invasive plant species for landscaping results in both direct and indirect adverse effects to native plants species and increased erosion from the site. Invasive and non-native plant species are generally characterized as having a shallow root structure in comparison with their surface/foilage weight. The Commission notes that non-native and invasive plant species with high surface/foilage weight and shallow root structures do not serve to stabilize slopes and that such vegetation results in potential adverse effects to the stability of the project site and erosion of the site. Native species, alternatively, tend to have a deeper root structure than non-native and invasive species, and once established aid in preventing erosion. Additionally, the planting of invasive or exotic plants at the subject site could lead to the direct occupation or displacement of native plant communities' at open space and bluff areas adjacent to the project area.

In the case of the proposed development, the University has submitted a preliminary landscaping plan for the project site. However, this plan proposes the use of primarily non-native plant species. Due to the proximity of the site to sensitive coastal bluffs and beach, and to ensure that all areas impacted by the impending development are landscaped in accordance with the LRDP provision to minimize erosion, the Commission finds it necessary to require **Special Condition Three (3)** to NOID 5-07. Special Condition Three requires the University to submit final landscape plans, for

review and approval by the Executive Director, to revegetate all disturbed areas on site with predominantly native plant species endemic to the surrounding area. Specifically, Special Condition Three (3) requires that all landscaping shall consist primarily of native/drought resistant plants. All native plant species shall be of local genetic stock. No plant species listed as problematic and/or invasive by the California Native Plant Society, the California Invasive Plant Council, or by the State of California shall be employed or allowed to naturalize or persist on the site. No plant species listed as a 'noxious weed' by the State of California or the U.S. Federal Government shall be utilized or maintained within the property.

The proposed project would also increase the amount of hardscape on Main Campus. The proposed development will, therefore, result in an increase less permeable surface, which could result in increases in polluted runoff from Main Campus to nearby coastal waters. Pollutants commonly found in runoff associated with the proposed use include petroleum hydrocarbons including oil and grease from vehicles; heavy metals; synthetic organic chemicals; dirt and vegetation; litter; fertilizers, herbicides, and pesticides. The discharge of these pollutants to coastal waters can cause cumulative impacts such as: eutrophication and anoxic conditions resulting in fish kills and diseases and the alteration of aquatic habitat, including adverse changes to species composition and size; excess nutrients causing algae blooms and sedimentation increasing turbidity which both reduce the penetration of sunlight needed by aquatic vegetation which provide food and cover for aquatic species; disruptions to the reproductive cycle of aquatic species; and acute and sublethal toxicity in marine organisms leading to adverse changes in reproduction and feeding behavior. These impacts reduce the biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes and reduce optimum populations of marine organisms and have adverse impacts on human health.

Therefore, in order to find the proposed development consistent with the water and marine resource policies of the LRDP, the Commission finds it necessary to require the incorporation of Best Management Practices designed to control the volume, velocity and pollutant load of stormwater leaving the developed site. Critical to the successful function of post-construction structural BMPs in removing pollutants in stormwater to the Maximum Extent Practicable (MEP), is the application of appropriate design standards for sizing BMPs. The majority of runoff is generated from small storms because most storms are small. Additionally, storm water runoff typically conveys a disproportionate amount of pollutants in the initial period that runoff is generated during a storm event. Designing BMPs for the small, more frequent storms, rather than for the large infrequent storms, results in improved BMP performance at lower cost.

The Commission finds that sizing post-construction structural BMPs to accommodate (infiltrate, filter or treat) the amount of stormwater produced by all storms up to and including the 85th percentile, 24 hour storm event, in this case, is equivalent to sizing BMPs based on the point of diminishing returns (i.e. the BMP capacity beyond which, insignificant increases in pollutants removal (and hence water quality protection) will occur, relative to the additional costs. Therefore, the Commission requires the selected post-construction structural BMPs be sized based on design criteria specified in **Special**

Condition Five (5) of NOID 5-07, and finds this will ensure the proposed development will be designed to minimize adverse impacts to coastal resources, in a manner consistent with the water and marine policies of the LRDP. These plans must be approved by the project geoconsultants, consistent with their recommendations in the project's geotechnical reports, as described in **Special Condition Six (6)** of NOID 5-07 described below.

Furthermore, interim erosion control measures implemented during construction will serve to minimize the potential for adverse impacts to water quality resulting from drainage runoff during construction and in the post-development stage. To ensure that proposed erosion control measures are properly implemented and in order to ensure that adverse effects to coastal water quality do not result from the proposed project, the Commission finds it necessary to require the University, as required by **Special Condition Four (4)**, to prepare final erosion control plans. Erosion on site can be further minimized by landscaping all disturbed and graded areas with native plants compatible with the surrounding environment. Therefore, Special Condition Four also requires that the University prepare and implement a landscaping and tree replacement plan. Additionally, the Commission finds that stockpiled materials and debris have the potential to contribute to increased erosion, sedimentation, and pollution. Policy 30231.1 of the LRDP prohibits the storage or deposition of excavated materials on campus where such material will be subject to storm runoff in order to minimize soil erosion and sedimentation of coastal waters. Therefore, consistent with Policy 30231.1 of the LRDP in order to ensure that excavated material will not be stockpiled on site and that landform alteration and site erosion is minimized, Special Condition Four requires the University to remove all excavated material, including debris resulting from the demolition of existing structures, from the site to an appropriate location permitted to receive such material. Should the disposal site be located in the Coastal Zone a separate coastal development permit or notice of impending development may be required.

Finally, the University is required pursuant to Section 30253 of the Coastal Act, which is incorporated by reference into the LRDP, to assure that the design and siting of any new buildings assure stability and structural integrity and do not create erosion, instability, or destruction of the site or surrounding areas. The University has submitted the following geological and geotechnical report for the proposed Engineering II Addition: "Geotechnical Engineering Report Engineering II Building Addition, UCSB" prepared by Fugro Inc. in November 2006. This report addresses the geologic conditions on the site, including drainage, subsurface condition, groundwater, landslides, faulting, and seismicity. The geologic consultants have found the geology of the proposed project site to be suitable for the construction of the proposed building addition. The report, however, contains several recommendations to be incorporated into project construction, design, drainage, and foundations to ensure the stability and geologic safety for the proposed project site and adjacent properties. To ensure that the recommendations of the consultant have been incorporated into all proposed development, the Commission, as specified in **Special Condition Six (6)** of NOID 5-07, requires the University to comply with and incorporate the recommendations contained

in the submitted geologic reports into all final design and construction, and to obtain the approval for the geotechnical consultants prior to commencement of construction.

Harder Stadium Storage

The subject site for the proposed storage trailers and buildings for the Harder Storage Project is an area that was cleared and graded at the same time that Harder Stadium and adjacent Parking Lot 38 were constructed. As a result of these projects, the project area has been colonized by non-native grassland vegetation. No native vegetation was removed for this development and the improved storage area is relatively small in size and has an improved asphalt surface. Both storage sites on the southwest and northwest corners of the stadium are over 100 feet from the nearby Storke Wetlands. A stand of eucalyptus, Monterey cypress, and coast live oak trees is located directly west and north of the project site.

The University is requesting after-the-fact approval for placement of eight storage trailers/containers near the southwest corner of the stadium. The trailers/containers were installed in 2002 without the required notice of impending development. The University is also proposing to construct a permanent storage unit for Cheadle Center for Biodiversity and Ecological Restoration (CCBER) in the location of the existing trailers onsite and the relocation of two of the trailers between the bleachers on the northwest side of the stadium. The University's biological consultant, The Morro Group, conducted raptor surveys of the trees surrounding the project area in June 2007. At that time, the closest nesting raptors to the project were found approximately more than 700 feet from the project area. The Commission notes that in 2004 barn owl nests were found under the bleachers on the west side of Harder Stadium near the proposed storage area (Holmgren and Rothstein, June 2005). Given that the owls nested at this site despite the presence of the unpermitted storage trailers and stadium activities, indicates that continued use of the area for storage purposes is unlikely to significantly impact the future nestings of owls at this same location. In addition, the northwest storage area will be located more than 100 feet of an area known to have provided habitat for nesting white tailed kites for several years between 1999 and 2005 (Holmgren and Rothstein, June 2005). The playing field separates the northwest storage location from the nesting area. Further, the proposed northwest storage area is situated next to the bleachers of the stadium, so that placement of storage containers at this location would not change or result in any expansion of the previously approved and existing development area of the stadium. The placement of the storage containers, therefore, under, and immediately adjacent to, the bleachers will not result in any significant increases in pedestrian or vehicular traffic and will not create any new disturbances to any potential raptor habitat that may be located within the vicinity. The Commission, therefore, finds that the proposed project will not result in any adverse impacts sensitive raptor habitat within the vicinity of the project site.

For the above reasons, the Commission finds that the LRDP Amendment 1-07, as submitted, is consistent with the applicable Chapter 3 policies with regard to ESHA, water quality, and geologic stability and NOIDs 5-07 and 6-07, as conditioned, are

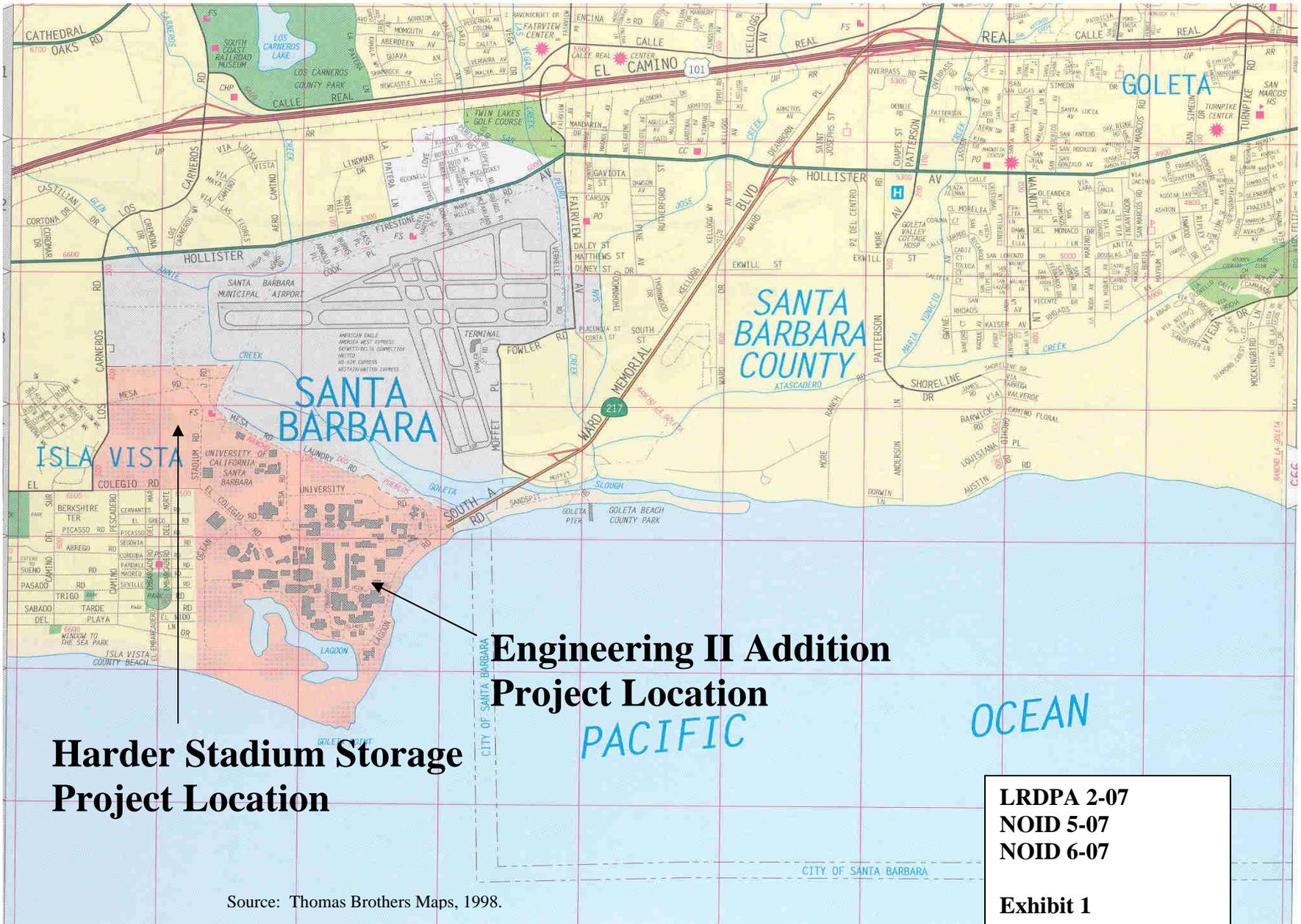
consistent with the applicable policies of the LRDP with regards to ESHA, water quality, and geologic stability.

E. CALIFORNIA ENVIRONMENTAL QUALITY ACT

Pursuant to Section 21080.9 of the California Environmental Quality Act ("CEQA"), the Coastal Commission is the lead agency responsible for reviewing Long Range Development Plans and Notices of Impending Development for compliance with CEQA. In addition, Section 13096 of the Commission's administrative regulations requires Commission approval of Notices of Impending Development to be supported by a finding showing the application, as modified by any conditions of approval, to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA). The Secretary of Resources Agency has determined that the Commission's program of reviewing and certifying LRDPs qualifies for certification under Section 21080.5 of CEQA. Section 21080.5(d)(2)(A) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect which the activity may have on the environment. Section 21080.5(d)(1) of CEQA and Section 13540(f) of the California Code of Regulations require that the Commission not approve or adopt a LRDP, "...if there are feasible alternative or feasible mitigation measures available which would substantially lessen any significant adverse impact which the activity may have on the environment."

For the reasons discussed in this report, the LRDP amendment, with modifications, is consistent with the intent of the applicable policies of the Coastal Act and no feasible alternatives are available which would lessen any significant adverse effect which the approval would have on the environment. Therefore, the Commission finds that the LRDP amendment, as modified, is consistent with CEQA.

The Commission has imposed conditions upon the Notices of Impending Development to include such feasible measures as will reduce environmental impacts of new development. The Commission incorporates its findings on Coastal Act and LRDP consistency at this point as if set forth in full. These findings address and respond to all public comments regarding potential significant adverse environmental effects of the project that were received prior to preparation of the staff report. As discussed above, the proposed developments approved by these NOIDs, as conditioned, are consistent with both the policies of the certified LRDP and Coastal Act. Feasible mitigation measures which will minimize all adverse environmental impacts have been required as special conditions. As conditioned, there are no feasible alternatives or feasible mitigation measures available, beyond those required, which would substantially lessen any significant adverse impact that the activities may have on the environment. Therefore, the Commission finds that the Notices of Impending Development as conditioned herein, are consistent with CEQA, the Coastal Act, and the applicable provisions of the Long Range Development Plan.



**Harder Stadium Storage
Project Location**

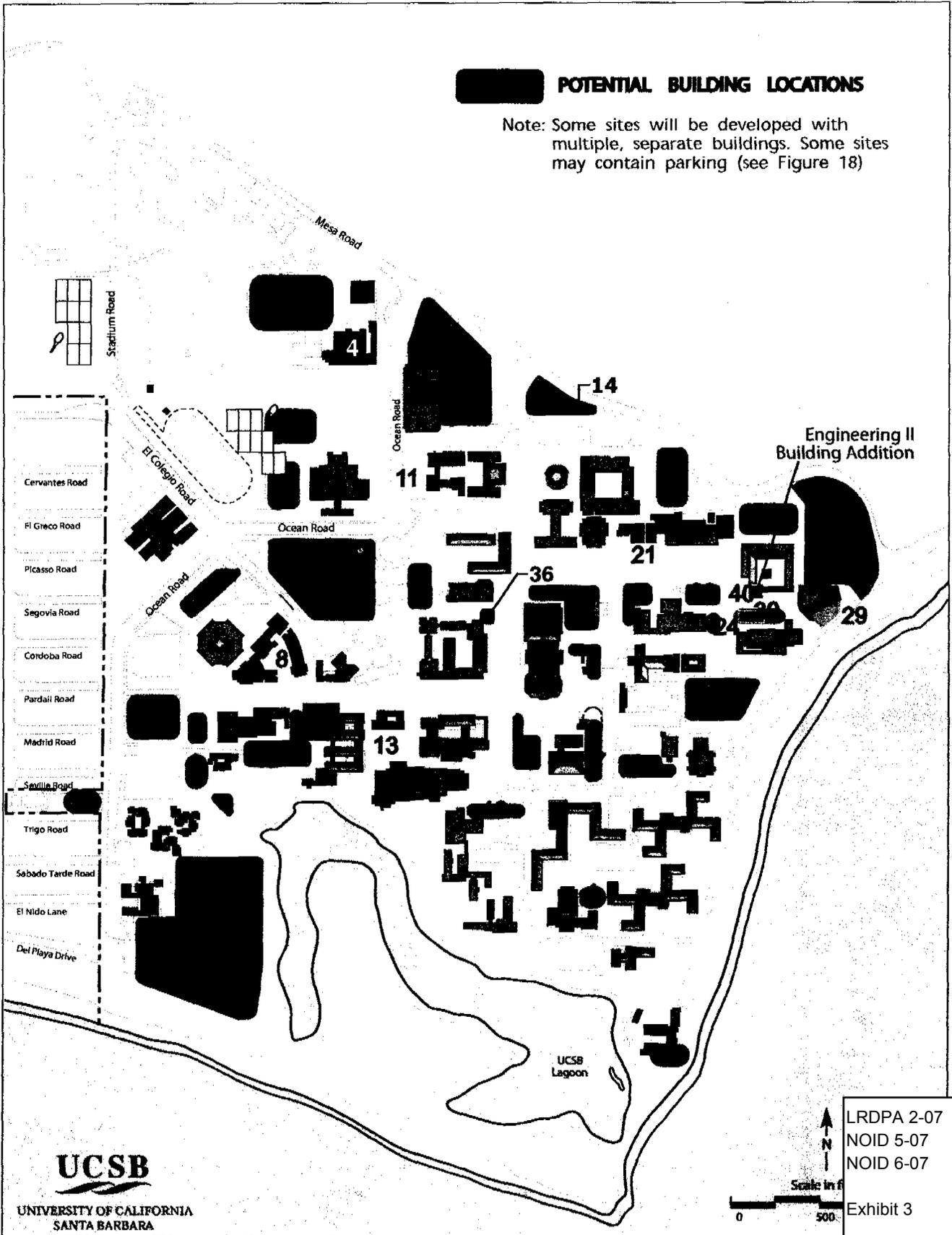
**Engineering II Addition
Project Location**

Source: Thomas Brothers Maps, 1998.

**LRDPA 2-07
NOID 5-07
NOID 6-07**

Exhibit 1

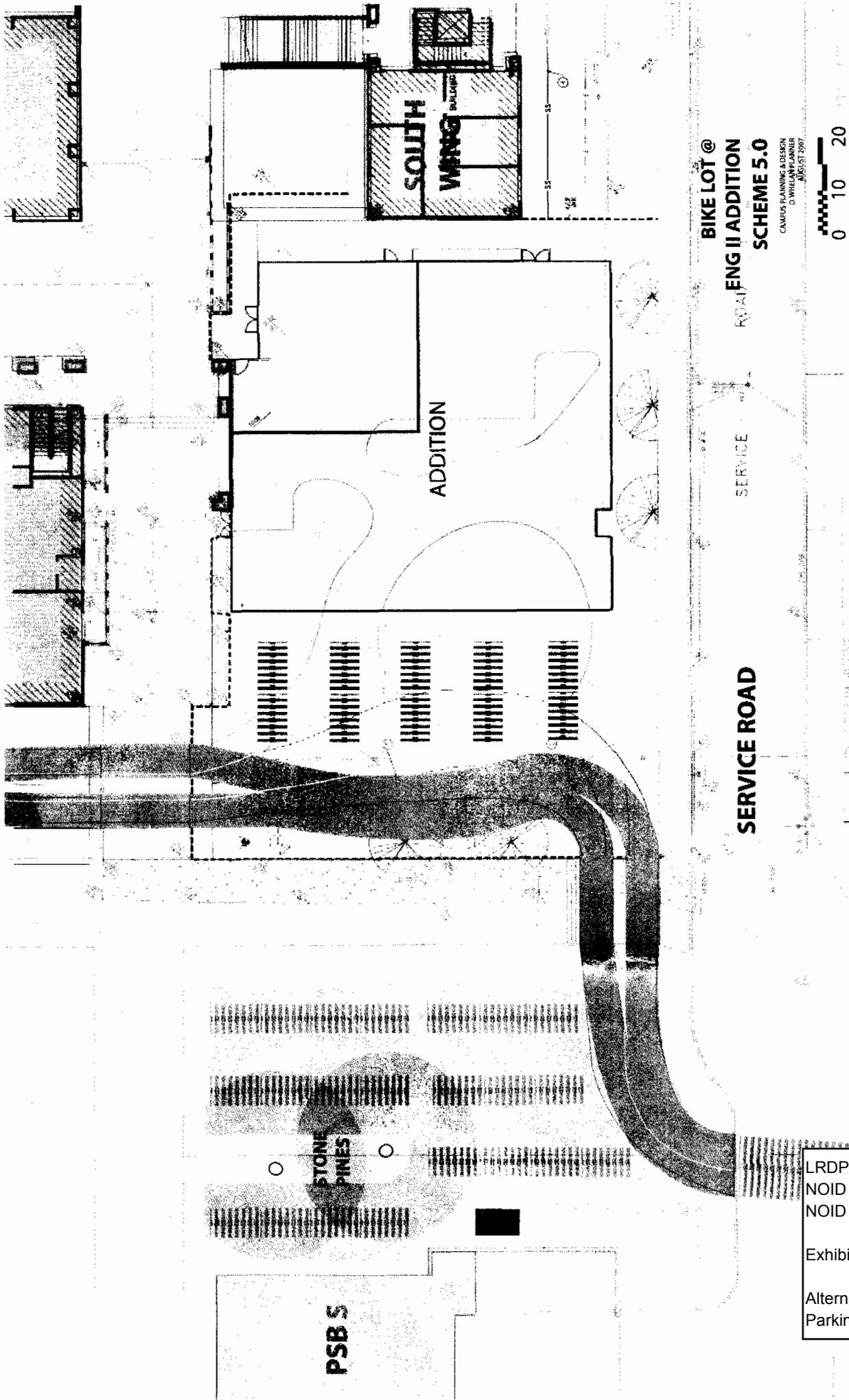
Project Location



UPDATED MAY 2007 (ENGINEERING II BUILDING ADDITIONS)

FIGURE 16 Amended Potential Building Locations

LRDPA 2-07
 NOID 5-07
 NOID 6-07
 Exhibit 3
 Engineering II Addition
 Building Location



BIKE LOT @
ROAD
ENG II ADDITION
SCHEME 5.0

CAMPUS PLANNING & DESIGN
D. WHEELER/PLANNER
AUGUST 2007



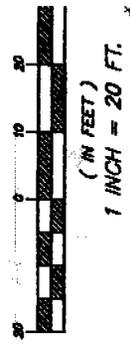
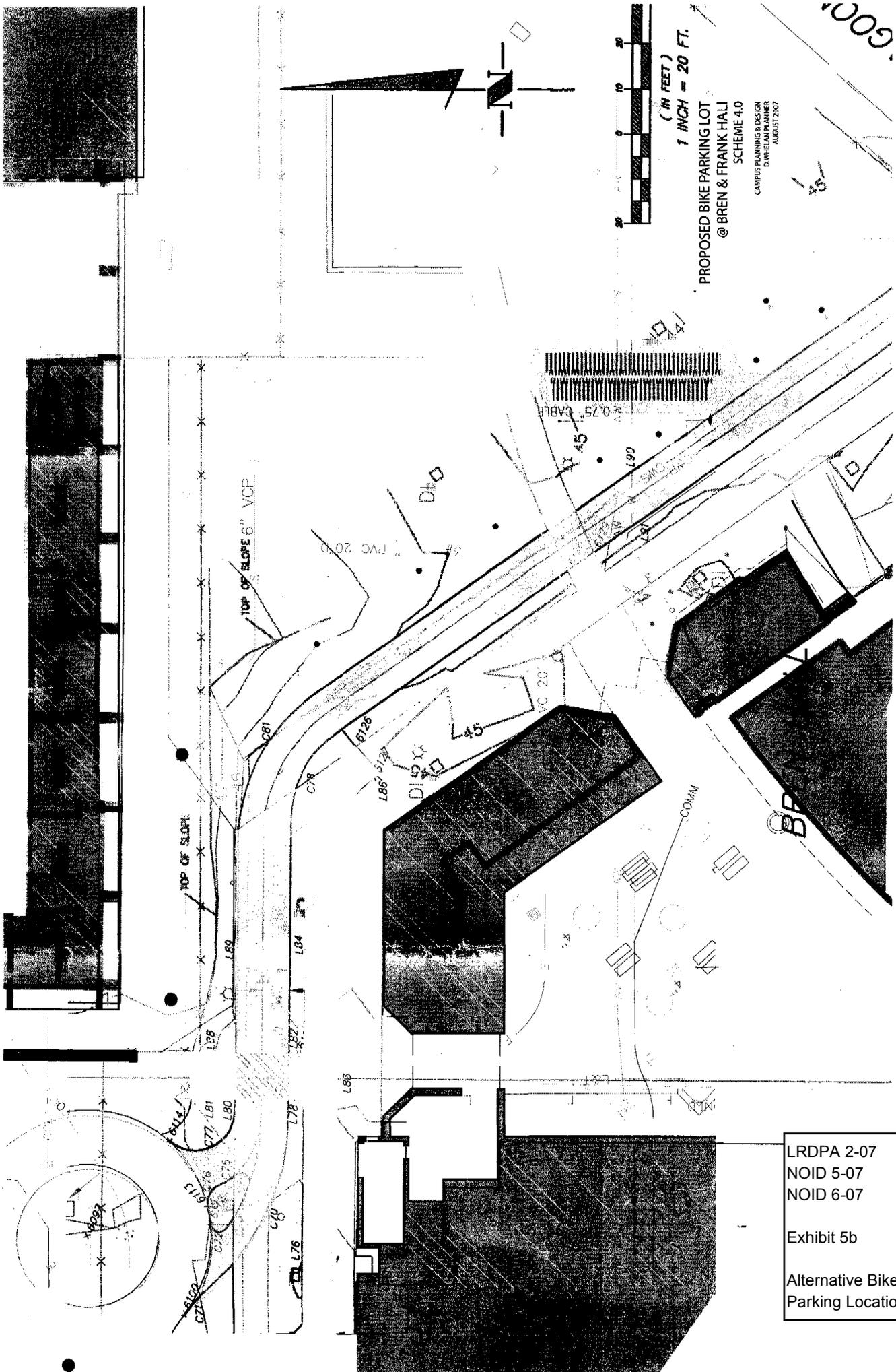
SERVICE ROAD

MATERIALS RESEARCH LABORATORY

LRDPA 2-07
NOID 5-07
NOID 6-07

Exhibit 5a

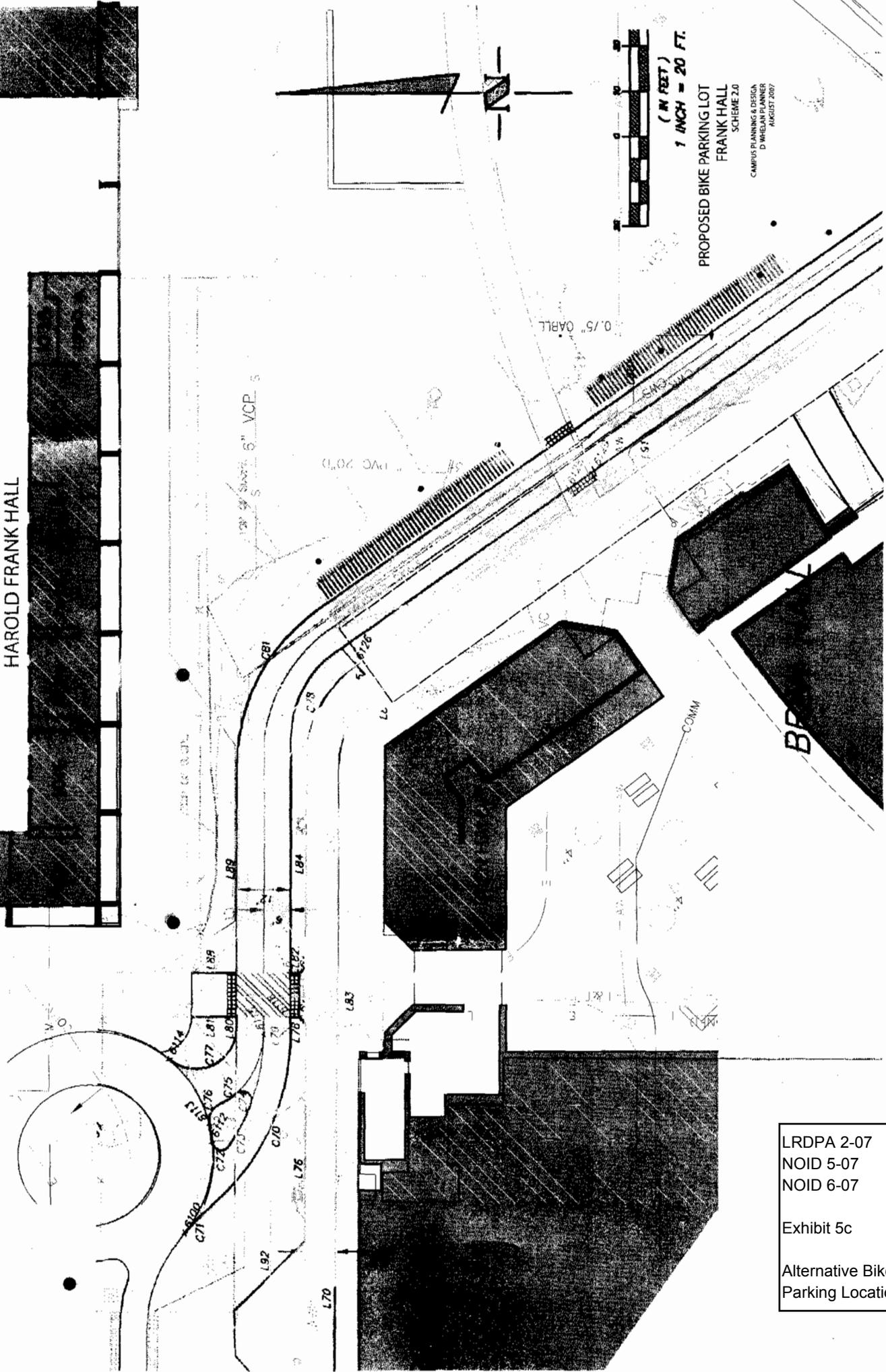
Alternative Bike
Parking Location 1



PROPOSED BIKE PARKING LOT
 @ BREN & FRANK HALL
 SCHEME 4.0
 CAMPUS PLANNING & DESIGN
 D. WHELAN PLANNER
 AUGUST 2007

LRDPA 2-07
 NOID 5-07
 NOID 6-07
 Exhibit 5b
 Alternative Bike
 Parking Location 2a

HAROLD FRANK HALL



LRDPA 2-07
 NOID 5-07
 NOID 6-07

Exhibit 5c

Alternative Bike
 Parking Location 2b



Campus Planning & Design



April, 2007



UCSB LRDPA 2-07
UCSB NOID 5-07
UCSB NOID 6-07

Exhibit 6

Aerial Photo of
Engineering II



**Storke
Wetland**

**Proposed Location of Two
Storage Trailers**

**Harder
Stadium**

Parking Lot 38

**Proposed Location of Six Storage Trailers and
One Permanent Storage Unit**

UCSB LRDP A 2-07
UCSB NOID 5-07
UCSB NOID 6-07

Exhibit 7
Aerial Photo of Harder
Stadium