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

Th12a

Click here to go to original staff report

ADDENDUM

DATE: November 10, 2014

TO: Commissioners and Interested Parties

FROM: South Central Coast District Staff

SUBJECT: Agenda Item Th12a, Notice of Impending Development (NOID) UCS-NOID-0006-14 –University of California at Santa Barbara (UCSB) Thursday, November 13, 2014.

The purpose of this addendum is to (1) attach and respond to several public comment letters received since publication of the October 30, 2014 staff report; (2) attach three *Ex Parte* Notices received from Commissioner Zimmer; and (3) attach a letter in support of the San Joaquin Apartments Project from the Santa Barbara Metropolitan Transit District.

1. Attached to this addendum are five public comment letters in opposition of the subject project received by November 10, 2014.

   a. First letter was in opposition to the density of the residential unit development on the project site. Staff would note that this issue is fully addressed in Section IV. Findings for Approval of the Notice of Impending Development, B. Consistency Analysis New Development Cumulative Impacts/Land Use of the staff report. The project site is identified as a potential development area in the proposed 2010 LRDP. In addition, Policy LU-23 outlines the build-out parameters of this site including 1,003 student bed spaces and 8 faculty or staff units. The San Joaquin site is an existing developed site and has been identified as a site able to accommodate an increase in density without significant adverse impacts to coastal resources.

   b. Second letter provided comments using the Draft Environmental Impact Report (DEIR) for the San Joaquin Apartments, dated August 2013, as a reference for opposition and objection to the proposed project. The letter expressed concerns regarding how certain environmental issue areas and mitigation measures were addressed in the DEIR, however the letter did not raise issues regarding the project's consistency with the policies and provisions of the UCSB Long Range Development Plan or any policies of the Coastal Act.

   c. Third letter was in opposition of the project's hearing location due to its location not being within the vicinity of the project site. Commission staff notes the location for the November 2014 Commission hearing is in Half Moon Bay. The Coastal Commission is a

statewide agency which holds hearings in different locations of the state each month; thus, it is not always possible to schedule hearings locally.

d. Fourth letter expressed concerns regarding the water supply available to all current customers of the Goleta Water District (GWD). Specifically, the letter calls out the Stage II Water Shortage Emergency declared by the Goleta Water District Board of Directors on September 9, 2014 which imposed mandatory water use restrictions necessary to cut water use by 25% district-wide and no new or additional water connections can be approved for water year beginning October 1, 2014. Additionally, the letter states the staff report did not address the current Stage II Water Shortage Emergency. However, Staff notes that this issue was addressed in the October 30, 2014 staff report. Specifically, page 28 of the staff report states "the University has asserted that they have a water connection through a pre-existing agreement with GWD that allows for new development on campus to obtain an additional water supply in a Stage II drought." Thus, in this case, no new connection would be required for the proposed development.

   Additionally, the letter states that the proposed project is inconsistent with water policies PS-05 and PS-06 of the LRDP. However, staff notes the public comment letter reflects the consistency of the proposed San Joaquin project with the UCSB proposed PS-05 and PS-06 of LRDP Amendment No. 1-11 and does not reflect the project's consistency with the revised/modified PS-05 and PS-06 that staff is recommending in Suggested Modification (Ten) 10 of the related LRDP Amendment No. 1-11. Specifically, the letter states the project is inconsistent with PS-05, which requires at the time of NOID submittal to provide evidence that the ordinary potable water use of the proposed development could be temporarily curtailed in accordance with the GWD Stage I-IV water shortage response system, however in lieu of that requirement, revised PS-01 requires that new development integrate the best available water efficiency measures and technologies directly into the project at the time of NOID submittal rather than delaying such measures to drought conditions. In addition, staff has recommended modification of PS-05 to require the University to participate in water use reductions during declared water supply shortages within the GWD boundaries rather than target GWD Stage I-IV reductions. Thus, the proposed project is not inconsistent with PS-05. Furthermore, the letter states that under PS-06, the proposed project shall be halted, unless sufficient additional permanent, long-term water supplies can be acquired. Policy PS-06, as modified, states that if the long-term water supplies relied on by the University cannot be acquired and delivered from the GWD, the University shall halt further water-consuming development. However, the University has provided a preliminary Will Serve Letter from the GWD and thus has demonstrated that water supplies can be acquired and therefore the proposed development is not inconsistent with PS-06, as modified pursuant to LRDP Amendment No. 1-11. Specifically, pages 27 and 28 of the staff report under Section IV Findings for Approval of the Notice of Impending Development, Section B Consistency Analysis New Development Cumulative Impacts/Land Use, fully addresses the project's consistency with the applicable water policies of the related LRDP Amendment 1-11, as modified.

e. Fifth letter of opposition expressed concerns regarding water supply, wastewater services and scenic and visual resources. Specifically, the letter states raises concerns regarding the Goleta Water District (GWD) SAFE ordinance which prohibits the district from releasing potable water to new or additional water connections. The SAFE Ordinance provides a framework and guides GWD actions in the event of emergency water shortage conditions, including the requirement of the Drought Buffer and the prohibition on new water connections during declared drought conditions. UC Santa Barbara and the GWD interpret the SAFE Ordinance requirement of "no *new* connections" during declared drought conditions, does not apply to UC Santa Barbara because the connections are already in place to provide GWD's contractual water supply obligations to the campus.

   Additionally, the letter states that the proposed development is inconsistent with SCEN-01, which states that new structures on the campus shall be in general conformance with the scale and character of surrounding development. Staff would note that this issue is fully addressed on pages 23-25 under Section IV Findings for Approval of the Notice of Impending Development, B Consistency Analysis, Scenic and Visual Resources of the staff report. Lastly, the letter expresses concerns regarding the use of the wastewater capacity of the GWSD for the project site. UCSB owns 7% of the Goleta Wastewater Treatment Plant's permitted capacity. Wastewater flows associated with the 2010 LRDP build-out will increase wastewater flows to the GWTP, including the San Joaquin site. However, the EIR for the 2010 LRDP found that the wastewater flows associated with cumulative buildout within the service areas of Goleta Sanitary District and Goleta West Sanitary District would not exceed the design capacities of the treatment plant or the wastewater conveyance systems. Additionally, the EIR found that cumulative wastewater would not exceed the treatment requirements of the Regional Water Quality Control Board. Therefore, there are no anticipated impacts to wastewater as a result of the San Joaquin project.

2. Attached to this addendum are three *Ex Parte* Notices communications received from Commissioner Zimmer.

3. Attached to this addendum is a letter from the Santa Barbara Metropolitan Transit District (MTD) in support of the San Joaquin Apartments Project and states that the Santa Barbara MTD and UCSB worked cooperatively to come up with an agreement to provide public transit service to meet the needs of new students, faculty, and staff expected to reside at the proposed San Joaquin Apartments.

November 3, 2014

NOV 05 2014 BR

California Coastal Commission
South Central Coast Division Office

89 S California St., Ste. 300

Ventura, CA 93001-2801

in re: "Construction of a 271,338 gross square feet, 2 to 6 story, 186 unit, 1003 bed undergraduate student housing complex not to exceed 35 feet and 65 feet in height, 28000 gross square feet, 35 foot high dining commons, 5,500 sf convenience store on the ground floor of a residential building, 3 surface parking lots with a combined total of 216 parking spaces, and 36,600 cu yds of associated grading on the "San Joaquin Housing site", adjacent to the Santa Catalina Residence Halls."

Dear Sirs,

I write to oppose UCSB's selfish proposal to nearly double the number of students at Santa Catalina dorm. Dorms should be on campus, not a mile away. And our zoning laws apply to everyone. This is already the highest density parcel in SB County history. It should not double in population; it should never have been approved for 600 units in ugly twin towers in the first place. The fire department has only one truck that can reach the top of the existing structures.

What happened to the university's commitment to a green campus? Or their obligations to the community? Nothing I learned at UCSB taught me that a wealthy developer has the right to do as it pleases despite law, logic, and the rights of neighbors. UCSB will get millions in rent. Neighbors get years of construction, more traffic, more neighbors, more noise, more illegal pool use, more illegal parking, and lower property values. Hundreds of residents in the closest neighborhood, Storke Ranch, abhor this project. The proposal is an embarrassment to an institution I revere.

William Etling, class of '75 & owner of 570 Poppyfield Place, Goleta

November 3, 2014 Re: UCSB San Joaquin Apartments and Precinct Improvement Project

Paul Bielaczyc

535 Fireside Lane

Goleta, CA. 93117

Agenda Number: UCS-NOID-0006-14

Item Number: Th12a

Position: Against Project

Introduction: The following comments are presented using the Draft Environmental Impact Report (DEIR) as a reference for opposition and objection to the proposed San Joaquin Apartments and Precinct Improvement Project, since there was inadequate time to review the staff report and supply comment and/or remarks to that report.

5.1 Aesthetics

Since the views have already been blocked for decades by the Santa Catalina Tower buildings, there is really no way the proposed vertically shorter San Joaquin buildings can ever have any real impact on panoramic and mountain views. However, the authors of the DEIR admit and concede that the proposed Portola Dining Commons building would obscure and obstruct mountain views. "While the proposed project would obscure a portion of the existing mountain view, the broader view that is available across the eastern border of the project site and across the open space area to the east of the project would remain." "Therefore, the proposed project would not result in a substantial reduction in existing unobstructed mountain views and the reduction in existing mountain views that would result from the proposed Portola Dining Commons building would be less than significant" (**page 5.1-25, 2nd paragraph**). What is really being said here is that **if you just look the other way, you won't be able to notice the potentially significant and unavoidable impact to the expansive mountain views caused by the Portola Dining Commons building**. This is hardly a method of mitigating an open and obvious **significant and unavoidable impact** being caused by the project to the panoramic and mountain views.

5.2—5.6 (Air Quality, Biological Resources, Geology, Greenhouse Gas Emissions, Hydrology and Water Quality)

For the reasons outlined below (that this proposed project is wholly unnecessary based on its size of adding 1,003 beds) all of the above listed Environmental elements will receive significant and unavoidable impacts that cannot be mitigated.

5.7 Noise—Transient noise levels

The DEIR states that removing the existing parking lot (which would in effect eliminate vehicle operation noise and recreation activity noise) will result in an "offset" reducing the impact of Transient noise (**page 5.7-53, 1st paragraph**). That is comparable to saying that if you have three (3) musical instruments all playing at the same time, the noise of one instrument left playing will be reduced when you remove the noise of two of the other instruments that were previously playing at the same time. If three car horns are all honking at the same time from the very same location, how can the noise of one car horn actually be reduced (or in the case of the DEIR "offset") if the other two car horns stop honking?

In the current situation, the Transient noise of a student yelling or multiple students yelling (as is the more common situation) is actually going to be worse without the noise associated with the current parking lot and recreational activity. The real so-called "offset" occurs by the presence of simultaneous noise, not by the absence of the simultaneous noise.

In addition, the DEIR does not give any data of what the Transient noise levels will be once the proposed project is constructed and completed. The DEIR only gives values taking into account Transient noise coming from the existing buildings. There is no data offered to evaluate what the noise level will be from the northern side of the North Village buildings once they are occupied by students yelling from their windows to the outside. The recommended mitigation measure N-2a that signs be posted indicating that complaints regarding the creation of excessive noise may be reported to the UCSB Police Department is not a mitigation measure that will ever stop students from shouting out of their windows. Nor will the posting of the phone number of the Police Department on the signs, and having the signs posted on the wall that separates the project site from Storke Ranch ever amount to a real true mitigation measure for this Transient noise or any element of noise.

5.8 Transportation and Traffic

The DEIR does not take into account the current traffic that flows from US 101 south to Hollister Ave. A vast majority of all traffic that travels in the north or south bound direction on Storke Road eventually comes into contact in one manner or another with US 101. With all of that traffic being routed from the on and off ramps of US 101, traffic analysis for the San Joaquin project must take into account data from traffic that flows between Hollister Ave. and US 101. The DEIR traffic analysis fails in that the data models used are nearly ten (10) years old. Traffic data models must be updated to accurately reflect the reflect the significant impacts this San Joaquin Apartments and Precinct Project will have due to the continued and ongoing development of the West Goleta, Storke Road/Hollister Ave. intersection is currently experiencing.

8.0 Alternatives

The No San Joaquin Project Alternative is the best choice of direction and should be strongly considered. The reasons are simple besides the obvious **SIGNIFICANT AND UNAVOIDABLE IMPACTS** listed above. The 2010 LRDP sets out the need for an addition of 5,000 more students. By looking at the current projections of where to place these students, the 2010 LRDP provides 3,400 beds from the east side dormitory area of Main Campus; 1,200 beds from the Facilities Management area and 126 beds from the San Clemente area for a total of 4,728 beds. The San Joaquin project is expected to add 1,003 beds. So, one wonders, why do we need to have 5,731 new beds? Without the San Joaquin project the 2010 LDRP demands for more bedding for more students will most certainly be met.

Plus, all of the projection numbers presented by the 2010 LDRP are based on pure guesswork and conjecture. What are we to do if the projections turn out to be wrong and 5,000 more students do not end up arriving on campus by the year 2025? It is easily an option that could come to play out as Massive Open On-line Classes (MOOC) is becoming the trend for more and more colleges and universities reducing the need for more and more expanded campus facilities. The No San Joaquin Project Alternative is the best choice to be considered.

General Editorial Comments re: The San Joaquin Housing Project DEIR.

1. Challenging any UCSB building project is comparable to a David vs. Goliath effort, as it is widely considered within the surrounding Santa Barbara community that whatever UCSB wants for itself it will get by utilizing whatever measures are necessary to achieve that outcome.
2. The San Joaquin Housing Project is but another project that when added to all of the current ongoing and future plans for UCSB will eventually contribute to, by cumulative effect, of having a significant and unavoidable impact on all of the environmental elements that the DEIR is intended to address. **This project, if allowed, will create the most densely populated living area on or near the coast of California, or anywhere in the entire state, when you consider there will be two thousand (2,000) students, staff and faculty living in the combined buildings of the Santa Catalina Towers and this new proposed San Joaquin project.** That population density should alone be enough for the California Coastal Commission to reject this project.
3. The lack of public response to the Coastal Commission hearing by way of the number of opposing participant voices does not accurately reflect the sizable opposition to the project. The selection of Half Moon Bay as the location for this 11/13/14 public hearing has placed a great geographical hardship on those in the Santa Barbara community interested in personally appearing at the public hearing to express their opposition and/or objections to this UCSB project because they are unable to travel the nearly four hundred (400) miles to attend. Therefore, the absence of attendees at this 11/13/14 public hearing should not be taken as a lack of opposition from the community to this project.

Respectfully submitted,

Paul Bielaczyc
535 Fireside Lane
Goleta, CA. 93117

CALIFORNIA COASTAL COMMISSION

South Central Coast District Office
89 South California Street, Suite 200
Ventura, California 93001-2801
(805) 585-1800 FAX (805) 641-1732

www.coastal.ca.gov

NOI 06 2014 BR

Date: October 30, 2014

IMPORTANT PUBLIC HEARING NOTICE

UCS-NOID-0006-14

San Joaquin Apartments and Precinct Improvements Project

Notice of Impending Development by University of California at Santa Barbara for construction of a 271,338 gross sq. ft., 2 to 6-story, 186-unit, 1,003-bed undergraduate student housing complex not to exceed 35 ft. and 65 ft. in height; 28,000 gross sq. ft., 35 ft-high dining common; 5,500 sq ft. convenience store on the ground floor of a residential building; 3 surface parking lots with combined total of 216 parking spaces; and 36,600 cu. yds. of associated grading (27,600 cu. yds. of cut, 9,000 cu. yds. of fill) on the San Joaquin Housing site, adjacent to the existing Santa Catalina Residence Halls on Storke Campus at University of California Santa Barbara, Santa Barbara County.

HEARING DATE AND LOCATION:

DATE: Thursday, November 13, 2014
TIME: 9:00 a.m.

ITEM NO: Th12a

PLACE: Oceano Hotel & Spa
280 Capistrano Road
Half Moon Bay, CA 94019

→ You certainly don't make it convenient to attend this important meeting. Why couldn't the meeting be held in Goleta, Isla Vista or Santa Barbara.

HEARING PROCEDURES:

This item has been scheduled for a public hearing and vote. People wishing to testify on this matter may appear at the hearing or may present their concerns by letter to the Commission on or before the hearing date. The Coastal Commission is not equipped to receive comments on any official business by electronic mail. Any information relating to official business should be sent to the appropriate Commission office using U.S. Mail or courier service.

Sounds bad all around, This project is being shoved down our throats, like it or not

Storke Ranch Resident

AVAILABILITY OF STAFF REPORT:

A copy of the staff report on this matter will be available no later than 10 days before the hearing on the Coastal Commission's website at http://www.coastal.ca.gov/mtgcurr.html. Alternatively, you may request a paper copy of the report from Denise Venegas, Coastal Planner at the South Central Coast District Office.

SUBMISSION OF WRITTEN MATERIALS:

If you wish to submit written materials for review by the Commission, please observe the following suggestions:

IMPORTANT PUBLIC HEARING NOTICE

- We request that you submit your materials to the Commission staff no later than three working days before the hearing (staff will then distribute your materials to the Commission).

- Mark the agenda number of your item, the application number, your name and your position in favor or opposition to the project on the upper right hand corner of the first page of your submission. If you do not know the agenda number, contact the Commission staff person listed on page 2.

- If you wish, you may obtain a current list of Commissioners' names and addresses from any of the Commission's offices and mail the materials directly to the Commissioners. If you wish to submit materials directly to Commissioners, we request that you mail the materials so that the Commissioners receive the materials no later than Thursday of the week before the Commission meeting. Please mail the same materials to all Commissioners, alternates for Commissioners, and four non-voting members on the Commission with a copy to the Commission staff person listed on page 2.

- You are requested to summarize the reasons for your position in no more than two or three pages, if possible. You may attach as many exhibits as you feel are necessary.

Please note: While you are not prohibited from doing so, you are discouraged from submitting written materials to the Commission on the day of the hearing, unless they are visual aids, as it is more difficult for the Commission to carefully consider late materials. The Commission requests that if you submit written copies of comments to the Commission on the day of the hearing, that you provide 20 copies.

ALLOTTED TIME FOR TESTIMONY:

Oral testimony may be limited to 5 minutes or less for each speaker depending on the number of persons wishing to be heard.

Questions regarding the report or hearing should be directed to Denise Venegas, Coastal Planner at the South Central Coast District Office.

Agenda Number: November 2014 Agenda Th12a
Application Number: NOID UCS-NOID-0006-14
Kathleen Werner
Opposed to Project

November 7, 2014

California Coastal Commission
South Central Coast District Office
89 South California Street, Suite 200
Ventura, CA 93001

RE: Opposition to NOID UCS-0006-14 San Joaquin Apartments Project

Coastal Commissioners:

I am opposed to the San Joaquin Apartments Project development, a part of the UCSB long range development plan. My review of the voluminous amount of submitted documents indicates that the development as currently designed is inconsistent with several sections of the Coastal Act.

As a long term resident of the City of Goleta my main concern has to do with the water supply available to all current customers of the Goleta Water District. My family is currently living under the **Stage II Water Shortage Emergency** MANDATORY RESTRICTIONS 25 % WATER REDUCTIONS imposed by the Goleta Water District Board of Directors - declared on September 9, 2014. The District set a 25% district-wide reduction in water usage to help extend ***available*** water supplies.

In the NOID, under Public Services and Infrastructure – 30253.14-16, 3054, Water Supply and Demand Policies PS-01 through PS-06, none of the consistency analyses address the current Stage II Water Shortage Emergency. In fact the analyses repeat that this project will "*achieve at least a 20% reduction in potable water use*", this is 20% percent less than the current usage which is 0% and certainly does NOT meet the mandatory restrictions imposed on all other Goleta Water District customers.

Policy PS-05 discusses at length the Water Action Plan prepared by UCSB in conjunction with the GWD. This plan is shelf ready and can be implemented "*if the GWD board declares that any of the Stage I-IV water shortage conditions exist.*" Policy PE-05 also addresses other actions the University must take, for example, in Section B. of PS-05, "*Each NOID submittal shall include evidence that the ordinary potable water use of the proposed development could be temporarily curtailed in accordance with the GWD Stage I-IV water shortage response system...*" I did not find any information in the NOID regarding this policy and the **Consistency Analysis** indicates "*Not applicable. The SJA project does not trigger this policy.*" I don't understand the response to this policy as a Stage II water shortage is in effect.

Policy PS-06 further states that:
" If sufficient permanent new water supplies cannot be acquired and delivered from GWD, the State Water Project or other authorized entity for the development envisioned under the 2010 LRDP, the University shall halt further water-consuming development under the LRDP in the affected campus water service area unless and until sufficient additional permanent, long-term supplies can be acquired."

> The SJA project should be halted under this policy, the entire state of California is under a severe drought, no State Water Project water is being delivered to Goleta – there is simply NO PERMANENT, LONG TERM WATER SUPPLIES IN THE STATE THAT CAN BE ACQUIRED.

Policy PS-06 also states:
"The University shall work to identify and/or acquire additional water supplies beyond those currently available to GWD as necessary to serve the University's potable water demand."

> My response (as every customer of the Goleta Water District would agree with) is – What is the University waiting for? If they have the technical ability to identify and/or acquire additional water supplies, NOW IS THE TIME TO DO IT!

Finally, the Environmental Review, lists several mitigation measures, one I found particularly valuable under the **Water-Cumulative** section identified as **W-1e**: *2010 LRDP EIR 3F: The University shall work to identify and acquire additional water supplies beyond those currently available to the Goleta Water District as necessary to serve UCSB potable water demand independently or with the Goleta Water District as appropriate.* As a citizen of Santa Barbara County and customer of the Goleta Water District I urge the Coastal Commissioners to use your power and influence to enforce this mitigation measure. If UCSB knows of additional water supplies available to our community they should make this information known.

I appreciate the time and effort you and your staff will give to my comments and concerns.

Sincerely,

Kathleen Werner

Kathleen Werner

359 Princeton Avenue
Santa Barbara, CA 93111

Agenda Number: November 2014 Agenda Th12a
Application Number: NOID UCS-NOID-0006-14
Bryna Carr
Opposed to Project

November 8, 2014

California Coastal Commission
South Central Coast District Office
89 South California Street, Suite 200
Ventura, CA 93001

RE: Opposition to NOID UCS-0006-14 San Joaquin Apartments Project

Coastal Commissioners:

I am opposed to the San Joaquin Apartments Project development as currently proposed, as a part of the UCSB long range development plan. My review of the voluminous amount of submitted documents indicates that the development as currently designed is inconsistent with several sections of the Coastal Act.

I have three concerns, the first having to do with the Goleta Water District (GWD) SAFE Ordinance, the second with the wastewater service and the third is the protection of public views, scenic resources, and community character consistent with Coastal Act Section 30251.

Goleta Water District SAFE Ordinance

In 1991 voters of the GWD passed the SAFE Water Supplies Ordinance, which sets forth conditions the District must meet in order to approve new or additional water connections. New and additional water connections are typically requested for development projects such as the San Joaquin Apartments Project.

The Safe Ordinance prohibits the District from releasing potable water to new or additional service connections except when all of the following conditions are met:

1. The District is receiving 100% of its deliveries normally allowed from Cachuma
2. The District has met legal obligations in the Wright Judgment
3. There is no water rationing
4. The District has met its obligation to the Annual Storage Commitment to the Drought Buffer

The District was notified by the Cachuma Operations and Maintenance Board that the District will receive only 45% of its normal deliveries from Cachuma, which under the voter approved SAFE Ordinance means that **no new or additional connections can be approved for water year beginning October 1, 2014.**

Under the provisions of this ordinance I do not understand how the Coastal Commission can approve this project.

Wastewater Service

As a long term customer of the Goleta West Sanitary District (GWSD) my main concern has to do with the use of the wastewater capacity of the GWSD for UCSB property.

The treatment plant at the Goleta Sanitary District has a limited treatment capacity for all wastewater generated within the Goleta Valley. Capacity is distributed among several agencies that serve specific areas within the City of Goleta and the unincorporated areas of Santa Barbara County. UCSB and GWSD are two agencies with capacity rights to the only treatment plant serving the Goleta area.

According to the *Wastewater Analysis* section of the NOID for the San Joaquin Apartments, it appears as though the capacity to treat the wastewater from this project will be charged against the GWSD capacity instead of against the UCSB capacity. The current customers and future customers of the GWSD have just had an important community asset taken from them. I was not able to find information regarding an agreement between UCSB and GWSD that transferred this capacity from one agency to another. It seems as though a written contract should have been signed. The customers of the GWSD have lost access to a valuable public utility that may adversely impact future development within the service area of the GWSD.

Coastal Act Section 30251

I disagree with the **Consistency Analysis** in the SCENIC AND VISUAL RESOURCES – 30251 section, specifically Policy SCEN-01 which states, "*New structures on the campus shall be in general conformance with the scale and character of surrounding development.*" The analysis states, "*The SJA project is designed to be in scale, conformance and character of the surrounding development. The North Village is scaled and designed to be compatible with the City of Goleta's Storke Ranch housing. The maximum height is 35 feet with 2 and 3 story buildings. ... The North and Storke towers are approximately 6 stories high...*"

One look at the scale of the SJA project and its vicinity to the Storke Ranch housing shows that these two developments are not compatible. In some places the SJA project comes within 27 feet of existing single family homes. This development does not conform with the scale and character of the surrounding development.

I urge the Coastal Commission to review these concerns and evaluate this project appropriately. I very much appreciate the time and effort you and your staff will give to these comments and concerns.

Sincerely,

Bryna Carr

Bryna Carr

FORM FOR DISCLOSURE OF EX PARTE COMMUNICATIONS

Name or description of project: UCSB LRDP *and* San Joaquin Housing project
UCSB Long Range Development Amendment No. UCSB-LRDP-MAJ-1-11 (Comprehensive LRDP Update).

Date and time of receipt of communication: November 4, 2014 12:00 pm -1:10 pm

Location of communication: Santa Barbara

Type of communication (letter, facsimile, etc.): telecon

Person(s) initiating communication: Marc Fisher, Vice Chancellor, Alissa Hummer, UCSB Planning

Marc Fisher: they have reviewed the staff report.

On the San Joaquin housing project, it is exactly as the conversations have gone with staff. No great surprises. Complemented staff on their collegiality; staff was very thorough, but did listen. Bike lane went through a setback area, and tradeoff was to restore more square footage. Very rigorous in the lighting. Couldn't be more happy, very honest discussion of where staff didn't agree, they have been true to their word.

On the LRDP there is a language issue they are working on with staff; when they bought the golf course property the agencies providing the funding had restrictions, so they are working to make the language consistent. They are looking to achieve the same net result as staff was looking for.

The Management Plan for Open Space will look closely at the projects for restoration, they have three years to do it. We discussed that the only time frame for restoration is related to the Ocean Meadows restoration, to be done by 2030. Each of the NOIDs have had a restoration component. But there is nothing in the LRDP as recommended that ties each new project under the LRDP specifically to a restoration project.

We discussed whether the provisions restricting night lighting provide UCSB sufficient flexibility for public safety purposes. Specifically we spoke about the proposed restoration of the bikepath from the area around the playing fields, and the limitations on night lighting there. In light of the serious problem with sexual assault at UCSB we discussed concern that a student or staff person riding toward housing at night would be vulnerable. Mr. Fisher notes that the language on night lighting policies seems to be inconsistent. He stated that their interpretation of ESH -16 is that it is flexible enough, but the other language may not be sufficient for protection against assault, specifically the directive that the lighting not reach beyond the path into the bushes, where an assailant would likely hide.

With regard to the 19 Staff Modifications– the staff report is pretty close to what they had agreed. We discussed water supply at some length. They pointed out that Modification 10 keeps referring to 945 AF planning thresholds. They emphasized that have a separate 200AF on University Exchange property and 66 AF on Devereux. Their current use level is 616AF potable, and at full buildout it would be 850AF potable. This is different from the projection in the EIR of 2007 of about 1000AF. Now they have new conservation efforts, and they are projecting the 850AFY at buildout based on continuation of those

efforts. This does not include other conservation efforts, including using industrial water, and there is additional capacity in the reclaimed water system. It is only at about ½ capacity.

We discussed the GWD letter: they believe they have the water necessary. When they talk about restricting permits and meters, that does not include the University. None of the development is considered a new connection under the GWD's interpretation of the applicability of the SAFE ordinance.

They acknowledged that they are the largest customer of the Water District, but they use only 7% of the District's water. They do not foresee any scenario where the District would cut their allocation. They have obligated themselves to meet with GWD any time they change a drought level. They stated that the rest of the community is only now asked to make 25% cuts, but UCSB has already made 25% cuts with their past efforts. That is why the University is being treated differently now.

We discussed whether there is a scenario so dire that all development in the GWD service area (like the development proposed in the City of Goleta Local Coastal Plan), would be curtailed but the University would go forward with the individual NOIDs. The GWD has offered to come to the hearing. The GWD had objected to language that staff had previously proposed that they asserted cannot be imbedded in the LRDP because it would effectively be dictating how the GWD should manage the water supply. They stated that the District was alarmed by an earlier version, which would require the University to offset all future use. This would affect the District in their business as a seller of water.

We discussed that the City of Goleta and the County as well as SUN had made agreements with the University, and Goleta and County have submitted letters of support. The County now has expressed concerns that as they have increased setbacks from wetlands some buildings have increased heights. They explained that these are existing buildings on the core campus that are higher, it is an imperceptible tiering of form. They have given up a lot of development at Deveraux based on visits by statements of concern about intensified development of that area, which is more sensitive. They agree that the core campus is where the development should occur.

The other issue they think SUN will argue is that less parking should be built to protect more resources. They feel they have hit the right balance on this. They are doing a lot, paying for a new bus line to Camino Real Marketplace, and additional service to downtown. They are the first entity in the County to pay for a new transit line, and the bus will not be exclusive to students. They expressed concern that Commission staff is assigning parking spaces to specific buildings, and that lots will appear to be full by assignment, even if half full of cars.

Jana Zimmer 11/4/14

FORM FOR DISCLOSURE OF EX PARTE COMMUNICATIONS

Name or description of project:UCSB LRDP *and* San Joaquin Housing project

Date and time of receipt of communication: November 5, 2014, 4-5:00 pm

Location of communication: Santa Barbara

Type of communication (letter, facsimile, etc.): meeting

Person(s) initiating communication: Supervisor Doreen Farr, 3d District Supervisor County of Santa Barbara, Chris Henson, staff

We first discussed questions regarding the Notice and process for the two projects. Supervisor Farr was unclear because the County received two notices, whether the San Joaquin housing was to be reviewed as an amendment under the 1990 LRDP, or as a project under the 2010 LRDP. She indicated that at the time the County approved its agreement with UCSB, the San Joaquin housing was to be located within the main campus. The impacts to the community are different and greater with this housing located at the Francisco Torres site. She also asked whether the units that were originally counted toward the total housing units under the 2010 LRDP would now be 'backfilled' in the core campus. They were concerned whether the Kavli housing which was pulled out by the University to be approved by the Commission under the 1990 LRDP is counted toward the total number of housing units under the 2010 LRDP. They have a similar question about the San Joaquin units.

She elaborated on the County's concerns with visual impacts described in their letter to the Commission of October 21. The project that was the subject of the County's agreement in 2010 has been changed. Due to Commission staff concerns with setbacks from wetlands, etc., the University has increased buffers but has increased the heights of various buildings. She pointed out that in the area of Francisco Torres, it is not just the San Joaquin project height that may be of concern, but that she believed that sites along Storke/Colegio Road were also being densified, as well as sites along Los Carneros Road. She questioned how much the heights have gone up, and where. She believes that previously the heights were described as from 35-45 feet and now up to 65 feet. She has received e mails from area residents very concerned with these heights, and the potential appearance of a dense urban canyon along both Storke Road and Los Carneros road.

On the issue of water supply, she indicated that the County Board of Supervisors has held recent hearings on the drought. She provided a letter from the Goleta Water District dated 9/23/2014 which was submitted to the County Drought Task Force. (Copy submitted by e mail attached). There were questions regarding the amount of groundwater that is able to be pumped consistent with the Judgment in Wright v City of Goleta. We discussed the impact of pumping by the District to serve those considered existing customers on potential new growth, not only at the University, but cumulatively, in the region, including the City of Goleta's estimates under its proposed LCP, and the County's potential growth under the Eastern Goleta Valley Community Plan That area is also served by the GWD, and that plan is in environmental review at the County. Farr has been interested in the water issues for decades. The County is interested in knowing, if GWD needs to pump more to serve existing customers, what additional infrastructure is needed, and when it is going to be in place. We discussed briefly that GWD and UCSB appear to believe that all the water called for in their Water Services Agreement will be available/exempt from any otherwise applicable drought ordinance, such as SAFE, and what effect that might have on other public and private development in the service area over the planning horizon for the LRDP.

Jana Zimmer 11/5/14

IN DVD 6 2014 BR

GOLETA WATER DISTRICT

4699 HOLLISTER AVENUE
GOLETA, CALIFORNIA 93110-1999
TELEPHONE 805/964-6761
FAX 805/964-7002

September 23, 2014

Ryan Rockabrand, Chair
County of Santa Barbara Drought Task Force
4408 Cathedral Oaks Road
Santa Barbara 93105

Re: Goleta Water District Drought Status

Dear Mr. Rockabrand:

As the Chair of the Santa Barbara County Drought Task Force, you are well aware that local water agencies are facing historic drought conditions. As a partner working collaboratively with the County on various water-related items, the Goleta Water District (District) appreciates the opportunity to provide the Drought Task Force with an update on the District's diverse water supply portfolio, demand management, and water shortage responses. The District hopes this letter will serve to inform the Board of Supervisors' discussion of water issues facing the County, ahead of the October 14, 2014 meeting, so that all concerned parties are aware of how the District is well positioned to provide its customers with adequate water supply now and into the future.

Brief Background on the District

The District is a County Water District operating pursuant to the provisions of the California Water Code. The District was formed in 1944 to provide water to the Goleta Valley, and initially relied solely on local groundwater until the Federal Cachuma Project began making deliveries in 1955. Since that time, the District has invested in a diverse supply portfolio to serve approximately 87,000 residents in the Goleta Valley. The District service area encompasses 29,000 acres, and includes the City of Goleta, University of California, and Santa Barbara Airport; the remainder is located in unincorporated Santa Barbara County. La Cumbre Mutual Water Company, El Capitan Mutual Water Company, and several other small private water purveyors are located within the District service area, but these entities have their own water supply, distribution facilities and customers.

Determining the Level of Supply Augmentation and Demand Management Required During a Drought

As you may know, determining the strength of any given water purveyor with respect to its ability to navigate through drought periods is accomplished by dividing the respective agency's complete supply portfolio by its total demand. Such an equation, utilizing inputs for multiple months and years, can identify the extent of future supply deficiencies. An agency can then develop a feasible and necessary plan to balance the equation and correct for any deficiencies through a combination of supply augmentation activities and demand management actions. Of course, every water purveyor's inputs to the equation are different based on decades of governance. Specifically, some agencies have invested heavily in their supply portfolios both in terms of the number of supply sources and amount of related entitlement, whereas others have not. Similarly, great diversity exists between purveyors as to their efforts to promote and effectuate demand management. To wit, an agency's past decisions with respect to supply and demand determines the extent by which it must augment

its respective supply portfolio and increase demand management to successfully navigate forward through periods of drought.

In the case of the District, as summarized in this communication, a diverse and robust supply portfolio has been amassed over the last several years and extensive demand management is a way of life for Goleta residents. Further, the District continues to take pro-active steps to meet the unique challenges presented by the drought, consistent with its adopted Drought Preparedness and Water Shortage Contingency Plan. Thus, the District is confident that through the ongoing responsible management of its varied and unique water supply portfolio, as well as continued water conservation and outreach efforts, it will continue to offer a safe and stable water supply to its customers.

District Water Supplies

The District has one of the most extensive and diverse water supply portfolios of the South Coast water agencies. Current District water supplies include: (1) water delivered from Lake Cachuma; (2) groundwater pumped from the Goleta North-Central Groundwater Basin; (3) State Water Project (SWP) water; and (4) recycled water. The District carefully prioritizes the use of water from its supply portfolio according to its adopted Water Supply Management Plan, which has allowed the District to maximize each source over multi-year periods. Each source of supply has its own nuances, which inevitably impacts management of other sources of supply.

Cachuma Project Entitlements

District entitlement to the Cachuma Project yield is 9,322 acre feet per year (AFY). The amount of Cachuma Project water delivered to member units varies from year to year depending on winter runoff, stored lake supplies, water demand, downstream releases for fish, and other water supply sources.

The District has 100 percent, or 9,322 AF, of its Cachuma entitlement available in the current Water Year (WY) (October 1, 2013-September 30, 2014) plus 216 AF of carryover entitlement from WY 2012-13. Based upon the District's increased use of State Water and groundwater supplies in WY 2013-14, the District expects to have approximately 3,128 AF of Cachuma carryover water available for use WY 2014-15. However, Lake Cachuma modeling predicts that the lack of inflow, coupled with dropping lake levels, could result in the Cachuma Project yielding only 45 percent of the annual Cachuma entitlement for the Member Units in WY 2014-15. Based on this Cachuma Operations and Maintenance Board (COMB) forecast, inclusive of unused District allocations of Cachuma water carried forward from the previous year, the District will have 7,323 AF of Cachuma entitlements in WY 2014-15.

Currently, COMB officials have predicted the lake will fall to 20,000 AF of supply by August 2015, at which time a dead pool is created. The dead pool is the effective lake level under which Cachuma Member Units can no longer take any portion of their entitlement without eliminating the ability to use the lake for conveyance of imported water. Accordingly, under this worst-case scenario, there would be no Cachuma supplies available in WY 2015-16.

Additional regulatory actions pending from the Federal government have the potential to greatly impact the District's supplies. Since 1993 the five Cachuma Member Agencies, including the District, have assisted the Federal government and other Santa Ynez River stakeholders in the development and ongoing implementation

of the National Marine Fisheries Service (NMFS) 2000 Biological Opinion, which has enhanced Steelhead populations and habitat in the River. The United States Bureau of Reclamation (USBR) is currently engaged with NMFS in a Biological Opinion Re-consultation on the Project. As this process moves forward, there are growing concerns among stakeholders that a new Biological Opinion may require substantial additional water releases for fish protection from Lake Cachuma, further reducing water availability for domestic and other uses along the South Coast and potentially increasing water costs for District customers. As part of the District's ongoing efforts to protect water supplies and minimize impacts to ratepayers, the District continues to encourage the Federal government to utilize an ongoing collaborative approach that safeguards both fish and water supplies for the District. However, it is important to point out that the Federal government maintains sole discretion over this process and will ultimately decide how much water local purveyors will have available to fulfill future customer demands.

Groundwater Basin Supplies

Groundwater is a critical source of supply for the District—even more so in times of uncertainty related to Cachuma deliveries. In 1989, The Wright Judgment adjudicated the Goleta North-Central Groundwater Basin (Basin), and gave the District an appropriative right to extract 2,000 AFY from the Basin. Subsequent transfers from other entities overlying the Basin have increased the District annual allowable base extraction to 2,350 AFY, which constitutes approximately 14 percent of the District supply portfolio. This excludes water the District has stored in the Basin, as well as a mandated "drought buffer" available to the District when the Basin is above 1972 levels or when there are reduced deliveries of Cachuma water. Unexercised groundwater rights at the end of a year revert to a stored water right in the Basin. The District also injects spilling lake water into the Basin during wet periods for later extraction during dry periods. As of the 2013 Annual Report prepared by the District for the Basin, the District has approximately 50,000 AF of groundwater stored in the Basin.

The District is currently pumping groundwater at full capacity and expects to deliver approximately 3,000 AF by the end of September 2014, representing approximately 20% of the total District production for the 2013-14 WY (October 1, 2013 – September 30, 2014), excluding recycled water. If statewide drought conditions persist, groundwater will continue to be vital to ensuring delivery of supplies to meet the health and safety needs of District customers. Accordingly, the District is undertaking several well rehabilitation and capacity improvement projects over the next several months in order to enhance its ability to extract stored groundwater from the basin; pumping capacity is projected to yield approximately 5,000 AF in the next WY. With the potential addition of two new wells in the northern and eastern-central portions of the Basin, rehabilitation of four existing wells, and all other existing wells operating at capacity, total maximum groundwater pumping capacity could increase to 8,000 AF in Fiscal Year 2015-16, if needed to cover shortfalls in other supply sources.

State Water Project Supplies

In 1991, voters within the District service area chose to purchase an allocation of State Water, and in 1994, voted to increase the amount of State Water purchased to maximize reliability of this supply source. In a normal year, the District plans for the delivery of 3,800 AF of State Water pursuant to the voter-approved SAFE Ordinance, which is approximately 23 percent of its supply portfolio. However, the District has a total State Water allocation of 7,000 AFY and additional drought buffer allocation of 450 AFY. The District only purchased 4,500 AF of capacity in the Coastal Branch of the California Aqueduct. Recognizing that State Water deliveries are rarely 100%, the 7,000 AFY allocation serves to improve State Water supply reliability and increase the

amount of carryover State Water stored and available for use in dry years. This has placed the District in a relatively strong position during the current drought when compared to other State Water Project participants.

The District's allotment of State water is 3,800 acre-feet per year (AFY) to use for planning purposes per the SAFE Ordinance. For the current 2013-14 WY, the District has received 3,460 AF of State Water, or 91% of its 3,800 AF planned delivery. Entering the current WY, the District had 4,033 AF of State Water carryover supplies stored in the San Luis Reservoir. Given the potential limitations on carryover availability, the District arranged with the Central Coast Water Authority (CCWA) to take early delivery of its carryover supplies. Thus, the District's decision to transfer the water out of storage has ensured that it will not be stranded in Northern California reservoirs.

The District's conservative planning approach anticipates that State Water Project allocation will continue to be greatly reduced until there is significant precipitation in the Sierras. Thus, for supply modeling purposes, the District is anticipating receiving only a 5% allocation of State Water for the 2014-15 WY.

Recycled Water

Since 1995, the District has provided recycled water for irrigation and restroom facilities through a partnership with the Goleta Sanitary District. Recycled water is generally considered a "drought-proof" supply for the District and is critical to conserving potable water supplies. In a normal year recycled water makes up approximately 7 percent of the District water supply portfolio, or about 1,150 AF. The District currently provides approximately 1,000 AF of recycled water a year, primarily for irrigation.

The recycled water production capacity of the Reclamation Plant is approximately 3,000 AFY, but the ability to fully utilize recycled water is limited by condensed use patterns, as irrigation with recycled water must occur during nighttime hours to comply with State public health requirements. Furthermore, storage is available to address daily fluctuations but not seasonal variability. Notwithstanding, the District's Board of Directors will be considering implementing a pilot program to haul any surplus recycled water from the Goleta Sanitary District to parcels located off of the District's recycled water pipeline. The program is designed to off-set potable use with excess recycled water available to the District.

District Demand Management Planning and Activities

The District and its customers have been leaders in water conservation for many years, as demonstrated by a typical residential per capita water use of 68 gallons per day. In fact, the District has engaged in and promoted numerous conservation practices and is a longstanding member of the California Urban Water Conservation Council, which requires full compliance with extensive foundational (i.e., utility operational programs and education programs) and programmatic Best Management Practices. Examples of such actions include:

- Instituting and Promoting Residential Plumbing Retrofit Programs;
- Implementation of a Residential Ultra Low Flow Toilet Replacement Program;
- Creating and Offering Various Rebate Programs;
- Performing System Water Audits, Leak Detection and Repairs;
- Metering with Commodity Rates/Conservation Pricing;
- Developing and Conducting Extensive Public Information and School Education Programs;

- Creation and Maintenance of a Demonstration Garden;
- Limited Main Flushing; and
- Enforcement of Water Waste Prohibitions.

This long standing history of water conservation by customers has played a large role in the District's ability to carefully balance demand with available supply in the current drought. Even with the exceptional historical conservation, however, in March 2014 the District Board of Directors recognized a 15 percent deficiency in overall supply over the next two years and, as required by the District's Drought Preparedness and Water Shortage Contingency Plan, declared a Stage I Water Shortage, requesting a 20 percent voluntary reduction in customer water use. Since that time, customers have reduced overall use by 10 percent. This percentage is derived from comparing existing demand to projected demand for the current water year; it's important to recognize that this is a conservative methodology that some agencies do not adhere to. Specifically, some water purveyors compare existing demand to the prior year usage, which is not an actual reflection of short term behavioral changes by water users since other factors, particularly weather, have a much more significant impact on yearly comparisons. For instance, if the District were to compare its current use to last year's, it would be reporting a 15-20 percent reduction since March instead of the more realistic 10% reduction that was published and used in future projections. As evident, the District's goal is to be both conservative and realistic about results from recent additional conservation programs so that future reduction projections have the highest level of accuracy.

It is also important to recognize that the District's existing water-conscious customer base poses a significant challenge for further demand reductions (e.g., much if not all of the "low-hanging" conservation "fruit" has been "picked"). As discussed below, in order to further lower demand and address supply shortfalls, the District is implementing a series of planning recommendations and demand management activities that go far beyond the conservation program success already achieved.

Forward-Focused Planning

The District completed a comprehensive update to its Drought Preparedness and Water Shortage Contingency Plan (Contingency Plan) in July of 2014. The Contingency Plan describes, in a single resource, the conditions which constitute a water shortage emergency, defines and discusses the various stages of action to be taken by the District in response to supply shortfalls, and provides guidance and procedures to undertake during a declared water shortage. The Contingency Plan is consistent with the California Department of Water Resources guidance, and complies with California Water Code §§ 350 – 359, Government Code §§ 8550-8551, and the Urban Water Management Plan Act. Broadly, the Plan allows the District to identify and quickly respond to shortage in a manner that provides for public health and safety while minimizing the impacts to customers.

This Contingency Plan is part of a larger framework used by the District to responsibly manage water resources and ensure the highest level of reliable service for its customers. On a regular basis, the District performs an extensive evaluation of its various supplies, supply reliability, drought scenarios, and anticipated demand. Water resource management and reporting tools include the District Urban Water Management Plan (updated every five years, most recently in November 2011), the District Water Supply Management Plan (April 2011), Groundwater Management Plan for the Goleta Groundwater Basin (May 2010), Annual Goleta Water District Budget and Comprehensive Annual Financial Report, monthly public water supply statistics provided to the California Department of Public Health, and biennial water conservation reports submitted to the California

Urban Water Conservation Council. Tracking supply and demand takes on more significance in a drought, and the District has developed a sophisticated water supply and demand model to track a variety of information and indicators within the District's system thereby producing supply availability percentage projections for 12, 24 and 36-month periods. This allows the District to determine whether a water supply shortage is anticipated in any given year, and the severity of a shortage based on the availability of the different sources of supply and trends in demand. The model is updated periodically with actual customer demand data, any changes in the delivery timing or quantity of water supplies, including projected and actual groundwater production data.

The District has responded in accordance with its Contingency Plan when the drought triggers have been met. On March 11, 2014, based on updated supply projections, the District declared a Stage I Water Shortage consistent with the criteria contained in the District's 2010 Urban Water Management Plan (UWMP) and the Contingency Plan. As part of Stage I, the District requested its customers to voluntarily reduce water use system-wide by 20 percent, consistent with Governor Brown's requested statewide reduction, in response to a projected 10 to 15 percent supply deficiency for the next twelve months. As discussed above, since March 2014, District customers have reduced demand approximately 10 percent with voluntary measures alone.

The District Contingency Plan calls for a Stage II Water Shortage declaration if District water supply is 75 to 85 percent of normal for the next twelve months, or if supply is insufficient to provide 75 percent of normal deliveries for the next twenty four months. Due to proactive planning by the District, the total supply available to the District in WY 2013-14 was approximately 112 percent of normal (13,653 AF), delaying the need for a Stage II declaration.

District modeling presently indicates that water supply for the successive 12 months will be approximately 84 percent of normal beginning in September 2014, and although such level does not pose an immediate threat to public health and safety, this projection triggers a Stage II Water Shortage pursuant to the Contingency Plan. The available supplies for the 2014-15 WY are projected to be 12,983 AF (84 percent of normal), including:

- 7,323 AF of Lake Cachuma water, inclusive of a 45% allocation for the WY plus unused District allocations of Cachuma water carried forward from the previous year ("carryover water").
- Groundwater supplies based on projected annual well production capacity of 5,163 AF.
- 497 AF of State Water; for conservative planning purposes, the District is currently forecasting only a 5% allocation of State Water in WY 2014-15.

On September 9, 2014, the District declared a Stage II Water Shortage Emergency, and adopted mandatory water use restrictions with a target of achieving a 25% district-wide reduction in water usage. The mandatory water use restrictions primarily target outdoor use, including limitations on specific watering times for manual and fixed irrigation, prohibitions on washing buildings and sidewalks, and additional water saving measures.

To maximize conservation efforts and the effectiveness of the water use restrictions, the District has adopted an outreach plan for Stage II, focusing on educating customers and the broader general public about current drought conditions, water use restrictions, and water use efficiency; providing useful information and examples that encourage customers to conserve water at their homes and businesses; and reaching out to specific customer groups with specialized messaging to achieve the greatest level of conservation within each customer class. The District is also working directly with its largest customers to optimize irrigation practices and conserve as much water as possible.

Finally, as part of its overall drought response plan, the District is also adopting individual drought-related programs to further conserve water and preserve District supplies. These include the following programs being rolled out within the next two months:

- Smart Landscape Rebate Program;
- Rebates for High Efficiency Appliances;
- Incentives for commercial, agriculture, and multifamily upgrades;
- Large landscape water surveys and water budgets for irrigation accounts; and
- A recycled water hauling program to truck treated wastewater received from Goleta Sanitary District to sites that do not currently have recycled water pipelines necessary to serve those properties. The District intends to also obtain the necessary permits to expand this program outside of its District to other water agencies within the County.

When combined with the District's existing conservation successes, mandatory water use restrictions and public outreach campaign, these programs are designed to support the achievement of the District's current Stage II overall 25 percent conservation target.

SAFE Water Supplies Ordinance and New Water Allocations

The District operates under the guidance of a unique water planning ordinance. The voter-approved SAFE Water Supplies Ordinance (SAFE Ordinance) prohibits allocating water to new or additional potable water service connections to properties not previously served by the District unless certain circumstances are met. Specifically, new water allocations may be made only when the following conditions are satisfied:

- The District receives 100 percent of its annual Cachuma Project allocation; and
- The District has met all of its Wright Judgment obligations; and
- There is no water rationing; and
- The District has met its obligation to make its annual storage contribution to the drought buffer.

Pursuant to the language of SAFE and the District procedures implementing it, the District adopts a resolution setting forth the new water allocation for the subsequent year (1 percent of the total potable District supply if the above conditions are met).

On September 9, 2014, the District Board of Directors adopted a resolution finding that the conditions for new allocations for the next WY will not be satisfied, and directing the denial of applications for new and additional service connections for potable water, commencing October 1, 2014. From that point, District staff will deny applications for new water service allocations that do not fall within limited exemption categories included in the resolution for projects with pre-existing water use, historical credits, and pre-existing water entitlement agreements.

How many AFY pursued for projects not yet Built?

Conclusion

Thank you for the opportunity to provide the Drought Task Force with an update on the District's diverse water supply portfolio, demand management, and water shortage responses. Again, the District hopes this letter will serve to inform the Board of Supervisors' discussion of water issues facing the County, ahead of the October 14, 2014 meeting, so that all concerned parties are aware of how the District is well positioned to provide its customers with adequate water supply now and into the future.

Sincerely,

John McInnes
General Manager

cc: Mona Miyasato, County Executive Officer
Scott McGolpin, Director of County Public Works
Tom Fayram, Deputy Director of County Public Works
Michelle Greene, Interim City Manager, City of Goleta

From: Jana Zimmer [mailto:janazimmer@cox.net]
Sent: Friday, November 07, 2014 10:12 AM
To: Staben, Jeff@Coastal; Miller, Vanessa@Coastal
Cc: Ainsworth, John@Coastal; zimmerccc@gmail.com
Subject: ex parte UCSB LRDP SUN

FORM FOR DISCLOSURE OF EX PARTE COMMUNICATIONS

Name or description of project:UCSB LRDP *and* San Joaquin Housing project

Date and time of receipt of communication: November 7, 2014 9:00 a.m.

Location of communication: Santa Barbara

Type of communication (letter, facsimile, etc.): telecon

Person(s) initiating communication: Marc Chytilo, SUN, (Sustainable University Now) Anna Citrin, Jesse Swanhuyser, attorneys for SUN
Dick Flacks, George Relles, Darlene Chirman members of SUN

SUN was formed after the LRDP was initiated, to advance the University's sustainability on all fronts. After the LRDP EIR was certified by the Regents, they negotiated with the administration to achieve their goals without filing litigation, they entered into a settlement agreement, which was provided to coastal staff. There was a three year process with coastal staff, resulting in a pretty different LRDP than what was approved.

They generally support the modifications; staff generally did a good job of integrating the SUN agreement, and are pleased for the most part it was integrated.

Three key issues:

1. Parking and alternative transportation: SUN sought to expand effectiveness in promoting integrated alternative transport into commuter, faculty, staff and students and visitors. They have come up with innovative strategies to continue to push the envelope.

2. Water and reliance on the Goleta Water District and complications there

3. Enrollment: issues came up in the last few days. How we define a student, how do we enforce the caps.

They have provided language for proposed changes to the modifications. They spoke with Shana on Wednesday. She was generally supportive, one issue she felt she could not support. She promised to share the proposals with the University.

1. Modification of Table 1. UCSB is committed to eliminating at least one of the four proposed parking garages. The Commission's goals for access have been used as a foil . There are 154 spaces for access, mostly not close enough to coast, the rest are largely unused. There has not been pressure to use the coastal access spaces. The goals of coastal access can be met with reduction of commuter spaces. The University is overparked. The University agreed to reduce. Staff agreed this was a typo.

The asterix indicates the University will strive to reduce another 1000. IV Parking is the elephant in the room, but the County has not yet achieved that. The vehicle to do this would be the through IV Master Plan revision. They have worked with Surfrider and they would support a nighttime only residential permit program. Footnote is added to specify that the reduction shall be to non housing spaces.

2. Policy TRANS 17- SUN called for a straight reduction in parking and expansion in alternative programs. Coastal staff proposed a different approach, involving monitoring the capacity and utilization of existing parking lots. When the existing lots hit an 85% trigger, the University would be required to enhance the ATM program, and if not effective, then they are required to begin construction of new parking facilities. The LRDP proposes 3 new large parking structures. Staff concern was adequate parking for student residential and faculty use. The 85% metric is the vehicle for monitoring and insuring there would be additional capacity. They are proposing to cover the flip side: the University is prohibited from building a new garage until they do hit 85%. They believe coastal staff is supportive of this change.

Prof Flacks noted: the current usage stated by UCSB is about 65%, so there is a belief that they won't need the new parking. This formula is helpful in avoiding that. Ordinarily they would plan to build parking every time they build something new.

3. TRANS 13- The way the LRDP is now constructed, they are required to do parking and bike surveys. Under the SUN agreement, they had committed to do a comprehensive survey to determine adequacy of ATM. This was apparently overlooked and they ask it to be included.

4. TRANS 13- SUN agreement had provided to not allow parking permits for those who live on campus (primarily the dorms). They propose a limit for day time parking. Again, this is a tighter iteration of the SUN agreement. They are trying to reduce parking to be available to commuters.

5. PS-07 Water: The SUN agreement is slightly different than what coastal staff did. In general the coastal staff modifications are more effective than what was in the SUN agreement. SUN had alleged the EIR analysis was inadequate as to water. They had negotiated that the University would do more environmental review on the first major project. They had wanted a water supply demonstration as well as the NOID. With the proposed modification they would update and integrate the report into any environmental review for the subsequent project.

6. They noted that SUN had in its agreement that desal could only be used unless new technologies were developed and the project would use most environmentally sensitive

technologies for energy use and marine resources. The LRDP is silent on desal, and staff indicated that they would need to amend the LRDP to allow it.

However, there is also an allowance of additional reclaimed water system. So they are asking for a definition of reclaimed water so that it is clear that it does not include desal as a way of 'reclaiming' ocean water.

7. Water quality: the provision for a comprehensive water quality monitoring program was inadvertently omitted.

8. Enrollment numbers referencing undergraduate and graduate combined was a typo.

9. The expectation was for a total number of increase of 5000, including both graduate and graduate. They need to define "student", they have proposed a definition consistent with the Regents' definition.

10. How do they monitor the enrollment cap? They are asking for language clarifying reporting responsibility to the Commission and the mechanism for enforcement of enrollment cap. This came up very late in terms of the latest definition that they got. They are asking the Commission to implement a system of tracking, and enforcement. They have exceeded the cap in the last four years. Is this cap enforced by the Commission, and if so, how do they enforce it?

MTD Santa Barbara
Metropolitan Transit District
550 Olive Street
Santa Barbara, CA 93101
p (805) 963-3364
f (805) 963-3365
www.sbmtd.gov

NOV 05 2014 BR

October 28, 2014

Ms. Denise Venegas
California Coastal Commission
89 S. California St.
Ventura, CA 93001

RE: UCSB San Joaquin Apartments and Precinct Improvement Project

Dear Ms. Venegas:

The Santa Barbara Metropolitan Transit District (MTD) and the University of California, Santa Barbara (UCSB) worked together cooperatively and came to an agreement to provide public transit service to meet the needs of new students, faculty, and staff expected to reside at the proposed San Joaquin Apartments and Precinct Improvement Project. The agreed transit plan will provide additional transit for the residents traveling to campus and to other Goleta and Santa Barbara destinations. When fully implemented, this new transit service will alleviate transit impacts resulting from the project.

MTD and UCSB have agreed on the overall transit plan, the term and enforcement of the agreement, and UCSB's funding obligations. MTD supports UCSB in asking the California Coastal Commission to approve the San Joaquin Project.

Please feel free to contact me if you have any questions.

Sincerely,

Jerry Estrada
General Manager

c: Alissa Hummer, Acting Director, Campus Planning & Design, UCSB

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

Th12a

DATE: October 30, 2014

TO: Commissioners and Interested Persons

FROM: John Ainsworth, Senior Deputy Director
Steve Hudson, District Manager
Shana Gray, Planning and Regulation Supervisor
Denise Venegas, Coastal Program Analyst

SUBJECT: **Notice of Impending Development (NOID) UCS-NOID-0006-14** for the San Joaquin Apartments Project, for Public Hearing and Commission Action at the November 13, 2014, Commission Meeting in Half Moon Bay, CA.

SUMMARY OF STAFF RECOMMENDATION

Staff is recommending that the Commission, after public hearing, **approve** Notice of Impending Development (NOID) UCS-NOID-0006-14, as conditioned. Staff is recommending eleven special conditions for NOID No. UCS-NOID-0006-14 to minimize impacts to visual resources, public access, environmental sensitive habitat areas, water quality, and to ensure geological and engineering stability.

The impending development involves the construction of 271,338 gross sq. ft. of new residential housing consisting of multiple housing blocks ranging two to six stories and 25 ft. to 65 ft. in height and consisting of 186-units with 1,003 bed spaces (165 residential units for 990 undergraduate students, 13 residential units for 13 resident assistants, and 8 residential units for faculty staff (with up to approximately 16 bedspaces)). In addition, the impending development also includes a 5,500 sq. ft. convenience store, 28,000 sq. ft. dining commons, two surface parking lots with 34 parking spaces, and 36,600 cu. yds. of associated grading (27,600 cu. yds. of cut, 9,000 cu. yds. of fill) on the Santa Catalina Student Housing site and a 178-space surface parking lot on the adjacent West Campus Apartments site.

The project site is currently not within the Long Range Development Plan boundary. The related LRDP Amendment No. 1-11 proposes to add a 14-acre site identified as “Santa Catalina” to the LRDP planning area. The proposed project site is relatively flat and is developed with the “Santa Catalina Student Housing”, formerly known as “Francisco Torres” Housing. The project site is located northeast of the intersection of Storke and El Colegio Road on Storke Campus (Exhibit 1). The Storke Ranch residential community is to the north, the West Campus Family Apartments and the location of the new proposed 178-space lot is to the west, Isla Vista Elementary School and El Colegio Road are to the south, and the approximately 4-acre open space area is to the east. The related LRDP Amendment No. 1-11 applies a land use designation of “Housing.”

The site is currently developed with a 1,325 bed-space residential housing complex consisting of two 111 ft. high towers, a two-story dining commons, a 700-space surface parking lot, a swimming pool, volleyball court, and several tennis courts. All new residential housing will be constructed immediately adjacent to the two existing 111 ft. high towers and dining commons which will remain on site to provide housing for a total of 2,344 residents.

The existing 700-space parking lot on site will be replaced with two smaller parking lots for a total 34 parking spaces on site. In addition, 178 new parking spaces will be constructed on the adjacent West Campus Apartments Site and 186 existing parking spaces in Parking Structure 50 would be specifically designated for use by the Santa Catalina residents to provide a total of 398 parking spaces associated with residential on this site. Thus, as proposed, although 1,003 new bed-spaces (and 8 additional residential units with up to 16 bedspaces for staff) would be added by the proposed project, the available parking for housing on site would be actually be reduced by 302 parking spaces.

An approximately 4-acre vacant area lies to the east of and adjacent to the existing residential development and contains several environmentally sensitive habitat wetlands (consisting of freshwater marsh) and coyote brush scrub. The vacant portion of the site also has a row of planted non-native Canary Island Palms and Monterey pines with stands of invasive pampas grass. The site contains a system of swales, depression wetlands and drainages that collect and discharge water through a culvert located in the northeastern portion of the site. The related LRDP Amendment No. 1-11 applies a land use designation of “Open Space” to the 4-acre portion of the site containing wetlands.

The proposed NOID is consistent with the related LRDP Amendment No. 1-11which provides for new housing located within the 10.8-acre site consisting of no more than 190 units to accommodate 1,003 student bedspaces and 8 Faculty or Resident Assistants and Directors. Furthermore, pursuant to LRDP Amendment No. 1-11, housing development on site shall be limited to a maximum of 70 feet in height for the North and South Towers and 35 feet for the remainder of the site.

The majority of the proposed project is located a minimum of 100 feet from the wetland and ESHA; however, portions of a proposed bicycle pathway and drainage improvements are located within the 100 foot buffer. Specifically, 19,530 sq. ft. of buffer area will be impacted and approximately 4,882 sq. ft. of that area will be permanently encroached upon by the bicycle path. LRDP Amendment No. 1-11 includes provisions specifically allowing for the construction of pedestrian and bicycle paths within buffer areas when there are no feasible alternative locations available that would avoid encroachment. In this case, due to the location of the adjacent Santa Catalina Housing, there is no alternative location for the proposed pedestrian/bicycle path. Policy ESH-20 of the related LRDP Amendment 1-11 requires that ESHA buffer areas located adjacent to new development be enhanced with appropriate native vegetation and Policy ESH-23 of the related LRDP Amendment also requires where there are unavoidable impacts to ESHA, a restoration plan shall be required to mitigate the ESHA at 4:1 ratio (area restored to area impacted) for wetland, riparian, and open water or stream habitats. In accordance with these polices, the University is proposing restoration and enhancement of wetland and/or upland

habitat on site (including all portions of the site within the remaining wetland buffer area) at a ratio of 4:1 for the area of the wetland buffer encroachment. Special Condition Six (6) requires the University to submit a final Habitat Restoration, Enhancement, and Monitoring Program, in substantial conformance with the restoration plan submitted on October 13, 2014, which shall include, at a minimum the restoration and enhancement of wetland and/or upland habitat on site at a ratio of 4:1 or greater for any wetland buffer encroachment.

In order to protect habitat values, it is necessary to consider alternatives for siting and designing development in order to ensure that the alternative chosen is the one that minimizes adverse impacts to sensitive habitat areas. One such adverse impact is the effect of artificial night lighting on wildlife. In past actions, the Commission has found that night lighting may alter or disrupt feeding, nesting, and roosting activities of native wildlife species. In this case, the subject site is located in proximity to wetlands and the proposed project has the potential to introduce new artificial lighting to the project area. The University is proposing exterior night lighting to be installed on the project site to be of low intensity, low glare design, and be hooded to direct light downward onto the subject parcel(s) to prevent spill-over onto adjacent environmentally sensitive habitat areas, wetlands and wildlife habitat. However, along the bicycle pathway located within the 100-foot buffer of the adjacent wetlands, the University is proposing 20 ft. high lighting fixtures, which would not be consistent with the related LRDP Amendment No. 1-11 Policy ESH-15 which requires height of new lighting fixtures shall be minimized to the maximum extent feasible to reduce lighting impacts. Moreover, Policy LU-23 of the related LRDP Amendment No. 1-11 specifically provides a "Class I bicycle path may be developed in the ESHA/wetland buffer on the east side of the San Joaquin Apartments site in the most environmentally protective manner accompanied with a Commission-approved buffer restoration plan. The bicycle/pedestrian path may include lighting for safety reasons provided lighting is the minimum necessary, designed with a minimal footprint and low-profile bollard designs, and consistent with Policy ESH-15." Moreover, in past Commission actions for new development on campus, outdoor lighting for pathways has typically been substantially lower in height than the new proposed lighting. For instance, the approved lighting plan for NOID No. UCS-NOID-0005-14 which was approved by the Commission in August 2014, for the construction of the Kavli Institute of Theoretical Physics (KAVLI) Housing project required that lighting fixtures along pedestrian and bicycle paths would be no more than 12 ft. in height. Therefore, in order to ensure that impacts to wetland habitat and associated wildlife due to light pollution are minimized, Special Condition Eight (8) requires the University to submit a final revised lighting plan that ensures the lighting fixtures within the wetland buffer area on site shall be the minimum height necessary and that all exterior night lighting to be minimized, shielded and directed away from the adjacent wetland and open space area.

One of the primary issues raised by the NOID is the provision of providing adequate parking on site and within the project vicinity. The related LRDP Amendment No. 1-11 Policy TRANS-15 requires one parking space to be provided for each four student bed-spaces. If adequate parking for campus housing residents is not provided, then adverse impacts to public coastal access may result due to the potential use by campus housing residents of nearby on-street public parking in the coastal community of Isla Vista. The new proposed housing, in combination with the existing housing on the Santa Catalina Housing site will provide housing for 2,344 residents. Pursuant to

the related LRDP Amendment No. 1-11, a minimum of one parking space per four bedspaces or 586 parking spaces are required. Therefore, in order to ensure that the adequate parking is always provided for and maintained for the existing Santa Catalina Student Housing and the proposed San Joaquin Apartments Housing Project, the Commission requires the University, pursuant to Special Condition Nine (9), to provide and maintain a minimum of 586 parking spaces to serve the parking demands of the existing Santa Catalina residents and the proposed San Joaquin Apartment residents. In addition, the NOID includes several special conditions necessary to implement the above referenced suggested modifications to the LRDP.

The standard of review for the related NOID is the policies of the certified LRDP. The NOID, subject to eleven special conditions, is consistent with the policies of the LRDP, if amended and modified pursuant the related LRDP Amendment No. 1-11.

The NOID shall not be deemed filed as complete until the Commission has acted on the related LRDP Amendment No. 1-11.

Additional Information: For further information, please contact Denise Venegas at the South Central Coast District Office of the Coastal Commission at (805) 585-1800. The UCSB Notice of Impending Development No. UCS-NOID-0006-14 is available for review at the Ventura Office of the Coastal Commission.

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SUBSTANTIVE FILE DOCUMENTS

University of California, Santa Barbara, 1990 Long Range Development Plan; University of California, Santa Barbara, 2010 Long Range Development Plan, 2014 Final Environmental Impact Report for the San Joaquin Apartments and Precinct Improvements Project, dated January 2014, prepared by Rodriguez Consulting Inc.; Geotechnical Report for San Joaquin Apartments project dated July 2013, prepared by Fugro Consultants, Inc.; UCSB San Joaquin Apartments Project Stormwater Quality Management Plan dated June 2014, prepared by Penfield and Smith; Fault Study San Joaquin Residence Apartments Planning Study, dated July 2012, prepared by Fugro, Inc.; Wetland Delineation Report for the San Joaquin Student Housing Project, dated June 20, 2011, prepared by Rincon Consultants, Inc.; Updated Wetland Delineation Report for the San Joaquin Student Housing Project, dated June 19, 2014, prepared by Rincon Consultants, Inc.; Raptor and Bird Nesting Survey Report for West Storke Campus, dated August 2013, prepared by Dudek;

EXHIBITS

Exhibit 1. Vicinity Map
Exhibit 2. Aerial Photo
Exhibit 3. Existing Site Topography
Exhibit 4. Proposed Site Plan
Exhibit 5. Gateway Towers Site Plan

Exhibit 6. North & South Gateway Towers Sections & Elevations
Exhibit 7. North Village Site Plan
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Exhibit 9. Dining Commons Project Plans
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Exhibit 11. Wetland Delineation Map
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Exhibit 13. Public Comment Letters
Exhibit 14. Illustrative Site Plans

I. PROCEDURAL ISSUES

Section 30606 of the Coastal Act and Title 14, Sections 13547 through 13550 of the California Code of Regulations[1] govern the Coastal Commission's review of specific development projects proposed to be undertaken pursuant to 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 Section 13550(b) of the regulations, within thirty days of filing the notice of impending development, the Executive Director is to report to the Commission on the nature of the development and make a recommendation regarding the consistency of the proposed development with the certified LRDP. After a public hearing, by a majority of its members present, the Commission determines 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 impose any conditions(s) necessary to render the proposed development consistent with the certified LRDP.

II. MOTION & RESOLUTION

The staff recommends that the Commission adopt the following resolution:

Motion:

> *I move that the Commission determine that the development described in the Notice of Impending Development UCS-NOID-0006-14 (San Joaquin Apartments Project), 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 UCS-NOID-0006-14 as conditioned, is consistent with the certified University of California at Santa Barbara Long Range Development Plan, and adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of the Commissioners present.

[1] All further references to regulations are to Title 14 of the California Code of Regulations

Resolution:

The Commission hereby determines that the development described in the Notice of Impending Development UCS-NOID-0006-14, as conditioned, is consistent with the certified University of California at Santa Barbara Long Range Development Plan for the reasons discussed in the findings herein.

III. SPECIAL CONDITIONS

1. Consistency with the LRDP

Prior to the commencement of any development, certification of the Long Range Development Amendment No. 1-11 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. Plans Conforming to Geotechnical Engineer's Recommendations

The University agrees to comply with the recommendations contained in all of the geology, geotechnical, and/or soils reports referenced as Substantive File Documents. These recommendations, including recommendations concerning foundations, sewage disposal, 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.

3. Final Landscaping Plan

Prior to commencement of construction activities, the University shall submit a final landscaping plan, that is in substantial conformance with the draft Landscaping Plan submitted on September 26, 2014 prepared by a licensed landscape architect or a qualified resource specialist, for review and approval by the Executive Director. The plan shall incorporate the following criteria:

A. All disturbed areas on the project site shall be planted and maintained for erosion control purposes within (60) days after construction of is completed. All landscaping shall consist of drought resistant plants/shrubs and trees. 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. A 50 ft. wide native landscaping transition zone shall be located along all portions of the project site's perimeter adjacent to ESHA buffer, wetland buffer, or designated Open Space areas. All landscaping located in the 50 foot native landscaping transition zone and within any ESHA buffer, wetland buffer, or designated open space area planted around

the approved development shall be limited to native plants from local genetic stock that are selected to maximize benefits to wildlife species.

C. 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.

D. Rodenticides containing any anticoagulant compounds (including, but not limited to, Warfarin, Brodifacoum, Bromadiolone or Diphacinone) shall not be used.

E. Vegetation within a 100-foot radius of the main structure may be selectively thinned in order to reduce fire hazard. No mowing or disking for fire control or any other use shall occur within wetland, riparian, native grassland, open space or other environmentally sensitive habitat, except as necessary or where required for habitat restoration purposes.

F. 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 notice of impending development unless the Executive Director determines that no amendment is legally required.

4. Construction Timing and Sensitive Bird Species Surveys

The University shall conduct all tree trimming and tree removal activities associated with new development, re-development, or renovation, during the non-breeding and non-nesting season (September 1 to February 15) to the maximum extent feasible and shall follow all the protocols and provisions in Section 2.3.2 (Tree Trimming or Removal During Non-Breeding and Non-Nesting Season) found in Appendix 2 (Campus Tree Trimming and Removal Program) of the certified LRDP. For any construction activities, including tree trimming and tree removal associated with new development, re-development, or renovation that cannot feasibly avoid the breeding and nesting season (February 15 and September 1), the University shall follow the following protocols and provisions below:

A. The University shall retain the services of a qualified biologist or ornithologist (hereinafter, ‘environmental resource specialist”) to conduct raptor and other sensitive bird species surveys. In addition to any necessary biological surveys to assess the status of on-site trees to serve as bird habitat as part of the NOID process, the University shall assess the status of breeding and nesting activities prior to implementing any approved tree trimming and/or tree removal activities. At least fourteen (14) calendar days prior to the commencement of any project operations, the University shall submit the name and qualifications of the environmental resource specialist, for the review and approval of the Executive Director.

B. The University shall ensure that a qualified environmental resource specialist with experience in conducting bird surveys shall conduct bird surveys fourteen (14) calendar

days prior to construction activities, including any tree removal, to detect any active bird nests in all trees within 300 feet from these trees (500 feet in the case of an active raptor) of the project site (including, but not limited to, eucalyptus trees). Alternatively, the University may conduct a comprehensive tree survey of the project site at the beginning of the season when work is proposed to occur, instead of fourteen (14) calendar days prior to construction activities. The comprehensive tree survey shall survey the tree(s) for the same criteria listed above. Regardless of when the initial survey is completed, a follow-up survey must be conducted 3 calendar days prior to the initiation of clearance/construction and nest surveys must continue on a monthly basis throughout the nesting season or until the project is completed, whichever comes first.

C. If an active nest (eggs or fledgling in nest) is found on any tree proposed for trimming and/or removal, no trimming or removal can occur until nest is vacated. Any trimming of trees with inactive nests shall be avoided to the extent feasible. Where tree trimming must occur, the method and design of trimming shall ensure that adequate nest support and foliage coverage is maintained in the tree to the maximum extent feasible in order to preserve the nesting habitat. Trimming of any trees with inactive nests shall occur in such a way that the support structure of existing nests will not be trimmed and existing nests will be preserved. The amount of trimming at any one time shall be limited to preserve the suitability of the nesting tree for breeding and/or nesting habitat.

D. If an active nest of a federally or state-listed threatened or endangered species, bird species of special concern, or any species of raptor is found within 300 feet (500 feet in the case of an active raptor) of the construction work area, the environmental resource specialist shall require the University to cease work, and shall notify the appropriate State and Federal Agencies and the California Coastal Commission within 24 hours by e-mail. Work shall resume only when nest is vacated. The nest shall not be removed or disturbed.

E. The environmental resource specialist shall be present during all tree trimming and/or removal activities and shall be present during all subsequent construction activities during the bird nesting/breeding season if an active nest is identified, until the birds have fledged.

F. In the event the tree trimming or removal contractor discovers an active nest (eggs, nest construction, other evidence of breeding) not previously identified by the qualified biologist or ornithologist, the contractor shall immediately cease all trimming/removing activities in the area of operation, and shall immediately cease all trimming/removing activities in the area of operation, and shall immediately notify the University. Thereafter, the qualified biologist or ornithologist must perform a re-inspection of the tree containing an active nest following the procedures described in this special condition to continue the tree trimming or removal activities.

G. The environmental resource specialist shall require the University to cease work should any breach in compliance occur, or if any unforeseen sensitive habitat issues arise. The environmental resource specialist(s) shall immediately notify the Executive Director of

the California Coastal Commission if activities outside of the scope of the subject Notice of Impending Development occur. If significant impacts or damage occur to sensitive habitats or to wildlife species, the applicants shall be required to submit a revised or supplemental program to adequately mitigate such impacts. Any native vegetation which is inadvertently or otherwise destroyed or damaged during implementation of the project shall be replaced in kind at a 3:1 or greater ratio. The revised, or supplemental, program shall be processed as a new notice of impending development.

5. Tree Replacement Planting Program

A. The removal of any tree shall require mitigation in the form of replacement planting at the mitigation ratios as follows: (1) the removal of any native tree or breeding/nesting tree requires 3:1 replacement with native tree; (2) the removal of any ornamental tree requires 1:1 replacement with native or ornamental tree; and (3) the removal of any oak tree requires at least 10 replacement oak seedlings, less than one year old, grown from acorns collected in the area, and shall be planted on-site, or if not feasible due to site constraints, shall be planted in ESHA or Open Spaces areas. Oak tree planting shall be supplemented with a mycorrhizal inoculant, preferable oak leaf mulch or from clippings of locally-indigenous species lawfully removed from the site or from sites within the vicinity of the planting site, at the time of planting to help establish plants.

B. Prior to commencement of construction activities, the University shall submit for the review and approval by the Executive Director, a tree replacement planting plan shall be prepared by a qualified biologist, arborist, or other resource specialist. The tree replacement planting plan shall include the following: (1) replacement tree locations, (2) tree or seedling size planting specifications; and (3) a five-year monitoring program with specific performance standards to commence implementation of the approved tree replacement planting program concurrently with the commencement of construction on the project site. An annual monitoring report on the replacement trees shall be submitted for the review and approval of the Executive Director for each of the five years, If monitoring indicates the replacement trees are not in conformance with or has failed to meet the performance standards specified in the monitoring program approved pursuant to this notice of impending development, the University shall submit a revised or supplemental planting plan for the review and approval of the Executive Director. The revised planting plan shall specify measures to remediate those portions of the original plan that have failed or are not in conformance with the original approved plan.

6. Habitat Restoration, Enhancement, Monitoring, and Management Program

A. Prior to the commencement of construction, the University shall submit, for the review and approval of the Executive Director, a final Habitat Restoration, Enhancement, Monitoring, and Management Program for the enhancement and restoration of the buffer and of the adjacent wetland, shown on Exhibit 11. The program shall be prepared by a qualified biologist or environmental resource specialist in substantial conformance with the plans

submitted on October 13, 2014. This final restoration program shall include, but not limited to, the following:

1) The plan shall include, at a minimum, the restoration and enhancement of wetland and/or upland habitat on site at a ratio of 4:1 or greater for any wetland buffer encroachment. In addition, restoration and enhancement activities shall include the removal of any and all invasive plant species in the buffer and adjacent wetland; removal of all non-native, non-wetland indicator plants; revegetation of all disturbed areas with appropriate native species of local genetic stock that are consistent with the surrounding native plant community, including areas where invasive and non-native plants were removed. .
2) Plans showing the habitat enhancement areas are interconnected within natural open space areas to the maximum extent feasible.
3) Indication as to the location, type, and height of any temporary fencing that will be used for restoration. The plans shall also indicate when this fencing is to be removed.
4) Indication on plans that invasive plant species shall be removed from all development and restoration areas for the life of the project.
5) Indication on plans that herbicides shall not be used within the wetland, riparian, or creek habitats. Target non-native or invasive species shall be removed by hand.
6) Indication on plans that rodenticides containing any anticoagulant compounds (including, but not limited to, Warfarin, Brodifacoum, Bromadiolone or Diphacinone) shall not be used.
7) A baseline assessment, including photographs, of the current physical and ecological condition of the proposed restoration site, including a biological survey, a description and map showing the area and distribution of existing vegetation types, and a map showing the distribution and abundance of any sensitive species.
8) A description of the goals of the restoration plan, including as appropriate, topography, hydrology, vegetation types, sensitive species, and wildlife usage.
9) Documentation of performance standards, which provide a mechanism for making adjustments to the mitigation site when it is determined, through monitoring, or other means that the restoration techniques are not working.
10) Documentation of the necessary management and maintenance requirements, and provisions for timely remediation should the need arise.
11) A planting palette (seed mix and container plants), planting design, source of plant material, and plant installation. The planting palette shall be made up exclusively of native plants that are appropriate to the habitat and region and that are grown from seeds or vegetative materials obtained from local natural habitats so as to protect the genetic makeup of natural populations. Horticultural varieties shall not be used. 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. No plant species listed as problematic and/or invasive by the California Native Plant Society, the California Exotic Pest 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.

12) Sufficient technical detail on the restoration design including, at a minimum, a planting program including a description of planned site preparation, method and location of exotic species removal, timing of planting, plant locations and elevations on the baseline map, and maintenance timing and techniques.

13) A plan for documenting and reporting the physical and biological "as built" condition of the site within 30 days of completion of the initial restoration activities. The report shall describe the field implementation of the approved restoration program in narrative and photographs, and report any problems in the implementation and their resolution.

14) Documentation that the project will continue to function as viable native habitats, as applicable, over the long term.

15) A Monitoring Program to monitor the Restoration and Enhancement. Said monitoring program shall set forth the guidelines, criteria and performance standards by which the success of the enhancement and restoration shall be determined. The monitoring programs shall include but not be limited to the following:

(a) Interim and Final Success Criteria. Interim and final success criteria shall include, as appropriate: species diversity, total ground cover of vegetation, vegetative cover of dominant species and definition of dominants, wildlife usage, hydrology, and presence and abundance of sensitive species or other individual "target" species.

(b) Interim Monitoring Reports. The University shall submit, for the review and approval of the Executive Director, on an annual basis, for a period of five (5) years, a written monitoring report, prepared by a monitoring resource specialist indicating the progress and relative success or failure of the enhancement on the site. This report shall also include further recommendations and requirements for additional enhancement/ restoration activities in order for the project to meet the criteria and performance standards. This report shall also include photographs taken from predesignated sites (annotated to a copy of the site plans) indicating the progress of recovery at each of the sites. Each report shall be cumulative and shall summarize all previous results. Each report shall also include a "Performance Evaluation" section where information and results from the monitoring program are used to evaluate the status of the enhancement/restoration project in relation to the interim performance standards and final success criteria.

(c) Final Report. At the end of the five-year period, a final detailed report on the restoration shall be submitted for the review and approval of the Executive Director. If this report indicates that the enhancement/ restoration project has, in part, or in whole, been unsuccessful, based on the performance standards specified in the restoration plan, the applicant(s)

shall submit within 90 days a revised or supplemental restoration program to compensate for those portions of the original program which did not meet the approved success criteria. The revised or supplemental program shall be processed as a new notice of impending development and/or coastal development permit.

(d) Monitoring Period and Mid-Course Corrections. During the five-year monitoring period, all artificial inputs (e.g., irrigation, soil amendments, plantings) shall be removed except for the purposes of providing mid-course corrections or maintenance to insure the survival of the enhancement/restoration site. If these inputs are required beyond the first two years, then the monitoring program shall be extended for every additional year that such inputs are required, so that the success and sustainability of the enhancement/restoration is insured. The enhancement/restoration site shall not be considered successful until it is able to survive without artificial inputs. Final monitoring for success shall take place after at least three years with no remediation or maintenance activities other than weeding.

B. Signage. The final program shall include a minimum of ten sensitive/wetland habitat signs to be place in conspicuous locations along the wetland buffer fences, including but not limited to, the proposed bicycle pathway adjacent to the eastern property boundary. The language shall notify the public that the area contains a sensitive wetland habitat and that activities or entrance into the fenced area is prohibited. These signs shall be maintained in good condition for the life of the development and, when necessary, shall be replaced with new signs that comply with the plans approved pursuant to this notice of impending development. The final program shall specify the location, size, design, and content of all signs to be installed.

C. 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 and/or amendment to the coastal development permit, whichever is applicable, unless the Executive Director determines that no new notice and/or amendment to the permit is needed.

7. Construction Staging Area and Fencing

A. All construction plans and specifications for the project shall indicate that impacts to wetlands and environmentally sensitive habitat areas (ESHA) shall be avoided and that the California Coastal Commission has not authorized any development in wetlands or other environmentally sensitive habitat. Said plans shall clearly identify all wetlands and ESHA and their associated buffers in and around the construction zone. Prior to commencement of development, the University shall submit a final construction staging and fencing plan for the review and approval of the Executive Director which indicates that the construction zone, construction staging area(s) and construction corridor(s) shall avoid impacts to wetlands and

other sensitive habitat consistent with this approval. The plan shall include the following requirements and elements:

(1) Protective fencing shall be used around all ESHA, wetland areas, and their associated buffers that may be disturbed during construction activities.
(2) Construction equipment, materials, or activity shall not be placed/occur within any ESHA, wetlands or their buffers, or in any location which would result in impacts to wetlands or other sensitive habitat.
(3) No grading, stockpiling or heavy equipment shall occur within ESHA, wetlands or their designated buffers, with one exception. The construction of the stormwater management system may occur within the wetland buffer as approved through this notice of impending development.
(4) No construction materials, debris, or waste shall be placed or stored where it may enter sensitive upland habitat or wetlands, storm drain, receiving waters, or be subject to wind erosion and dispersion;
(5) The plan shall include, at a minimum, a site plan that depicts the following components: limits of the staging area(s); construction corridor(s); construction site; location of construction fencing and temporary job trailers with respect to existing wetlands and sensitive habitat; and public access route through/around the site.
(6) The plan shall indicate that construction equipment, materials or activity shall not occur outside the designated staging area(s), construction zone, or corridors identified on the site plan required by this condition.
(7) During construction, washing of concrete trucks, paint, equipment, or similar activities shall occur only in areas where polluted water and materials can be contained for subsequent removal from the site. Wash water shall not be discharged to the storm drains, street, drainage ditches, creeks, or wetlands. Areas designated for washing functions shall be at least 100 feet from any storm drain, water body or sensitive biological resources. The location(s) of the washout area(s) shall be clearly noted at the construction site with signs. In addition, construction materials and waste such as paint, mortar, concrete slurry, fuels, etc. shall be stored, handled, and disposed of in a manner which prevents storm water contamination.

B. 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 to determine if a notice of impending development or amendment to the Long Range Development is required to authorize such work.

8. Lighting Plan

Prior to commencement of construction, the University shall submit two (2) sets of Final Lighting Plans for review and approval by the Executive Director. The Final Lighting Plan shall incorporate the following requirements:

(a) The bicycle/pedestrian path may include lighting for safety reasons provided lighting is the minimum necessary for public safety while minimizing the height of all light fixtures within the wetland buffer area on site and all areas adjacent to the wetland

open space area. In addition, all lighting fixtures shall be located and designed to direct light away from the wetland and open space area.

(b) The lighting plan shall identify the locations of all existing exterior lighting fixtures on the project site that do not meet the design and efficiency standards set forth in subsection (b) below. (Special Condition 9 (b)).

(c) Exterior night lighting shall be designed, installed, and, where applicable, retrofitted to minimize all forms of light pollution, including light trespass, glare, and sky glow consistent with the following:

i) Lighting shall be of low glare design.

ii) No skyward-casting lights shall be used.

iii) Lighting shall use the best available visor technology to minimize light spill and direct/focalize lighting downward, toward the targeted area(s) only. Light shielding shall be shielded to direct light downward onto the subject site and prevent light trespass onto campus open space and the Campus Lagoon ESHA.

iv) The lowest intensity lighting shall be used that is appropriate to the intended use of the lighting. Lighting shall use the best available technology and a lighting spectrum designed to minimize lighting impacts on sensitive species and habitat.

v) Where safety goals would be adequately met without overhead lighting, such as along pathways, ground-level directive lights or standards less than three feet in height shall be used.

vi) Programmable timing devices shall be utilized to turn off unnecessary lights where feasible.

(d) Existing “globe” style outdoor light installations on the project site and the vicinity of the project site shall be replaced with new light fixtures designed design and efficiency standards set forth in subsection (b) above (Special Condition 6 (b)). Replacement bulbs or fixtures shall be upgraded to incorporate best available technology over the life of the installation.

(e) The lighting plan shall identify the locations of all proposed and retrofitted exterior lighting fixtures and an arrow showing the direction of light being cast by each fixture, the lighting specifications, and the height of the fixtures.

(f) The lighting plan shall be accompanied by an analysis of the lighting plan prepared by a qualified biologist that documents that the lighting plan is effective at preventing lighting impacts upon adjacent environmentally sensitive habitat.

The lighting plan shall be undertaken concurrent with project construction and fully implemented by such time as the San Joaquin Apartments is occupied.

9. Parking

The University shall provide and maintain a minimum of 586 parking spaces to serve the parking demands of the proposed San Joaquin Apartments Housing Project and Santa Catalina Housing 2,344 residents as follows: 36 spaces on the project site, 178 spaces in the proposed new parking

lot on the west side of Storke Road, across from the San Joaquin Apartments; 226 spaces in Parking Structure 50, and 146 spaces in Lot 38 and/or Lot 30. Should any of these parking spaces be lost due to the elimination or redevelopment in the future, the University shall mitigate the loss of parking by relocating an equal number of parking spaces elsewhere on Campus within the vicinity of the San Joaquin Apartments Housing Project and Santa Catalina Residential Towers to retain a total of 586 parking spaces assigned to the San Joaquin Apartments Housing Project and Santa Catalina Residential Towers. Any relocation of parking spaces shall require a new notice of impending development.

10. Bird-Safe Building Design Standards

Prior to commencement of construction, the University shall submit two (2) sets of Final Revised Project Plans for review and approval by the Executive Director. The Final Revised Project Plans shall depict all new buildings, and major renovations of existing buildings, shall be required to provide bird-safe building treatments for the façade, landscaping, and lighting consistent with the guidelines provided below:

Glazing Treatments:

1. Fritting, permanent stencils, frosted, non-reflective or angled glass, exterior screens, decorative latticework or grills, physical grids placed on the exterior of glazing, or UV patterns visible to birds shall be used to reduce the amount of untreated glass or glazing to less than thirty-five percent (35 %) of the building façade.
2. Where applicable vertical elements within the treatment pattern should be at least one-quarter inch (1/4”) wide at a maximum of spacing of four inches (4”) and horizontal elements should be at least one-eighth inch (1/8”) wide at a maximum spacing of two inches (2”).
3. No glazing shall have a “Reflectivity Out” coefficient exceeding thirty percent (30%). That is, the fraction of radiant energy that is reflected from glass or glazed surfaces shall not exceed thirty percent (30%).
4. Equivalent treatments recommended by a qualified biologist may be used if approved by the Coastal Commission.

Lighting Design:

5. Outdoor nighttime lighting shall be minimized to the extent feasible consistent with the continued provision of public safety.
6. Buildings shall be designed to minimize light spillage and maximize light shielding to the maximum feasible extent.
7. Building lighting shall be shielded and directed downward. Use of “event” searchlights or spotlights shall be prohibited.
8. Landscaping lighting shall be limited to low-intensity and low-wattage lights.
9. Red lights shall be limited to only that necessary for security and safety warning purposes.

Landscaping:

10. Trees and other vegetation shall be sited so that the plants are not reflected on buildings surfaces.
11. In order to obscure reflections, trees and other vegetation planted adjacent to a reflective wall or window shall be planted close to (no further than three feet from) the reflective surface.
12. For exterior courtyards and recessed areas, building edges shall be clearly defined by using opaque materials or non-reflective glass.
13. Walkways constructed of clear glass shall be avoided.

Buildings Interiors:

14. Light pollution from interior lighting shall be minimized through the utilization of automated on/off systems and motion detectors.

Lights Out for Birds:

1. The University shall encourage students, faculty and staff to participate in "Lights Out for Birds" programs or similar initiatives by turning off lighting at night, particularly during bird migration periods.

11. Removal of Excess Material

Prior to commencement of construction activities, the University shall provide evidence to the Executive Director of the location of the disposal site for all excess excavated material from the site. If the disposal site is located in the Coastal Zone, the disposal site must have a valid NOID for the disposal of fill material. If the disposal site does not have a NOID, such a NOID will be required prior to the disposal of material.

IV. FINDINGS FOR APPROVAL OF THE NOTICE OF IMPENDING DEVELOPMENT

The Commission hereby finds and declares:

A. PROJECT DESCRIPTION AND BACKGROUND

The University proposes the construction of 271,338 gross sq. ft. of new residential housing consisting of multiple housing blocks ranging two to six stories and 25 ft. to 65 ft. in height and consisting of 186-units with 1,003 bed spaces (165 residential units for 990 undergraduate students, 13 residential units for 13 resident assistants, and 8 residential units for faculty staff). In addition, the impending development also includes a 5,500 sq. ft. convenience store, 28,000 sq. ft. dining commons, two surface parking lots with 34 parking spaces, and 36,600 cu. yds. of associated grading (27,600 cu. yds. of cut, 9,000 cu. yds. of fill) on the Santa Catalina Student Housing site and a 178-space surface parking lot on the adjacent West Campus Apartments site.

The project site is currently not within the Long Range Development Plan boundary. The related LRDP Amendment No. 1-11 proposes to add a 14-acre site into the LRDP. The proposed project site is relatively flat and is developed with the "Santa Catalina Student Housing", formerly known as "Francisco Torres" Housing. The project site is located northeast of the intersection of Storke and El Colegio Road on Storke Campus (Exhibit 1).

The site is currently developed with a 1,325 bed-space residential housing complex consisting of two 111 ft. high towers, a two-story dining commons, a 700-space surface parking lot, a swimming pool, volleyball court, and several tennis courts. All new residential housing will be constructed immediately adjacent to the two existing 111 ft. high towers and dining commons which will remain on site to provide housing for a total of 2,344 residents.

The existing 700-space parking lot will be replaced with two smaller parking lots on site with 8 and 26 spaces for a total 34 parking spaces on site. In addition, 178 new parking spaces will be constructed on the adjacent West Campus Apartments Site and 186 existing parking spaces in Parking Structure 50 would be specifically designated for use by the Santa Catalina residents to provide a total of 398 parking spaces associated with residential on this site. Thus, as proposed, although 1,019 new bed-spaces would be added by the proposed project, the available parking for housing on site would be actually be reduced by 302 parking spaces.

In addition, an approximately 4-acre vacant area lies to the east of and adjacent to the existing residential development and contains several environmentally sensitive habitat wetlands (consisting of freshwater marsh) and coyote brush scrub. The vacant portion of the site also has a row of planted non-native Canary Island Palms and Monterey pines with stands of invasive pampas grass. The site contains a system of swales, depression wetlands and drainages that collect and discharge water through a culvert located in the northeastern portion of the site. The Storke Ranch residential community is to the north, the West Campus Family Apartments and the location of the new proposed 178-space lot is to the west, Isla Vista Elementary School and El Colegio Road are to the south, and the approximately 4-acre open space area is to the east.

New Proposed San Joaquin Apartments

The San Joaquin Apartments project would provide 165 residential units for undergraduate students (990 bed spaces) and 13 residential units/bed spaces for resident assistants, for a total of 178 student units (1,003 bed spaces). The project also includes 8 residential units to be occupied by resident directors and University staff. In total the proposed project would provide 186 residential units on the 10.4-acre project site. The project site is developed with the Santa Catalina Residence Hall, which will remain and continue to be occupied during and after the construction of the San Joaquin Apartments project.

The 186 units would be developed within three inter-related “precincts.” The “North Village” precinct would be located on the northern portion of the project site and would consist of multiple residential buildings that are generally two- and three-stories in height that would not exceed 35 ft. in height. The Storke Ranch residential community is located north of and adjacent to the proposed North Village precinct. The “Storke Gateway” precinct would provide residential units in two six-story buildings that would not exceed 70 ft. in height located on the western portion of the project site. A small convenience store would be located on the first floor of the northern Storke Gateway building. The “Portola Dinning Commons” precinct would be located near the southeast corner of the project site adjacent to El Colegio Road. The proposed Dining Commons building would include a first floor dining commons facility; two floors of student residences; and a below grade loading dock on the west side of the building.

North Village Precinct

The North Village precinct would extend across the northern portion of the San Joaquin project site and would occupy an area that is predominately developed as a paved parking lot. New residential units would be provided in four clusters of low-rise apartment buildings developed around landscaped courtyards. This portion of the project site would provide 116 (651 beds) student residential units, including nine (9) resident assistant units, two (2) resident director units, and three (3) faculty units. The new construction would include a one-story study room and a three-story study room/recreation room. Buildings in the North Village precinct would range between two- and three-stories, and would typically be 25-35 feet in height. The proposed building setbacks from the project site's northern boundary would vary between 35 feet to 50 feet.

Gateway Towers

The Gateway Towers precinct would be located on the western portion of the project site, west of the existing Santa Catalina Student Housing buildings, north of and adjacent to El Colegio Road, and east of and adjacent to Storke Road. This portion of the project site is currently developed with a paved parking lot. The Storke Gateway precinct would provide 52 student residential units (352 beds), including (4) resident assistant units, one (2) resident director unit, and one (1) faculty unit. Other resident serving facilities would include a four-story recreation/study room and a separate laundry building.

Two (2) six-story buildings would be developed in the Storke Gateway precinct. The northern building would provide five (5) floors of residential units built over a one-story "podium" that would provide floor space for a convenience store as well as mechanical, electrical, and supply rooms. The southern building in the Storke Gateway precinct would provide six (6) floors of residential units in two separate towers that are connected together through the means of bridges on each level. Both the northern and southern buildings would be approximately 65 feet in height. An approximately 5,500 square foot convenience store would be constructed in the ground floor of the northern tower building. The convenience store would have a small (approximately 400 square foot) outdoor seating area on the south side of the building. The convenience store would predominately serve the San Joaquin residents however would be available for use by the public. There would be an exterior loading area on the east side of the northern tower building with an enclosed recycling and trash storage facility.

Dining Commons

The proposed project includes decommissioning the existing Santa Catalina Student Housing dining commons, which is located in the "podium" building space between the existing 10- and 11-story Santa Catalina buildings. A new food service facility would be provided in the Portola Dining Commons building, which would be located in the southeastern portion of the project site adjacent to El Colegio Road. This portion of the project site is predominately occupied by turf area, landscaped garden court and a paved bicycle parking area. The proposed building would include a main level dining commons facility with a small below-grade understory of loading dock, storage, and office space. The maximum height of the two-level dining commons building would vary between approximately 21 and 35 feet due to grade changes around the building.

The dining commons would be approximately 28,000 sq. ft. in area and would provide a variety of food service options and associated preparation and support space, including offices, work stations, locker rooms and restrooms. The dining commons facility would be developed on two levels: the dining/kitchen facilities would be at grade level, and an enclosed loading dock/mechanical equipment area would be provided in a small understory level on the east end of the building. The dining commons would be used by occupants of the Santa Catalina Student Housing, residents in the San Joaquin Apartments project and students from other nearby University owned residential facilities. The facility would provide 600 indoor seats and a 160-seat outdoor terrace on the north side of the building above the loading dock area. The dining commons portion of the building would incorporate the extensive use of glass to promote day lighting and views from and into the facility.

Description of Units/Residences.

The San Joaquin Apartments project would provide 165 residential units for undergraduate students. Each unit would be occupied by six persons and consist of three bedrooms, a living room and dining area, a kitchen and two bathrooms. Each unit would be approximately 1,110 square feet in size. The project would also provide 13 units to be occupied by resident assistants. These units would be occupied by one person in a studio or one-bedroom/one bath configuration and would be approximately 400 square feet. In addition, eight (8) residential units would be provided for on-site resident directors and University faculty and would be approximately 1,110 square feet and would be provided in a two-bedroom/two bath configuration. All of the residential units provided on the San Joaquin project site would provide a total of approximately 197,230 square feet of habitable floor area. Additional floor area would be provided in each of the proposed residential building for infrastructure purposes, such as mechanical, electrical and plumbing equipment; and to temporarily store recyclable and waste materials. Outdoor service areas provided for each building would also include areas for the storage of recyclables and waste material. In total, approximately 23,105 square feet of building area would be devoted to infrastructure-related uses.

Accessory Uses

The proposed project would provide a variety of accessory uses to meet the needs of the project site residents, such as: a new dining commons, and convenience store; recreation rooms and study lounges; and laundry facilities. Outdoor accessory uses would include recreational facilities such as a multi-purpose turf area; volleyball and basketball courts; dining areas; and bicycle parking.

Vehicular and Bicycle Parking

There are approximately 700 parking spaces currently on the project site to serve the Santa Catalina Residence Hall. The San Joaquin Apartments project would eliminate the existing on-site parking. Parking for the Santa Catalina Student Housing and the San Joaquin Apartments project would be provided primarily at four locations: Parking Lot No. 50, which was constructed to serve the San Clemente Graduate Student Housing facility and is located on the northwest corner of El Colegio Road and Stadium Road, Parking Lot 38, located north of San Clemente, Parking Lot 30, located on the corner of Stadium and El Colegio Roads, and a

proposed 178-space parking lot to be located on a 1.5-acre area adjacent to the project site on the west side of Storke Road. There is also a 26-space lot on the San Joaquin site at the corner of Storke and El Colegio There are also approximately 8 other parking spaces at the San Joaquin site near the Dining Commons that would be used for the Portola Dining Commons staff. In addition to the proposed vehicle parking, approximately 2,600 bicycle parking spaces would be distributed throughout the San Joaquin Apartments site to serve the on-site student population of 2,344.

Access

Access through the San Joaquin Apartments project site would be designed primarily to accommodate pedestrians and bicycles, however, three primary vehicle access routes through the site would be provided. The primary access through the central portion of the San Joaquin site would be along an east-west "Promenade" located along the southern edge of the North Village precinct. The western end of this access would intersect with Storke Road, and eastern end would intersect with a north-south driveway on the east side of the project site. The "Promenade" circulation route would be comprised of a series of connected roadway/fire lane segments and open plaza areas. This access would be used primarily as a pedestrian/bicycle route, but would also provide access for emergency and service vehicles. This route would also provide on-site vehicle access on "move-in" days. A driveway would be located along the eastern and northern perimeter of the San Joaquin site and would intersect with El Colegio Road near the project site's southeast corner and Storke Road at the project's northwest corner. This driveway would provide service vehicle access to the Portola Dining Commons loading dock, the staff parking lot adjacent to the Portola Dining Commons and to the east-west "Promenade" described above. Emergency vehicle access north of the central "Promenade" would share the driveway as a bicycle path/fire access lane. The bicycle path/fire lane would extend to the northern perimeter of the project site where it would turn to the west and extend along northern perimeter of the project site to Storke Road. Vehicle access at the western end of the bicycle path/fire lane would also be controlled by removable bollards. A north-south driveway would be located along the eastern edge of the Storke Gateway precinct and would extend between El Colegio Road and the northern perimeter of the project site. The driveway would be predominately used by bicycles and pedestrians but would provide access for service and emergency vehicles. This driveway would also provide access to the convenience store loading area on the east side of the northern Storke Gateway building, and an ADA and short-term parking area near the corner of Storke Road and El Colegio Road.

The San Joaquin Apartments project also includes a Metropolitan Transit District bus service that would provide transportation for residents between the project site and the Main Campus, as well as other major destinations in the project vicinity. Bus stops are to be located along El Colegio Road, Storke Road, and the proposed parking lot on the west side of Storke Road adjacent to the project site. UCSB negotiated with Santa Barbara Metropolitan Transit District to add another bus line for the project. The campus will also fund an entirely new bus line (Line 38) which will predominately serve the UCSB campus and housing locations, as well as the Camino Real Marketplace and other retail locations on Hollister Avenue. This Line will be free to all students, faculty and staff which current UCSB identification. These improvements to MTD bus service will take effect once the San Joaquin housing project is permitted for occupancy.

Pedestrian and Bicycle Paths

In addition to the circulation routes described above, a network of smaller pedestrian and bicycle pathways would provide circulation throughout the project site. The primary bicycle access route through the San Joaquin site would be provided by a Class I 10 to 12-foot wide path located along the eastern and northern perimeters of the project site. The designated bicycle path from El Colegio would then join the north road bicycle/fire access road to connect to Storke Road. This path would be used by project site residents and could also be used by the general public. In addition to providing access through the project site, the new path would enable bicyclists to avoid the El Colegio Road/Storke Road intersection, and to cross Storke Road using a proposed crosswalk and traffic signal. The proposed alignment of this path along the northeastern perimeter of the project site would be adjacent to and just inside of the 100-foot buffer area established for wetland habitat located on the open space area east of the project site. The southern end of this path would connect with the existing region-serving bicycle path that extends eastward to the Main Campus. The impacted buffer area is currently vegetated with turf and iceplant. The wetland is a willow stand around a storm drain outlet from Isla Vista storm water runoff.

Landscaping

Landscaping is proposed along the project site's northern perimeter to provide a visual buffer between the North Village precinct buildings and the adjacent residences in the Storke Ranch community. Existing landscaping located adjacent to the Santa Catalina buildings and along the northern perimeter of the project site would be retained. Landscaping in the on-site parking lots, and the existing row of palm trees and Monterey pine trees located along the eastern border of the project site would be removed. The Monterey pines would be replaced 3:1 with native trees around the project site and in the upland buffer area on the southeast side of the project site. Proposed landscaping along the eastern border of the project site (50-foot transition zone from Open Space and ESHA buffer) would consist of native, non-invasive species compatible with the adjacent open space and sensitive habitat areas.

Restoration

The proposed bicycle pathway and stormwater outfalls will result in 19,530 sq. ft. of impact to the adjacent wetland buffer. Approximately 4,882 sq. ft. will result in permanent impact. The University is proposing habitat restoration of the adjacent wetland buffer to mitigation for the buffer impacts. Proposed restoration would include removing exotic non-native vegetation from the adjacent 5-acre open space area and planting oak trees in the southeast corner of the project site (in the upland area). As proposed, the bicycle pathway and stormwater outfalls will not result in the removal of any wetland habitat.

B. CONSISTENCY ANALYSIS

The standard of review for Notice of Impending Development is consistency with the certified Long Range Development Plan (LRDP). NOID No. UCS-NOID-0006-14 is not consistent with the certified LRDP unless the proposed LRDP Amendment No. 1-11 is approved and certified. Special Condition One (1), therefore, stipulates that prior to the commencement of any development, certification of the Long Range Development Plan Amendment No. 1-11 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.

Scenic and Visual Resources

Section 30251 of the Coastal Act, which has been incorporated in the LRDP, requires that visual qualities of coastal areas be considered and protected, landform alteration shall be minimized, and where feasible, degraded areas be enhanced and restored. This policy requires that development be sited and designed to protect views to and along the ocean and other scenic coastal areas. This policy requires that development be sited and designed to be visually compatible with the character of the surrounding areas. Prominent visual features of the western portion of Storke Campus includes the Santa Catalina Student Housing high rise residence towers, adjacent open space areas east of Santa Catalina Student Housing, Storke Family Apartments and Santa Ynez Student Apartments, and Storke Wetlands. The Storke Campus is located directly across from the community of Isla Vista, developed with an array of two and three story housing complexes. The use and character of the proposed housing site and the vicinity are primarily housing, recreation and natural open space.

The related LRDP Amendment No. 1-11, contains policies to ensure that the scenic and visual qualitied of coastal areas shall be considered and protected as a resource of public importance consistent with Section 30251 of the Coastal Act, include setback and building height restrictions. For instance, proposed amendment Policy SCEN-01 requires new structures on the campus to be in general conformance with the scale and character of surrounding development. Clustered developments and innovative designs are encouraged. Additionally, proposed Policy SCEN-04 states that development shall not exceed the height limits established in the proposed amendment Figure D.4, which does not include mechanical equipment, electrical equipment, or solar energy systems on the roof in the height measurement. However, the two 111 ft. high Santa Catalina towers, which predated the certified LRDP, exceed the maximum proposed height. The proposed related LRDP amendment recognizes as-built heights of the Santa Catalina towers as allowed on site. Furthermore, the related amendment proposes policies that address design requirements for new development, such as new development utilize natural building materials and colors compatible with its surrounding (Policy SCEN-05), and that landscaping be included to soften and mitigate the visual impacts of development (Policy SCEN-06).

The proposed San Joaquin Apartments are located on the Storke Campus, adjacent to West and North Campus. Furthermore, the San Joaquin/Santa Catalina site is adjacent to a two-story suburban neighborhood (Storke Ranch Homeowners) on its northern boundary; open space to the east; an elementary school to the south across El Colegio Road; and existing West Campus Apartment site to the east across Storke Road. Under the proposed related amendment, although the two existing 111 ft. high towers shall remain, all new development envelopes in and around the towers are restricted to a maximum of 35 ft., 55 ft., and 70 ft. high above existing grade, depending on their location on site. Specifically, the southwest portion of the San Joaquin/Santa Catalina Housing site, adjacent to the two existing towers and El Colegio Road, is proposed to be a maximum of 70 feet in height. Additionally, the related amendment proposes a 35-ft. height zone along the back of the site adjacent to the Storke Ranch homes located offsite immediately to

the north on private property. This provides a stepped-up relief to the site's visual profile, 35 ft., 70 ft., and up to the existing 111-ft buildings. The San Joaquin/Santa Catalina site does not provide coastal views and the existing development constrains views of the mountains to the north.

The University is proposing the two (2), 65 ft. high six-story Gateway Towers to be clustered in the southwest corner of the site, within the 70 ft. height zone, away from the open space and away from the Storke Ranch homes to minimize impacts to visual resources as much as feasible. Additionally, the University is proposing the North Village low-rise apartments, 25-35 ft. high two-three story buildings to be clustered along the northern boundary of the site adjacent to the Storke Ranch homes, within the 35 ft. height zone. As proposed, the additional build-out of the San Joaquin/Santa Catalina site would add to the crowdedness of the views and raise the overall profile of the site; however, the new development would not adversely impact public views or other scenic resources, and would not significantly change the character of the site.

The proposed project will result in a densely built-out footprint by replacing large expanses of surface-level parking area with 35-foot and 70-foot buildings. The addition of the proposed development to this anomalous site does not significantly change the character of the site or the area which can be described as highly developed. In addition, the University is proposing to restore the wetland buffer including removal of non-native trees, which would enhance the quality of the scenic views and are proposing landscaping along the project’s site’s northern perimeter to provide a visual buffer between the North Village buildings and the adjacent Stroke Ranch residences.

The University is also proposing a new 178-space surface parking lot on the west side of Storke Road, across the street from the proposed San Joaquin Apartments project site and adjacent to the West Campus Apartments on West Campus. West Campus Apartments is currently developed with two-three story apartment buildings and associated residential parking lots. The proposed parking lot is located on an existing 1.5-acre lawn area with six mature redwood trees along the southern boundary of the proposed parking lot and is located adjacent to an existing surface parking lot that serves West Campus Apartments. The maximum height limit established in the related proposed amendment Figure D.4 for this site is 55 ft. high. The proposed surface lot will replace an existing lawn area and thus the conversion would result in a change of the visual character of the site, however the proposed parking lot would not appear out of place in the context of surrounding land uses, such as the West Campus Family Apartments and the adjacent existing parking lot and therefore will not result in any impacts to coastal scenic views.

Thus, the Commission finds that the proposed project is compatible with the surrounding environment and existing Santa Catalina Student housing development. Moreover, the project is consistent with the maximum building heights pursuant to the LRDP, as amended pursuant to LRDP Amendment No. 1-11, and will not result in any significant change to the community character of the area. However, the San Joaquin Apartments housing development proposed is only consistent with the LRDP if the proposed amendment to the LRDP is approved. Therefore, the Commission finds that Special Condition One (1) is necessary to ensure that the proposed

amendment to the LRDP is deemed legally adequate prior to authorization of the impending development.

Therefore, the Commission finds that the notice of impending development, as conditions, is consistent with the applicable policies of the LRDP with regards to visual resources.

New Development Cumulative Impacts/Land Use

Section 30250 of the Coastal Act states that the construction of new residential, commercial, or industrial development shall be located in close proximately to existing development areas able to accommodate it and where the development will not have a significant adverse impact, either individually or cumulatively, on coastal resources.

The related LRDP Amendment No. 1-11, contains policies to prevent cumulative impacts of new development including LU-01 and LU-02 which prevents the University from developing no more than 3.6 million gross square feet of new buildings and facilities; approximately 5,000 additional student bed spaces; 240 additional housing units for student families; and no more than 1,800 additional faculty and staff housing units.

Specifically, Policy LU-02 prevents the University from developing more than 2.82 million gross square feet of faculty and staff housing, up to 1.77 million gross square feet of housing units to accommodate 4,760 student bed spaces, and a maximum of 360,000 gross square feet of student family housing. The LRDP was also approved with a maximum total "gross square footage" for the University as a means of controlling the cumulative impacts of increased enrollment and development on the area. Furthermore, the related LDRP amendment includes a site specific policy, Policy LU-23, which lists the build-out provisions for development on the San Joaquin Apartments Housing site. Policy LU-23 states:

> *Policy LU-23 – Development at the San Joaquin Housing site shall be located within the approximately 10.8-acre potential development envelope designated as Housing on Figure D.3 and shall be consistent with the following build-out provisions:*
>
> - *A maximum of 190 housing units to accommodate 1,003 student bedspaces and 8 Faculty or Resident Assistants and Directors;*
> - *Up to 285,000 GSF development;*
> - *Heights shall not exceed 70 feet for the North and South Towers and 35 feet for the remainder of the site as shown in Figure D.4;*
> - *Site coverage up to 50 percent; and*
> - *Maximum new onsite population of 1,050 (total population of 2,336).*
>
> *a. Housing unit build-out on this site shall be counted toward the housing development cap consistent with Policy LU-02.*
> *b. Ancillary commercial food service facilities shall not exceed a maximum of 35,000 GSF (e.g., dining commons and convenience store). Ancillary commercial food service*

facilities shall not be counted toward the ancillary development cap consistent with Policy LU-02.

c. *Bicycle parking serving the development shall be provided on the site. Vehicular parking serving the site shall be provided in a combination of off-site locations where parking availability to serve permanent housing is affirmatively demonstrated within the following potential locations: Parking Structure 50, Lot 38, Lot 30 and where feasible, a new Commission-approved lot at West Campus.*
d. *The existing Santa Catalina towers located on the same parcel stand at 111 feet in height. These towers may be rebuilt at their existing height consistent with Figure D.4.*
e. *A Class I bicycle path may be developed in the ESHA/wetland buffer on the east side of the San Joaquin Apartments site in the most environmentally protective manner accompanied with a Commission-approved buffer restoration plan. The bicycle/pedestrian path may include lighting and low-profile bollard designs, and consistent with Policy ESH-15.*

The University is proposing the construction of a 271,338 gross sq. ft., two-six story, 186-unit (165 residential units for 990 undergraduate students, 13 residential units for 13 resident assistants, and 8 residential units for faculty staff) 1,003-bed space, student housing complex, comprised of several housing blocks approximately 25 ft. to 65 ft. in height. The impending development also includes a 5,500 sq. ft. convenience store, two surface parking lots, and 36,600 cu. yds. of associated grading (27,600 cu. yds. of cut, 9,000 cu. yds. of fill) on the San Joaquin Housing site and a 178-space surface parking lot on the West Campus Apartments site. The proposed housing site is approximately 10.8-acres in area and is located on Storke Campus. The maximum on-site population will be 2,344 and parking to serve the development will be located onsite, on the new proposed 178-space parking lot, and within Parking Structure 50, Parking Lot 38 and Lot 30.Therefore the proposed 186 residential units/1,003 student bedspaces and ancillary food facility on the 10.8-acre development site is consistent with the related LRDP amendment Policies LU-02 and LU-23.

The proposed San Joaquin Apartments are consistent with the related proposed LRDP Amendment No. 1-1 land use designation for the subject site of “Housing” as shown in Figure D.1 “Land Uses” of the related amendment and the proposed 178-space parking lot is consistent with the land use designation of “Housing” for the West Campus Apartments site. Since the new development is being clustered within existing development to reduce significant adverse impacts on coastal resources, the proposed project is compatible with the surrounding Isla Vista community, Santa Catalina Student Housing, West Campus Apartments and Sierra Madre Housing (currently under construction). Therefore the Notice of Impending Development, as conditioned, is consistent with the surrounding character to the maximum extent feasible pursuant to Section 305250 of the Coastal Act.

As proposed, the San Joaquin Apartments housing project, would be generally consistent with similar housing developments along El Colegio and Storke Roads, including the immediately adjacent Santa Catalina housing development. Additionally, the clustering of the proposed San Joaquin Apartments with the existing Santa Catalina student housing development would result in minimized cumulative impacts to coastal resources. The Commission finds that the proposed

housing development design is compatible with the surrounding environment and existing. However, the San Joaquin Apartments is only consistent with the LRDP if the related propose LRDP Amendment No. 1-11 approved. Therefore, the Commission finds that Special Condition One (1) is necessary to ensure that the related proposed amendment to the LRDP is deemed legally adequate prior to authorization of the impending development. Special Condition One ensures that the LRDP is amended to annex the project housing site into the LRDP and allows for the increase of units/bedspaces to be developed on the 10.8-acre development site.

The related LRDP Amendment No. 1-11 also includes policies to limit University development to that which has sufficient water and sewer resources, and requires that campus infrastructure be sized to meet campus needs. For instance, Policy PS-02 states that future development provided for in the LRDP land use plan will only be authorized after the University demonstrates at the time of the NOID submittal that adequate water supplies, water mains, reclaimed water distribution systems, water treatment facilities, sewer services, utility lines, parking lots and structures, roadways and bicycle/pedestrian corridors, fire suppression facilities, and other essential infrastructure services will be available to supply the existing and proposed development. Furthermore Policy PS-03 requires at the time of NOID submittal the University shall provide sufficient water conservation, efficiency, and supply management strategies to factually support a projection of adequate permanent future supplies for the life of the entire development. To minimize impacts to the long-term water supply, each new development shall offset the development's anticipated potable water use in accordance with the following hierarchy. Lastly, Policy PS-04 states a project-specific water availability analysis shall be provided for each proposed development that requires water input and shall be submitted with the Notice of Impending Development. At the time a new campus building is proposed, and before environmental review is complete, the University shall meet with GWD and ascertain that permanent potable water supplies of the quantity needed to serve the proposed development are available from the District as part of the water availability analysis.

Pursuant to Policy PS-04, the University submitted at the time of NOID submittal, a project specific water availability analysis which included a description of cumulative campus development (existing and approved); the cumulative water use; an estimated of the remaining quantity of water supply available to the University within the University's 945 AFY planning threshold establishing the maximum amount of potable water needed to fully serve the 2010 LRDP buildout; and the estimated quantity of potable water necessary to serve the proposed development. The University estimates the annual potable water demand by the San Joaquin Apartments project would be approximately 56.7 acre feet per year (AFY). The estimated remaining quantity of water supply available to the University is 888.3 AFY.

Additionally, pursuant to Policy PS-02 the University provided a preliminary Will Serve letter from the Goleta Water District. The proposed project would implement several water conservation and saving mechanisms including achieving at least a twenty percent reduction in potable water use through the use of low-flow plumbing fixtures; the use of recycled water for landscape irrigation; the use of recycled water for toilet flushing in one of the Storke Gateway residential buildings; high efficiency irrigation controllers; and providing indoor and outdoor water meters (PS-03).

On September 9, 2014 the Goleta Water District Board of Director declared a Stage II Water Shortage Emergency and established mandatory water use restrictions necessary to cut water use by 25% district-wide and no new or additional water connections can be approved for water year beginning October 1, 2014. However, the University asserts they have a water connection through a pre-existing agreement with GWD that allows for new development on campus to obtain an additional water supply in a Stage II drought.

Therefore the Notice of Impending Development, as conditioned, is consistent with the related LRDP Amendment No. 1-11 policies to limit University development to that which has sufficient water and sewer resources pursuant to Section 30250 of the Coastal Act.

Wetlands and Environmentally Sensitive Habitat Area

Coastal Act Section 30230, which has been included in the certified LRDP, states that marine resources shall be maintained, enhanced and where feasible restored and that special protection shall be given to areas and species of special biological significance. Section 30231 of the Coastal Act, which has also been included in the certified LRDP, states, in part, that the quality of coastal waters, streams, and wetlands shall be maintained and where feasible restored. Section 30233 of the Coastal Act, included in the certified LRDP, states, in part, that the diking, filling, or dredging of wetland areas shall not be allowed with the exception of development for incidental public services, restoration purposes, and nature study or aquaculture. Further, Section 30240 of the Coastal Act, which has been included as part of the University's certified LRDP, states that environmentally sensitive habitat areas (ESHAs) shall be protected against any significant disruption of habitat values and that development in areas adjacent to ESHA shall be sited and designed to prevent impacts that would significantly degrade such areas. ESHA are defined as areas in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments Section 30240 of the Coastal Act, which has been included in the certified LRDP, states that environmentally sensitive habitat areas (ESHAs) shall be protected and that only uses dependent upon such resources shall be allowed in such areas.

Additionally, the related LRDP Amendment No. 1-11 contains specific policies and provision which provide extensive requirements for the protection of ESHA, wetlands, and trees. Policies provide extensive requirements for the protection of ESHA, wetlands, and trees wherever these resources are mapped or subsequently delineated or detected on campus in the future. For instance Policy ESH-17 sets the overarching protective standard for the protection and restoration of ESHA:

> *Policy ESH-17- Environmentally sensitive habitat areas (ESHA) on campus shall be protected and, where feasible, enhanced and restored. Only uses dependent on such resources shall be allowed within such areas. Where ESHA has been degraded through habitat fragmentation, colonization by invasive species, or other damage such areas shall be restored.*

Policy ESH-02 requires signs to be located and maintained as necessary to encourage appropriate use of pedestrian and bicycle routes.

Policy ESH-15 requires outdoor lighting to be designed to avoid, or minimize to the maximum extent feasible, all forms of light pollution, including light trespass, glare, and sky glow, and shall incorporate the best available lighting technology and be designed using the minimum standard (pole) height and height of the light mounting necessary to achieve the identified lighting design objective.

ESH-16 specifically prohibits night lighting in buffer areas designed to protect sensitive habitat except where necessary for public safety, and then using only the minimum lighting necessary and with plantings or other measures to screen the adjacent habitat from the effects of light pollution. Where lighting in a buffer area is proposed pursuant to this policy, the University shall submit a plan to screen nearby sensitive habitat from the effects of light pollution through landscaping with appropriate native plants or other measures.

Policy ESH-18 requires the use of appropriate native plant species based on habitat type.

Policy ESH-19 requires that development adjacent to an ESHA be sited and designed to minimize impacts to habitat values and sensitive species to the maximum extent feasible.

Policy ESH-20 addresses standards for development adjacent to ESHA buffers and clarifies that where restoration of non-ESHA areas within a required buffer is restored pursuant to an approved NOID, additional development setbacks shall not be required from any area of restoration.

Policy ESH-22 provides direction on uses that may be allowed within buffers provided for ESHA and wetland areas.

Policy ESH-23 establishes pertinent mitigation ratios when unavoidable impacts to ESHA arise.

Policy ESH-25 specifies that the biological productivity and quality of campus wetlands shall be maintained and restored where feasible.

Policy ESH-28 establishes requirements governing the trimming and/or removal of trees on campus. Implementation measures concerning tree management are discussed below, and in Appendix 2 of the 2010 LRDP, which sets forth related implementation requirements.

Policy ESH-29 provides specific requirements restricting trimming or removal of trees located within ESHA or designated Open Space unless a hazard is demonstrated as detailed in the policy, and even in authorized circumstances requires a NOID.

Policy ESH-32 requires that ESHA and wetland buffers be planted with locally native species that will protect and enhance the adjacent protected habitat.

Furthermore, the related LRDP Amendment No. 1-11 includes policies which provide protection of Open Space lands for the purpose of buffering sensitive coastal resources from potential disturbance generated from off-site land uses. Policy OS-02 states that campus lands designed "Open Space" (OS) shall be set aside and permanently preserved and protected from development and disturbance for the primary purpose of providing spatially and ecologically connected areas and corridors in perpetuity. OS lands shall be managed to enhance, restore, preserve and expand wetlands, grasslands, raptor habitat, rare species habitat, and other significant habitat areas. Furthermore, Policy OS-06 states that development undertaken on lands near OS-designated lands shall be sited and designed to minimize disturbance of sensitive Open Space habitat, including noise and light pollution as perceived by wildlife, to the maximum extent feasible consistent with the provision of public safely. Additionally, Policy OS-08 requires new pedestrian or bicycle facilities within Open Space to be located and designed in a manner to minimize potential impacts to environmentally sensitive habitat areas to the maximum extent feasible.

The Commission notes that unless adequate buffer areas are provided for, new development will result in adverse effects from contaminated and increased runoff, increased erosion, displacement of habitat, and disturbance to wildlife dependent upon such resources. Applications for proposed development that have come before the Commission have typically provided for a 100 ft. open-space buffer between new development and ESHA and wetland areas, and when not proposed by the applicant, such buffer areas have been required by the Commission to protect those resources. Buffer areas are undeveloped lands surrounding resource areas, such as wetlands, to be protected. These areas act to protect the wetland or ESHA resource from the direct effects of nearby disturbance (both acute and chronic), and provide the necessary habitat for organisms that spend only a portion of their life in the wetland such as amphibians, reptiles, birds, and mammals.

The project site is currently developed with a 1,325 bed-space high rise residence towers, two-story dining area, a 700-space surface parking lot, a swimming pool, volleyball court, and several tennis courts. The remaining 4-acre vacant open space area lies to the east of and adjacent to the existing residential development and contains several habitat types including: coastal freshwater marsh, non-native annual grasslands and coyote brush scrub.

In this case, the project site is located primarily within an existing developed area on Storke Campus and the related LRDP Amendment No. 1-11 does not designate the project site ESHA. The majority of the proposed project is located a minimum of 100 feet from the wetland and ESHA, however portions of a proposed bicycle pathway and drainage improvements are located within the 100 foot buffer. Specifically 19,530 sq. ft. of total area within the wetland buffer will be temporarily impacted and approximately 4,882 sq. ft. of that buffer area will be permanently encroached upon by the bicycle path. LRDP Amendment No. 1-11 includes provisions specifically allowing for the construction of pedestrian and bicycle paths within buffer areas when there are no feasible alternative locations available that would avoid encroachment. In this case, due to the location of the adjacent Santa Catalina Housing, there is no alternative location for the proposed pedestrian/bicycle path. Policy ESH-20 of the related LRDP Amendment 1-11 requires that ESHA buffer areas located adjacent to new development be enhanced with

appropriate native vegetation and Policy ESH-23 of the related LRDP Amendment also requires where there are unavoidable impacts to ESHA, a restoration plan shall be required to mitigate the ESHA at 4:1 ratio (area restored to area impacted) for wetland, riparian, and open water or stream habitats. In accordance with these polices, the University is proposing restoration and enhancement of wetland and/or upland habitat on site (including all portions of the site within the remaining wetland buffer area) at a ratio of 4:1 for the area of the wetland buffer encroachment. The University has submitted a preliminary restoration plan for wetland habitat restoration at a ratio of 4:1 for the unavoidable wetland buffer encroachment, therefore, Special Condition Six (6) requires the University to submit a final Habitat Restoration, Enhancement, and Monitoring Program which shall include, at a minimum, the removal of any and all invasive plant species on the site; revegetation of disturbed areas with appropriate native species, including areas where invasive and non-native plants were removed; a program to provide formal written notice to the occupant(s) of the Santa Catalina and San Joaquin Apartments of the wetland protection goals and objectives and statement that any activities within the wetland are strictly prohibited; and the installation of a permanent split-rail, or other wildlife permeable, fence and instructional signage to protect the remaining wetland habitat against impacts from humans, as required in Special Condition 6.

Special Condition 6 requires that fencing be installed along the wetland buffer as proposed by the University to protect the remaining wetland habitat against impacts from post-construction activities. The Habitat Restoration, Enhancement, and Monitoring Program shall include final fencing designs which illustrate that the design will allow free passage of wildlife. No chainlink fencing shall be permissible anywhere on the property. The fence shall have signs posted to discourage entry. Permanent signage, as required in Special Condition 8, shall be posted along the wetland buffer fence to inform the public about the sensitive wetland resource and the enhancement activities. The language shall notify the public that the area contains sensitive wetland habitat and that activities or entrance into the fenced area is not allowed. These signs shall be maintained in good condition for the life of the development and, when necessary, shall be replaced with new signs that comply with the plans approved pursuant to this notice of impending development. The final program shall specify the location, size, design, and content of all signs to be installed. A minimum of ten signs shall be placed in conspicuous locations along the wetland buffer fence.

In addition, due to the fact that several invasive and ornamental trees located along the eastern property boundary are proposed for removal has the potential to provide habitat for sensitive bird species, it is necessary to ensure that potential impacts to nesting bird species are avoided during tree removal activities. Additionally, given the project site's proximity to the adjacent wetlands, there is further potential for breeding birds to be impacted as a result of construction. Thus in order to avoid any potential adverse impacts to raptor or sensitive bird species, Special Condition Four (4) requires that should tree removal activities occur between February 15 and September 1 (bird breeding season), a qualified environmental resource specialist shall conduct pre-construction bird surveys to determine whether nesting or breeding behavior is occurring within 500 feet of the project site. If a sensitive bird species is exhibiting nesting behavior, the University must contact all appropriate agencies to determine the proper course of action to protect the species. The nest may not be disturbed or removed and a biological monitor must be

present during all construction activities to monitor the potential impacts to nest birds, including any indirect impacts from noise must be attenuated. Where no bird breeding behavior is initially observed, the environmental resource specialist shall conduct monthly follow-up surveys during the bird breeding/nesting season. Further, Special Condition Four (4) requires that a qualified environmental resource specialist be present during all tree removal activities. Where the survey identifies birds in the survey area, a construction monitor shall be present during all further construction activities until the birds have fledged. If significant impacts or damage occur to sensitive habitats or to wildlife species, the applicants shall be required to submit a revised or supplemental program to adequately mitigate such impacts.

Although the trees proposed for removal are not ESHA, they still have the potential to provide habitat for sensitive bird species. Therefore the removal of these mature trees must be mitigated to ensure that there are no adverse impacts or permanent loss of potential raptor nesting habitat. The University is proposing to mitigate the loss of the trees at a mitigation ratio of 1:3, consistent with related LRDP Amendment No. 1-11 policies. To ensure adequate implementation of the University's proposal, Special Condition Five (5) requires that a tree replacement planting plan be submitted which reflects the University's mitigation proposal and subject to review and approval of the Executive Director. Specifically, Special Condition Five (5) requires the University to submit a final native tree replacement planting program, prepared by a qualified biologist, arborist, or other resource specialist, which specifies replacement tree locations, tree or seedling size planting specifications, and a five-year monitoring program with specific performance standards to ensure that the replacement planting program is successful.

The Commission has found in past permit actions that night lighting in or near ESHA has the potential to significantly and adversely affect ESHA. In past actions, the Commission has found that night lighting may alter or disrupt feeding, nesting, and roosting activities of native wildlife species. In this case, the subject site is adjacent to identified ESHA and wetlands. Although the majority of the project site is currently developed with an existing parking lot with nightlighting, and two residential towers, the proposed project would still result in some increase in new artificial lighting to the project area due to the increase in the scale and massing of development on site. This impact can be minimized by directing lighting away from sensitive habitat areas. To address the impact of night lighting on the neighboring wetland sensitive habitat area, the Commission requires exterior night lighting to be minimized, shielded and directed away from the adjacent wetland and open space areas wherever lighting associated with development adjacent to these resources cannot be avoided. Specifically, Policy ESH-16 specifically prohibits night lighting in buffer areas designed to protect sensitive habitat except where necessary for public safety, and then using only the minimum lighting necessary and with plantings or other measures to screen the adjacent habitat from the effects of light pollution.

The University is proposing exterior night lighting to be installed on the project site to be of low intensity, low glare design, and be hooded to direct light downward onto the subject parcel(s) to prevent spill-over onto adjacent environmentally sensitive habitat areas, wetlands and wildlife habitat. However, along the bicycle pathway located within the 100-foot buffer of the adjacent wetlands, the University is proposing 20 ft. high lighting fixtures. which would not be consistent with the related LRDP Amendment No. 1-11 Policy ESH-15 which requires height of new

lighting fixtures shall be minimized to the maximum extent feasible to reduce lighting impacts. Moreover, Policy LU-23 of the related LRDP Amendment No. 1-11 specifically provides a "Class I bicycle path may be developed in the ESHA/wetland buffer on the east side of the San Joaquin Apartments site in the most environmentally protective manner accompanied with a Commission-approved buffer restoration plan. The bicycle/pedestrian path may include lighting for safety reasons provided lighting is the minimum necessary, designed with a minimal footprint and low-profile bollard designs, and consistent with Policy ESH-15." Moreover, in past Commission actions for new development on campus, outdoor lighting for pathways has typically been substantially lower in height than the new proposed lighting. For instance, the approved lighting plan for NOID No. UCS-NOID-0005-14, which was approved by the Commission in August 2014, for the construction of the Kavli Institute of Theoretical Physics (KAVLI) Housing project required that lighting fixtures along pedestrian and bicycle paths would be no more than 12 ft. in height. Therefore, in order to ensure that impacts to wetland habitat and associated wildlife due to light pollution are minimized, Special Condition Eight (8) requires the University to submit a final revised lighting plan that ensures the lighting fixtures within the wetland buffer area on site shall be the minimum height necessary and that all exterior night lighting to be minimized, shielded and directed away from the adjacent wetland and open space area

As noted previously, Section 30240 of the Coastal Act, which has been included in the certified LRDP, requires that existing environmentally sensitive habitat areas and wetland areas shall be protected against any significant disruption of habitat values, and that development in areas adjacent to significant habitat areas shall be sited and designed to prevent adverse effects which would degrade such areas. The proposed project includes landscaping of the residential project area. The Commission recognizes that the use of non-native and invasive plant species within new development can cause adverse on-site and off-site impacts upon natural habitat areas. Non-native and invasive plant species can directly colonize adjacent natural habitat areas. In addition, the seeds from non-native and invasive plant species can be spread from the developed area into natural habitat areas via natural dispersal mechanisms such as wind or water runoff and animal consumption and dispersal. These non-native and invasive plants can displace native plant species and the wildlife which depends upon the native plants. Non-native and invasive plants often can also reduce the biodiversity of natural areas because, absent the natural controls which may have existed in the plant's native habitat, non-native plants can spread quickly and create a monoculture in place of a diverse collection of plant species.

For the above reasons, the placement of any non-native invasive plant species within the development (which could potentially spread to the natural habitat areas) is a threat to the biological productivity of adjacent natural habitat and would not be compatible with the continuance of those habitat areas. Therefore, in order to minimize adverse effects to the indigenous plant communities within the project area that are not directly and immediately affected by the proposed development, the Commission has typically required that all landscaping consist primarily of native plant species and that invasive plant species shall not be used. Thus, to ensure permanent protection of the adjacent wetland, Open Space and significant habitat areas, and to ensure that non-native and invasive plant species cannot directly colonize adjacent natural habitat areas, the Commission finds that Special Condition Three (3) is

necessary to include site specific development standards regarding landscaping standards and requirements for the proposed San Joaquin Apartments Housing Site. In addition, the project's perimeter where it aligns with ESHA buffer, wetland buffer, or Open Space, there shall be a 50-foot native landscaping transition zone within the project footprint. The native landscaping transition zone shall extend from the outer edge of the development site toward the interior of the development site. All new or replacement landscaping located in the 50 foot native landscaping transition zone planted around the approved development shall be limited to native plants from local genetic stock that are selected to maximize benefits to wildlife species. Specifically, Special Condition Three (3) requires the University to submit landscaping plans that provide that all disturbed areas on the project site shall be planted and maintained for erosion control purposes within (60) days after construction of is completed. All landscaping shall consist of drought resistant plants/shrubs and trees. In addition, a 50 ft. wide native landscaping transition zone shall be located along all portions of the project site's perimeter adjacent to ESHA buffer, wetland buffer, or designated Open Space areas. All landscaping located in the 50 foot native landscaping transition zone and within any ESHA buffer, wetland buffer, or designated open space area planted around the approved development shall be limited to native plants from local genetic stock that are selected to maximize benefits to wildlife species. In addition, to ensure that adverse impacts to raptors and other wildlife are minimized, Special Condition Three (3) prohibits the use of rodenticides containing any anticoagulant compounds (including, but not limited to, Warfarin, Brodifacoum, Bromadiolone or Diphacinone). Vegetation within a 100-foot radius of the main structure may be selectively thinned in order to reduce fire hazard. No mowing or disking for fire control or any other use shall occur within wetland, riparian, native grassland, open space or other environmentally sensitive habitat, except as necessary for maintenance of stormwater management systems and bioswale or where required for habitat restoration purposes as previously authorized through Notice of Impending Development 2-04.

Furthermore, the Commission notes that increased erosion on site would subsequently result in a potential increase in the sedimentation of off-site wetland areas. The Commission finds that the minimization of site erosion will minimize the project's potential individual and cumulative contribution to sedimentation of coastal waters. Erosion can best be minimized by ensuring that all disturbed areas of the site are landscaped with native plants, compatible with the surrounding environment. Therefore, Special Condition Three (3) also requires that all disturbed areas on site shall be planted and maintained with drought resistant plant species compatible with the surrounding ESHA and wetland areas on site.

Due to the close proximately to the adjacent wetlands, the project construction will result in temporary impacts to ESHA and wetland areas due to construction and staging activities. To ensure that such temporary impacts to the adjacent wetland/ESHA areas on site are minimized, Special Condition Seven (7), requires the University to submit a final construction staging and fencing plan indicating that the construction zone, construction staffing area(s) and construction corridor(s) shall avoid any encroachment into the 100 ft. buffer area.

The University's campus is a hotspot for avian fauna, both resident and migratory. Campus wetlands and uplands provide stopover habitat of critical importance for migratory birds using the Pacific Flyway. Bird mortality due to collision with glass windows, especially the windows

of tall structures, is a significant and well-documented problem. The related LRDP Amendment No. 1-11 contains design standards which requires new buildings and major renovations of existing building to provide bird-safe building treatments for the façade, landscaping, and lighting. Specifically, the windows shall be treated with glazing treatments to reduce the amount of untreated glass to less than thirty-five (35%) present of the building façade. The proposed project contains more than 35% of untreated glass, and therefore the Commission requires Special Condition Ten (10) to require the University to submit revised project plans to reduce the amount of untreated glass to no less than 35%.

Therefore, the Commission finds that the notice of impending development, as conditioned, is consistent with the related LRDP Amendment No. 1-11 and Coastal Act Sections with regards to protection environmentally sensitive resources.

Public Access

Section 30252 of the Coastal Act 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 provide substitute means of serving the development with public transportation. Coastal access is generally viewed as an issue of physical supply, and is depending not only on the provisions of lateral access (access along a beach), but also the availability of public parking (including on-street parking). In past Commission action, the Commission has found that the availability of public parking, including on-street parking, constitutes a significant public access and recreation resource and is as important to coastal access as shoreline accessways.

The University's certified LRDP incorporates by reference Coastal Act Sections 30210, 30211, 30212, 30212.5, 30213, 30214 and 30252 concerning coastal recreation and access. Therefore, it is necessary that the development proposed be consistent with the requirements of these policies. Coastal Act Sections 30212 and 30211 mandates that maximum public access and recreation opportunities be provided and that development not interfere with the public's right to access the coast. Section 30212 of the Coastal Act, as incorporated in the LRDP, requires that public access from the nearest public roadway to the shoreline and along the coast be provided in new development projects with certain exceptions such as public safety, military security, resource protections, and where adequate access exists nearby. In addition, Section 30213 requires that lower cost visitor and recreational opportunities be protected, encouraged and, where feasible provided. Section 30214 of the Coastal Act, as incorporated in the LRDP, provides that the implementation of the public access policies take into account the need to regulate the time, place, and manner of public access depending of such circumstances as topographic and geologic characteristics, the need to protect natural resources, proximity to adjacent residential uses, etc. Section 30252 of the Coastal Act 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.

The related LRDP Amendment No. 1-11 also contains policies related to campus parking provides parking parameters to ensure that the University provides adequate parking to serve all of its needs while at the same time avoiding over-parking. Specially, Policy TRANS-15 addresses residential parking parameters such as shared housing for individuals, including dormitories, shall be calculated at one parking space per four "bed spaces." These are the target ratios based on the campus' records and latest assessments of parking trends. However, given the fluctuation in parking needs over time, Policy TRANS15 allows for a greater or reduced number of parking spaces based on a site-specific parking study that demonstrates a different parking demand is applicable for the life of the development. Where parking ratios are lowered, Policy TRANS-15 requires parking studies for the life of the project and where parking is shown to be displaced to other areas, the University shall commit to resolving the under-parked situation.

Additionally, TRANS-16 addresses situations where new development removed existing parking spaces. In such case, the number of removed spaces must be replaced with new spaces or accommodated in existing campus parking facilities, however, where the need for those spaces is no longer required as a result of redevelopment of a site, the policy allows for the spaces to be removed without being replaced or reassigned.

The proposed development involves the construction of 271,338 gross sq. ft. of new residential housing consisting of multiple housing blocks ranging two to six stories and 25 ft. to 65 ft. in height and consisting of 186-units with 1,003 bed spaces (165 residential units for 990 undergraduate students, 13 residential units for 13 resident assistants, and 8 residential units for faculty staff). In addition, the impending development also includes a 5,500 sq. ft. convenience store, 28,000 sq. ft. dining commons, two surface parking lots with 34 parking spaces, and 36,600 cu. yds. of associated grading (27,600 cu. yds. of cut, 9,000 cu. yds. of fill) on the Santa Catalina Student Housing site and a 178-space surface parking lot on the adjacent West Campus Apartments site.

The site is currently developed with a 1,325 bed-space residential housing complex consisting of two 111 ft. high towers, a two-story dining commons, a 700-space surface parking lot, a swimming pool, volleyball court, and several tennis courts. All new residential housing will be constructed immediately adjacent to the two existing 111 ft. high towers and dining commons which will remain on site to provide housing for a total of approximately 2,344 residents.

The existing 700-space parking lot on site will be replaced with two smaller parking lots for a total 34 parking spaces on site. In addition, 178 new parking spaces will be constructed on the adjacent West Campus Apartments Site and 186 existing parking spaces in Parking Structure 50 would be specifically designated for use by the Santa Catalina residents to provide a total of 398 parking spaces associated with residential on this site. Thus, as proposed, although 1,003 new bed-spaces (and 8 additional residential units for staff) would be added by the proposed project, the available parking for housing on site would be actually be reduced by 302 parking spaces.

The University of California, Santa Barbara campus is situated along 2½ miles of coastline in Santa Barbara County. Public pedestrian access is available to and along the entire 2½ miles of coastline contiguous to the campus. Additionally, the parking facilities on campus constitute a

significant supply of publicly-available beach parking in the area through both dedicated coastal access parking locations as well as parking available to all visitors to campus (Parking Permit "C").
Surrounding the campus is a mixture of suburban residential, commercial areas, agricultural, and undeveloped lands. The Main, Storke, and West Campus areas of UCSB effectively surround the community of Isla Vista on three sides, and the Pacific Ocean lines the community on the south. Isla Vista is a residential community with a small commercial center, located in an unincorporated area of Santa Barbara County immediately west of the University and immediately east of the Coal Oil Point Natural Reserve. The current population of Isla Vista is approximately 23,000. Isla Vista is known primarily for its role in providing housing for students from UCSB as well as Santa Barbara City College. Isla Vista is approximately 1.8 square miles. Development in Isla Vista is generally characterized as high-density residential with some single-family residential neighborhoods and a small commercial "downtown" district. The multiple residential areas in Isla Vista are generally characterized by a lack of parking, landscaping, and architectural amenities. There are approximately 3,500 existing on-street parking spaces in the community, nearly all of which are currently available for public use on a "first-come, first-serve" basis. There are five existing vertical access ways that provide public access from Del Playa Drive to the sandy beach. In general, users of on-street parking in the community include: residents; visitors to the area; customers to stores, shops, and restaurants; employees of businesses; students of the University; and beachgoers.

As a result of their proximity, the social and economic interests of the University and Isla Vista community are inextricably linked. Particularly notable are the impacts to transportation and parking conditions as a result of the influx of students, staff, researchers, and the many other visitors associated with the University. The on-street parking spaces within Isla Vista are heavily used, with generally the highest percentage rates of occupancy on the eastern end of Isla Vista adjacent to the University and commercial district. The historical lack of parking in Isla Vista has been attributed to a number of different factors, including: substantial development of Isla Vista in the 1950s and 1960s when only one space per unit was required; the large number of residents (primarily students) per unit was not contemplated at the time of development; dense multi-unit housing stock was encouraged on the east side of Isla Vista in order to make development of Isla Vista feasible (which may now provide housing such as off-campus dormitories, fraternities, and sororities); and commuters to the University utilizing on-street parking in the areas close to the University to avoid on-campus parking fees.

Currently, in the east and central portions of Isla Vista, parking is constrained. A recent parking study (Fehr & Peers, Aug 2013) indicates a daytime peak of 85% parking occupancy in the eastern portion of Isla Vista closest to the University between 9 a.m. and 11 a.m. and a peak of 90% parking occupancy in the central portion of Isla Vista between 7 a.m. and 9 a.m. Parking surveys from 2007 (Fehr & Peers, Mar 2008) indicate that parking in Isla Vista is on a downward trend given that the parking occupancy peaks in the eastern portion of Isla Vista at 90% occupancy between 4 a.m. and 5 a.m. and 95% occupancy between 4 a.m. and 5 a.m. in the central portion of Isla Vista.

Although the parking occupancy from 2007 to 2013 indicates an improvement with regard to parking occupancy, 85% and 90% parking occupancy discourages local coastal access in the Isla Vista area contrary to the requirements of Coastal Act Section 30252. Given that the subject Student Housing site is adjacent to east and central Isla Vista, both the existing San Clemente Housing and the proposed KITP have the potential to exacerbate the parking occupancy levels if adequate parking is not provided in a convenient and accessible location.

The University proposes to modify parking by reducing the total number of parking spaces that are required for the proposed San Joaquin Apartments and existing Santa Catalina Student Housing in Policy TRANS-15 (from a ratio of 1 parking space per 4 student bed spaces (1/4 or 25%) to the proposed 1 parking spaces per 5.88 student bed spaces (17/100 or .17%). Policy TRANS-15 requires one parking space to be provided for every 4 bed spaces in dormitory housing. The required amount of parking spaces for the project site under TRANS-15 for a total population/bed-space count of 2,344 (existing Santa Catalina bed-space count of 1,325, plus an additional 1,003 new student beds and 16 new staff beds results in a total bed space count of 2,344) would be 586 spaces (1/4 times 2,344).

A parking study prepared by Fehr and Peers and conducted during October and November 2012 at Santa Catalina Housing Residence resulted in an average peak daily parking demand of 0.17 parking spaces per bed-space. The University submitted this parking survey along with the notice of impending development to request a reduced number of parking spaces for Santa Catalina and San Joaquin Apartments from 0.25 (1/4) to 0.17% pursuant to Policy TRANS-15. The University is proposing a total of 398 spaces (17/100 or .17% times 2,344) parking spaces to serve the existing Santa Catalina and proposed San Joaquin Apartment housing development. This parking ratio reduction represents a significant reduction in parking, the equivalent to a proposed 32% decrease. Inadequate on-site parking has the potential to exacerbate existing parking problems and discourage access to the coast by both directly using Isla Vista parking spaces and indirectly by raising the level of difficulty to find an available space which may lead to more traffic congestion, more car idling and wait times. Therefore, any such reduction requires close monitoring and site-specific data to show that the new propose parking numbers are adequate to accommodate all parking needs of the residents, visitors, and staff.

Policy TRANS-15 specifically requires the 1:4 (parking space to bed space) parking ratio to ensure that parking in Isla Vista is not displaced by the residents, visitors, or staff associated with new development. The University asserts that, in this case, the 1:4 parking ratio is unnecessary because not every student brings a car to campus and also that the both the location so close to Main Campus as well as the University's alternative transportation program provide a living situation in which many residents wouldn't need a car. The University asserts that Campus parking surveys show that occupancy only reaches 38 percent in the existing 700-space onsite parking lot for Santa Catalina Student Housing. These surveys indicate that the parking lot is not being used to full capacity and there is likely some level of reduction that is appropriate at the site. However, the more appropriate measure of maximum parking needs can be more reliably based on the number of parking permits that were actually requested and issued for the Santa Catalina Student Housing. The following table indicates that a minimum of 365 permits were

issued in the year of 2013 and a maximum of 500 parking permits were issued to residents in the year of 2009.

Year	Resident Permits Requested/Issued	Number of Residents	Parking Ratio (students/bed-space per permit)
2009	500	1,325	2.65
2010	406	1,325	3.27
2011	395	1,700	4.30
2012	429	1,700	3.97
2013	365	1,700	4.66

The average student/bed-space per permit issued in the last five school years is 3.77. The University has not provided any additional evidence to support a reduction of the parking ratio. Thus, given the potential consequences of underestimating the parking needs, as well as recognizing that parking trends may go up or down, the conservative approach would be to not reduce the required parking space ratio from 1 parking space per 4 bed-spaces (pursuant to Policy TRANS-15) to the University's proposed 1 parking space per 5.88 or .17 %. Therefore, to ensure that there is adequate parking on site to serve the Santa Catalina Student Housing and proposed San Joaquin Apartments, consistent with Coastal Act Section 30254 and TRANS-15, the Commission finds that Suggested Modification Nine (9) is necessary to require a total of 586 parking spaces for students. If in the future site specific parking analysis and parking surveys provide evidence to support a reduction of the required 1:4 parking ratio for this site, the University may submit a new Notice of Impending Development requesting a parking ratio reduction and identify the number of parking spaces to be removed.

Additionally, the proposed project will result in the removal of 700 existing parking spaces currently located onsite and will only construct 214 new spaces within two on-site surface parking lots (8-space and 26-space) and one off-site surface parking lot (178-space) on West Campus Apartments. Policy TRANS-16 addresses situations where new development will remove existing parking spaces. In such case, the number of removed spaces must be replaced with new spaces or accommodated in existing campus parking facilities, however, where the need for those spaces is no longer required as a result of redevelopment of a site, the policy allows for the spaces to be removed without being replaced or reassigned. The proposed project only requires a total of 586 parking spaces to serve the existing and therefore 118 spaces are no longer required. The University can accommodate the required 586 parking spaces as follows: 214 spaces onsite and within the new proposed 178-parking lot, 226 spaces in Parking Structure 50, and 146 parking spaces in either Parking Lot 38 and/or 30.

However, given the potential impacts to the parking supply in Isla Vista and to ensure consistency with Coastal Act Section 30254 and TRANS-16, the Commission finds that Special Condition Nine (9) is necessary to require a total of 586 parking spaces for students to be accommodated both onsite offsite within existing campus parking facilities. Furthermore, the San Joaquin Apartments housing development proposed is only consistent with the LRDP if the

proposed amendment to the LRDP is approved. Therefore, the Commission finds that Special Condition One (1) is necessary to ensure that the proposed amendment to the LRDP is deemed legally adequate prior to authorization of the impending development.

Water Quality

The Commission recognizes that new development has the potential to adversely impact coastal water quality thought the removal of vegetation, increase of impervious surfaces, increase of runoff, erosion, and sedimentation, introduction of pollutant such as chemicals, petroleum, cleaning products, pesticides, and other pollutant sources. The University's certified LRDP incorporated by reference Coastal Act Sections 30230 and 30231 of the Coastal Act which mandate that marine resources and coastal water quality shall be maintained and where feasible restored, protection shall be given to areas and species of special significance, and that uses of the marine environment shall be carried out in a manner that will sustain biological productivity of coastal waters. Coastal Act Section 30253, also incorporated into the certified LRDP, requires among other things that erosion be minimized and site stability ensured.

To further protect water quality, the related LRDP Amendment No. 1-11 includes a comprehensive Water Quality (WQ) Program that consists of water quality protection policies (Policies WQ-01 – WQ-17 of the related LRDP Amendment) and implementation standards (Appendix 3 Water Quality Protection Program). The LRDP policies address water quality protection measures during the siting and design phase, the construction phase, and the post-development phase. The policies emphasize siting and design measures, particularly Low Impact Development (LID) planning practices to allow land development while maintaining the natural hydrologic character of the site or region. The WQ Program requires that LID measures be given precedence in designing all development, where appropriate and feasible. LID designs with nature in mind: working with the natural landscape and hydrology to minimize these changes. LID accomplishes this through source control, retaining more water on the site where it falls, rather than using traditional methods of funneling water via pipes into local waterways. Both improved site design and specific management measures are utilized in LID designs. The proposed LID policies seek to maximize the area available for infiltration so that runoff volume and pollutant concentrations are reduced; including engineered grassy swales, bioretention basins, and porous pavement. Specifically, Policy WQ-01 requires new development shall be sited, designed, and managed to precent adverse impacts from stormwater or dry weather runoff to coastal waters and environmentally sensitive habitat areas. Sources of inflow to coastal wetlands shall be maintained so that the quality, volume and duration of flows do not diminish wetland hydrology.

To reduce runoff and erosion and provide long-term, post-construction water quality protection in all physical development, the WQ Program requires that measures be prioritized in the following order: 1) site design BMPs, 2) source control BMPs, 3) treatment control BMPs. When the combination of site design and source control BMPs is not sufficient to protect water quality, treatment control BMPs shall also be required. Any required treatment control BMPs (or suites of BMPs) must be designed, constructed, and maintained so that they 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.

As described previously, the proposed development consists of the construction of a 271,338 gross sq. ft., two-six story, 186-unit, 1,003-bed space, student housing complex, comprised of several housing blocks approximately 25 ft. to 65 ft. in height. The impending development also includes a 5,500 sq. ft. convenience store, three surface parking lots, and 36,600 cu. yds. of associated grading (27,600 cu. yds. of cut, 9,000 cu. yds. of fill) to be constructed primarily on an existing paved parking lot with some unpaved areas covered with turf. Potential sources of pollutants such as chemicals, petroleum, cleaning agents and pesticides associated with new development, as well as other accumulated pollutants from rooftops and other impervious surfaces result in potential adverse effects to water quality to coastal waters. Such cumulative impacts can be minimized through the implementation of drainage and polluted runoff control measures. In addition to ensuring that runoff is conveyed from the site in a non-erosive manner, such measures should also include opportunities for runoff to infiltrate into the ground. Methods such as vegetated filter strips, gravel filters, and other media filter devices allow for infiltration.

The 10.8-acre site proposed for development of the San Joaquin Apartments housing project is primarily paved with an existing paved parking lot and an approximately 2-acre turf area. Therefore, the proposed development would result in an increase in impervious surface, which in turn decreases the infiltrative function and capacity of existing permeable land on site. The reduction in permeable space therefore leads to an increase in the volume and velocity of stormwater runoff that can be expected to leave the site. Further, 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.

The University has submitted a Stormwater Quality Management Plan, dated June 2014 and prepared by Penfield and Smith that indicates the proposed project meets the standards and requirements listed above. The stormwater from the San Joaquin Apartments site currently flows to the east and north and is directed to the Storke Wetlands by an underground pipe beneath the open space area to the east. The stormwater drainage system for the proposed project consists of storm drain pipes, ranging in size from 6-inch in diameter to 24-inch diameter, which collect runoff from a distributed system of biofiltration devices and hydrodynamic separators. The biofiltration devices consist of an earthen basin filled with a layer of permeable organic media through which the stormwater percolates. The media is designed to collect and hold pollutants

which are either collected on top of the media or attached to the media particles and are broken down biologically within the media. The media is planted with vegetation selected to remove nutrients which consist of either collected pollutants or are the by-product of the biologically altered pollutants. Cleaned stormwater is collected in a gravel layer, underneath the media, and is discharged to the storm drain system through perforated drains. Vegetated filter swales consist of shallow swales planted with vegetation selected for the purposed of uptake and cleaning pollutants. Stormwater passes slowly through the swale infiltrating into the surrounding soils. With the very low velocity and significant contact time periods, pollutants can settle out and/or be absorbed into soil particles and vegetation. The captured particles can then be broken down biologically over time.

Cleaned storm water is collected in a catch basin at the end of the filter swale. Hydrodynamic separators use gravity filtration and natural buoyancy process to allow pollutants to be captured. Oil and greases float to the top of the water and are collected using materials that attract and hold these chemicals. Large articles of trash would be separated and collected by mechanical screenings. Smaller particles are allowed to settle in the device, for periodic collection and removal. Cleaned stormwater is discharged to the storm drain system and will be discharged to the surface of the adjacent wetland buffer setback at two locations. The storm water discharged to the wetland buffer setback surface is dispersed and energy dissipated such as to introduce shallow non-erosion sheet flow in the buffer areas. The stormwater system would include extending the existing stormwater pipe to drain into the wetland buffer on the north east of the site. 750 sq. ft. of buffer area would be permanently impacted to install the outfall pipe. A new, second storm drain extension would connect with the existing storm pipes at the site and drain into the wetland buffer on the east side of the site. 610 sq. ft. of buffer area will also be permanently impact to install the outflow pipe. The new connection is required due to a conflict with the existing sewer system. Stormwater runoff from the proposed 178-space parking lot on the west side of Storke Road currently drains through a system of earthen swales and pipes and is ultimately discharged to the Devereux Slough. The proposed parking lot drainage system would direct runoff to the drainage system installed for the Sierra Madre Housing Project, which will discharge through a bioswale and to the Devereux Slough.

The proposed project also reduces post-project peak flow rates to less than pre-project peak flow rates, meets the goal for storm volume by reducing runoff volume to less than pre-project conditions, minimizes directly connected impervious surfaces, treats stormwater from approximately 99 percent of the project area, and increased the amount of clean stormwater to the adjacent wetland areas. Therefore, the proposed project is consistent with the water and marine resource policies of the related LRDP Amendment No. 1-11

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 University has submitted a final erosion control plans received on October 13, 2014. Erosion on site can be further minimized by landscaping all disturbed and graded areas with native plants compatible with the surrounding

environment. Additionally, the Commission finds that stockpiled materials and debris have the potential to contribute to increased erosion, sedimentation, and pollution. Policy WQ-11 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 WQ-11, in order to ensure that excavated material will not be stockpiled on site and that landform alteration and site erosion is minimized, Special Condition Eleven (11) 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. Thus, the Commission finds that the project, as conditioned, is designed in a manner that will ensure adverse impacts to coastal resources are minimized, in a manner consistent with the water and marine policies of the related LRDP Amendment No. 1-11.

For the above reasons, the Commission finds that the notice of impending development, as conditioned, is consistent with the Chapter 3 policies of the Coastal Act relative to the protection of water quality and the applicable policies of the related LRDP Amendment No. 1-11 with regards to water quality.

Hazards and Geological Stability

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. Additionally, the related LRDP Amendment No. 1-11 includes Policy GEO-01, which states that new development proposals shall be supported by geotechnical and soil studies conducted by a geologist or geotechnical engineer, as appropriate, to determine technical requirements for adequate building foundation and infrastructure designs; such studies shall include an appropriate building foundation and infrastructure designs; such studies shall include an appropriate evaluation of seismic or liquefaction hazards that may affect the subject site. Furthermore, Policy GEO-02 requires building setbacks from an active fault trace to be a minimum of fifty (50) feet, or a greater distance if required by the California Building Code and California Geologic Survey standards in effect at the time of University design approval.

Pursuant to Policy GEO-01, the University has submitted the following geological and geotechnical report for the proposed San Joaquin Apartment Housing Project: “Geotechnical Report for San Joaquin Apartments project dated July 2013, prepared by Fugro Consultants, Inc. These reports address 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 indicates that the closest mapped regional faults considered significant to the project are North Channel Slope Fault mapped beneath the site and other coastal areas of Santa Barbara, and a branch of the More Ranch fault mapped about 1,800 feet northwest of the site. The North Channel slope Fault is a blind thrust fault and does not have a surface trace that would present a fault rupture hazard to the site. The main More Ranch fault is a

sufficient distance for the site that it is not considered a potential source of a fault rupture that would impact the site. 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. The proposed project development has been sited a minimum of 50 feet from the active fault trace located on the project site to be in conformance with Policy GEO-02.

To ensure that the recommendations of the consultant have been incorporated into all proposed development, the Commission, as specified in Special Condition Two (2), 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.

Therefore, the Commission finds that the notice of impending development, as conditioned, is consistent with the Chapter 3 policies of the Coastal Act relative to ensuring geologic and structural stability and the related LRDP Amendment No. 1-11 policies with regards to geologic stability.

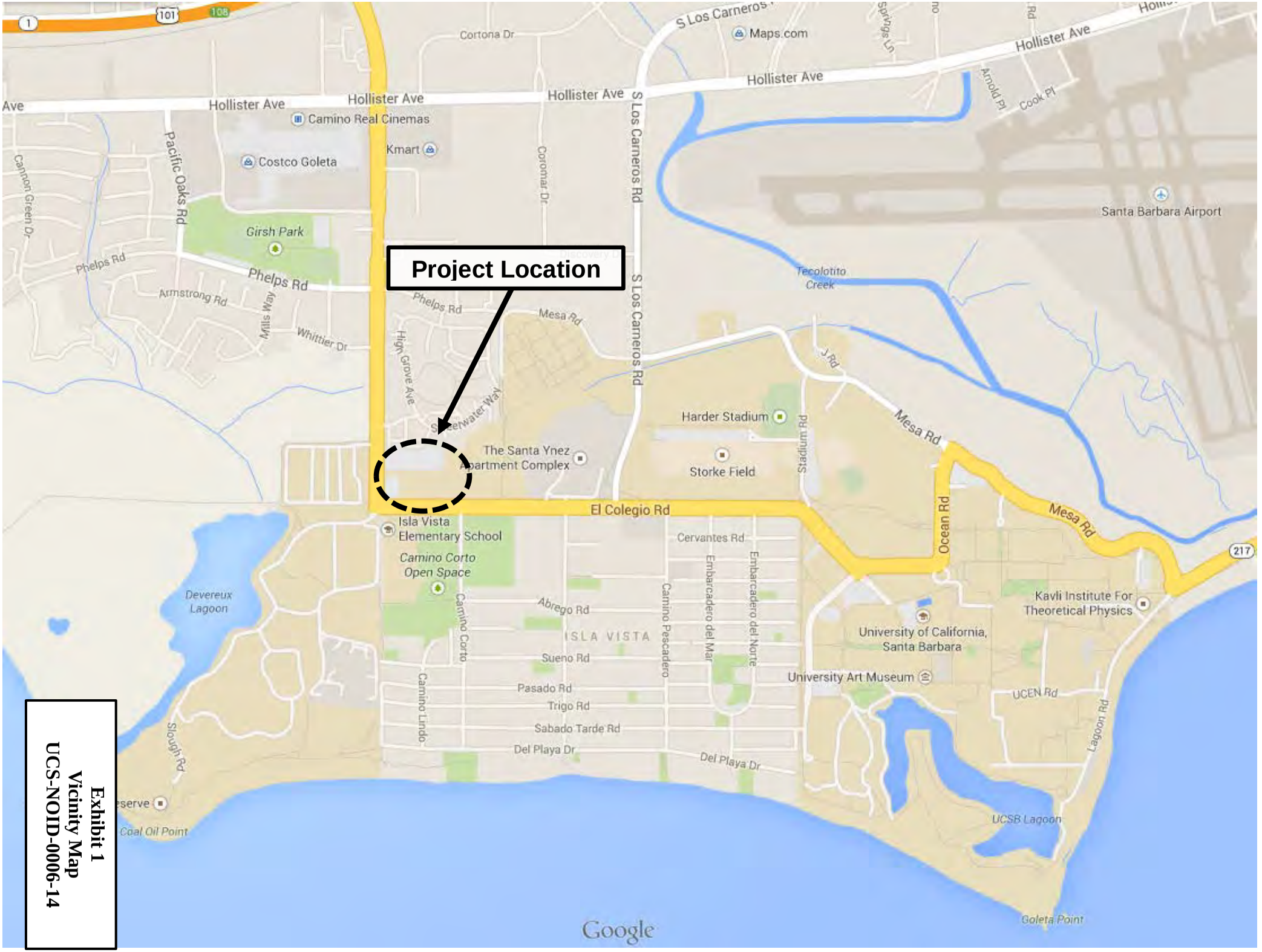

Exhibit 1
Vicinity Map
UCS-NOID-0006-14

Exhibit 2
Project Site Aerial Photo
UCS-NOID-0006-14

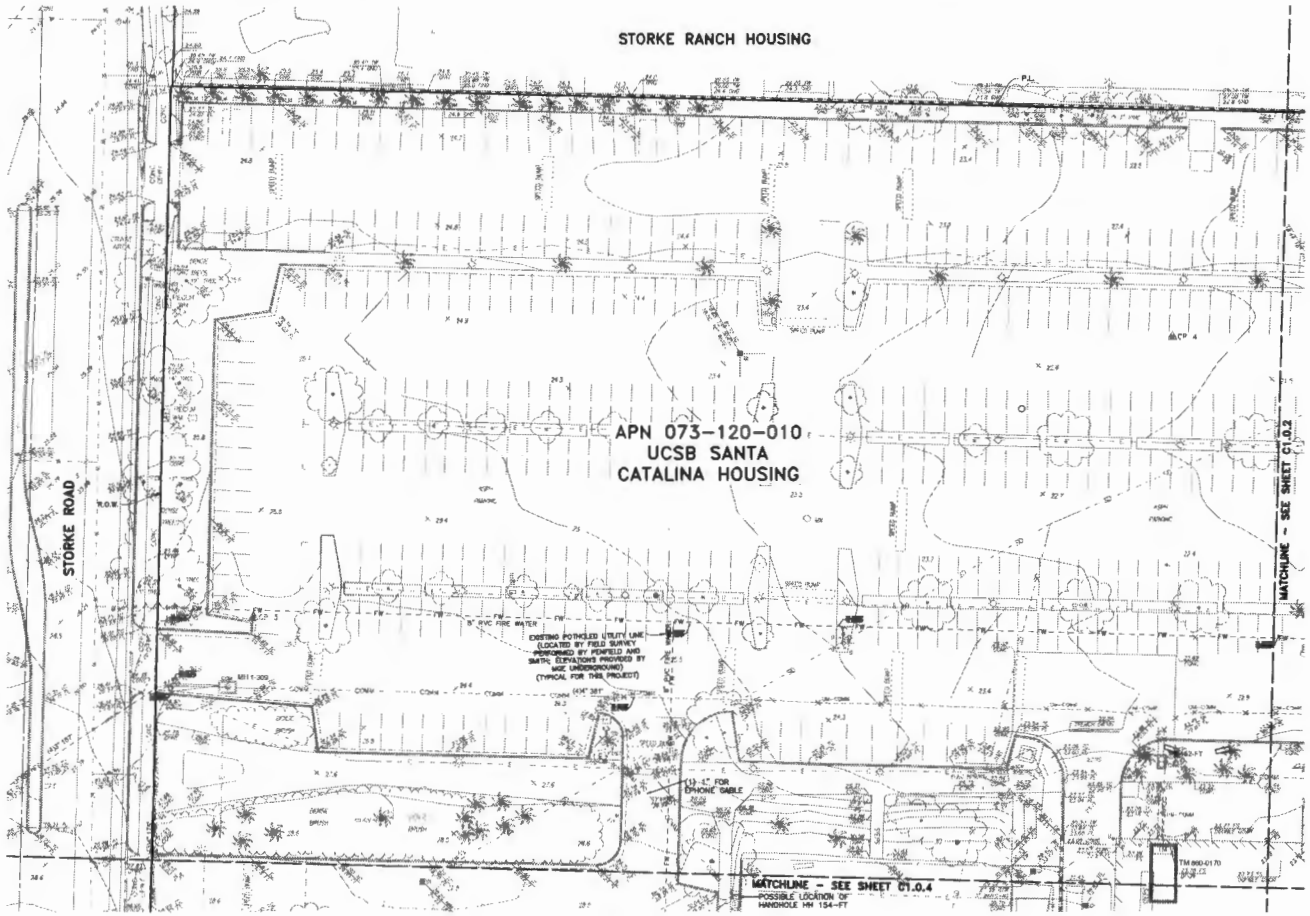

Exhibit 3
Existing Site Conditions – Topographic Map
UCS-NOID-0006-14

University of California
Santa Barbara

San Joaquin Apartments

SITE

UCSB Contract No. FM13059/0059470

Architect

SOM

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• Construction Management •
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Seal & Signature

No.	Description	Date
1	50% DESIGN DEVELOPMENT	19 SEPT 2013
2	75% DESIGN DEVELOPMENT	7 JAN 2014
3	100% DESIGN DEVELOPMENT	10 MAY 2014
4	100% DESIGN DEVELOPMENT	17 JUNE 2014
5	50% CONSTRUCTION DOCUMENTS	17 APR 2014
6	100% CONSTRUCTION DOCUMENTS	3 JULY 2014
7	100% CONSTRUCTION DOCUMENTS	18 JUNE 2014

COASTAL COMMISSION SUBMITTAL
AUGUST 20, 2014

Key Section

Key Plan

N

EXISTING CONDITIONS (SITE TOPO)

UCSD Drawing No. 1860-123

Project No. 13.07.12
Drawn By AUTHOR
Checked By Checker
Scale

Sheet No.
C1.0.1

SCALE: 1"=20'
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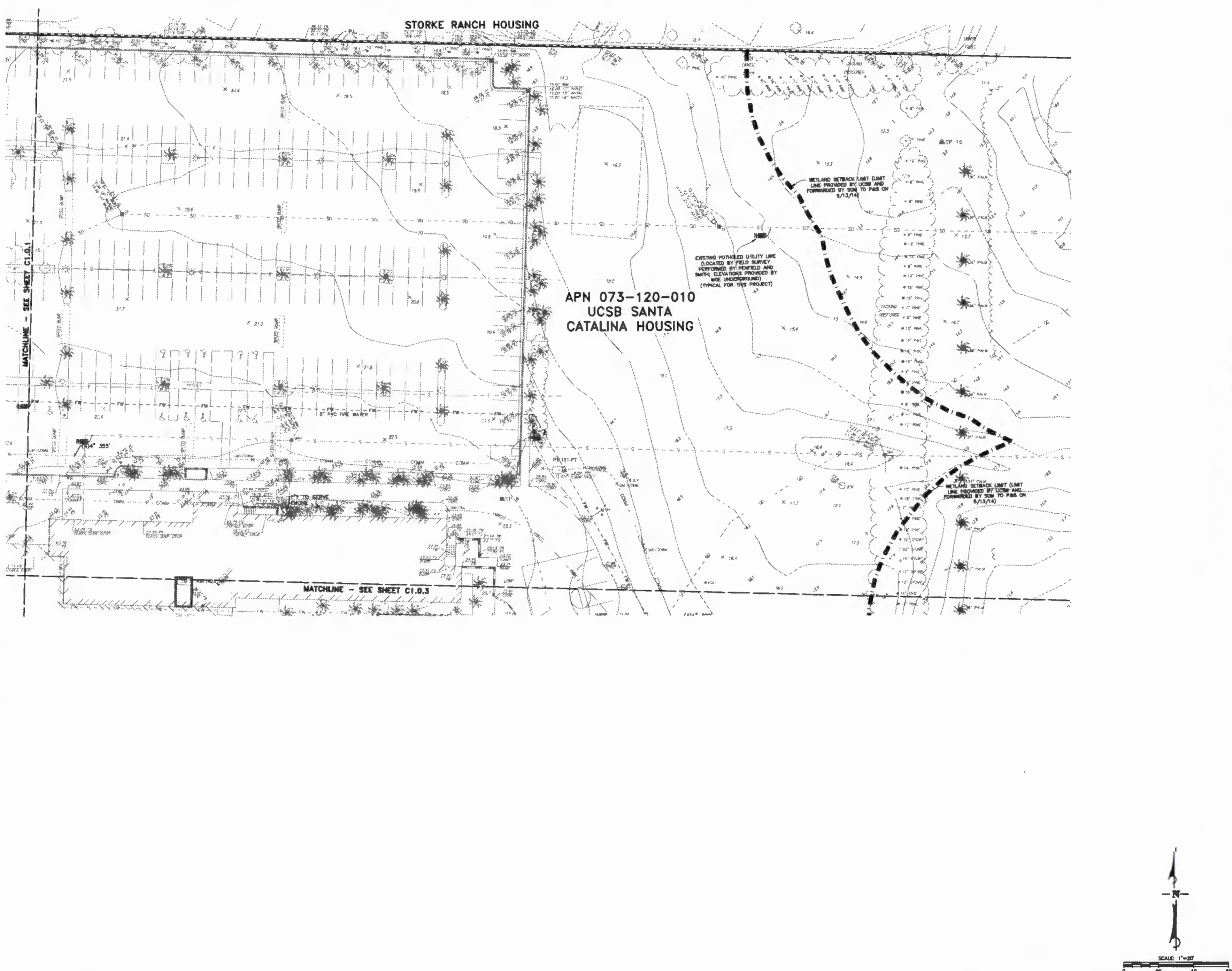

University of California
Santa Barbara

San Joaquin Apartments

SITE

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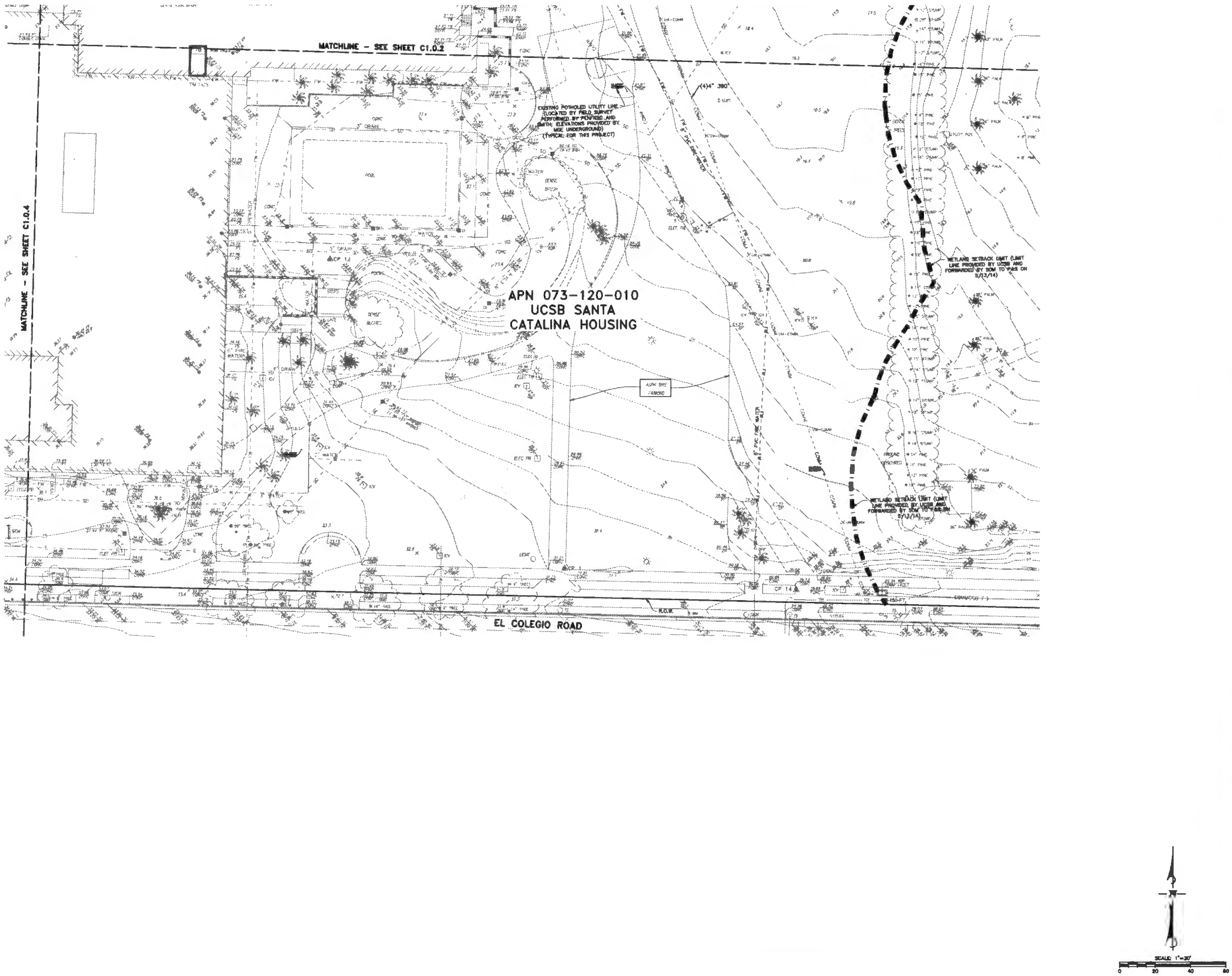
COASTAL COMMISSION SUBMITTAL
AUGUST 20 2014

N

EXISTING CONDITIONS (SITE TOPO)

C1.0.2



University of California
Santa Barbara

San Joaquin Apartments

SITE

UCSB Contract No. FM130399/986470

Architect

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Seal & Signature

Issued For

No.	Description	Date
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3	100% DESIGN DEVELOPMENT	[illegible]
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7	100% CONSTRUCTION DOCUMENTS	[illegible] JUNE 2014

COASTAL COMMISSION SUBMTTAL
AUGUST 20, 2014

For Revision

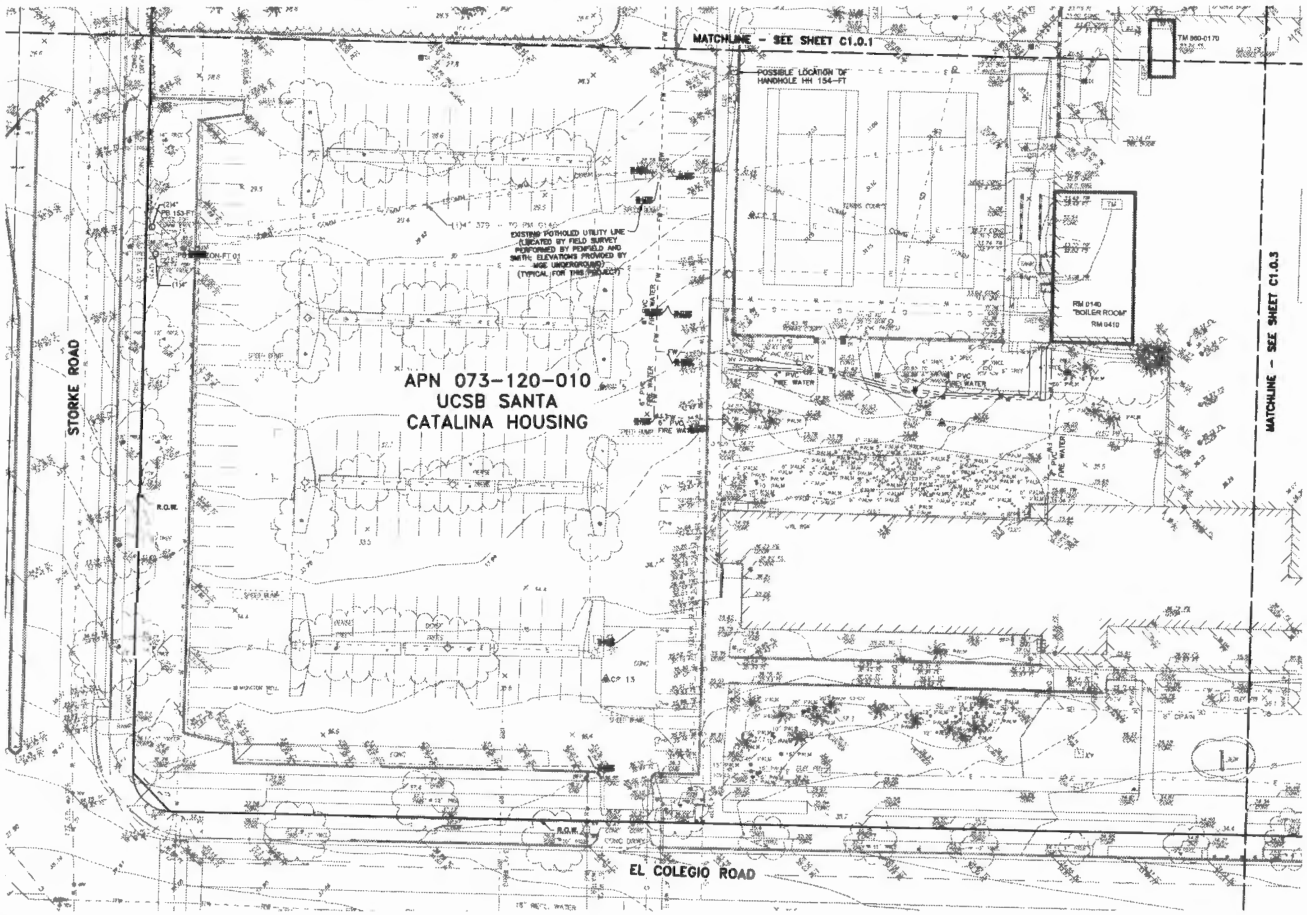
Key Plan

Sheet Name

EXISTING
CONDITIONS
(SITE TOPO)

Sheet No.

C1.0.3



University of California
Santa Barbara

San Joaquin Apartments

SITE

UCSB Contract No. FM130066666470

SOM

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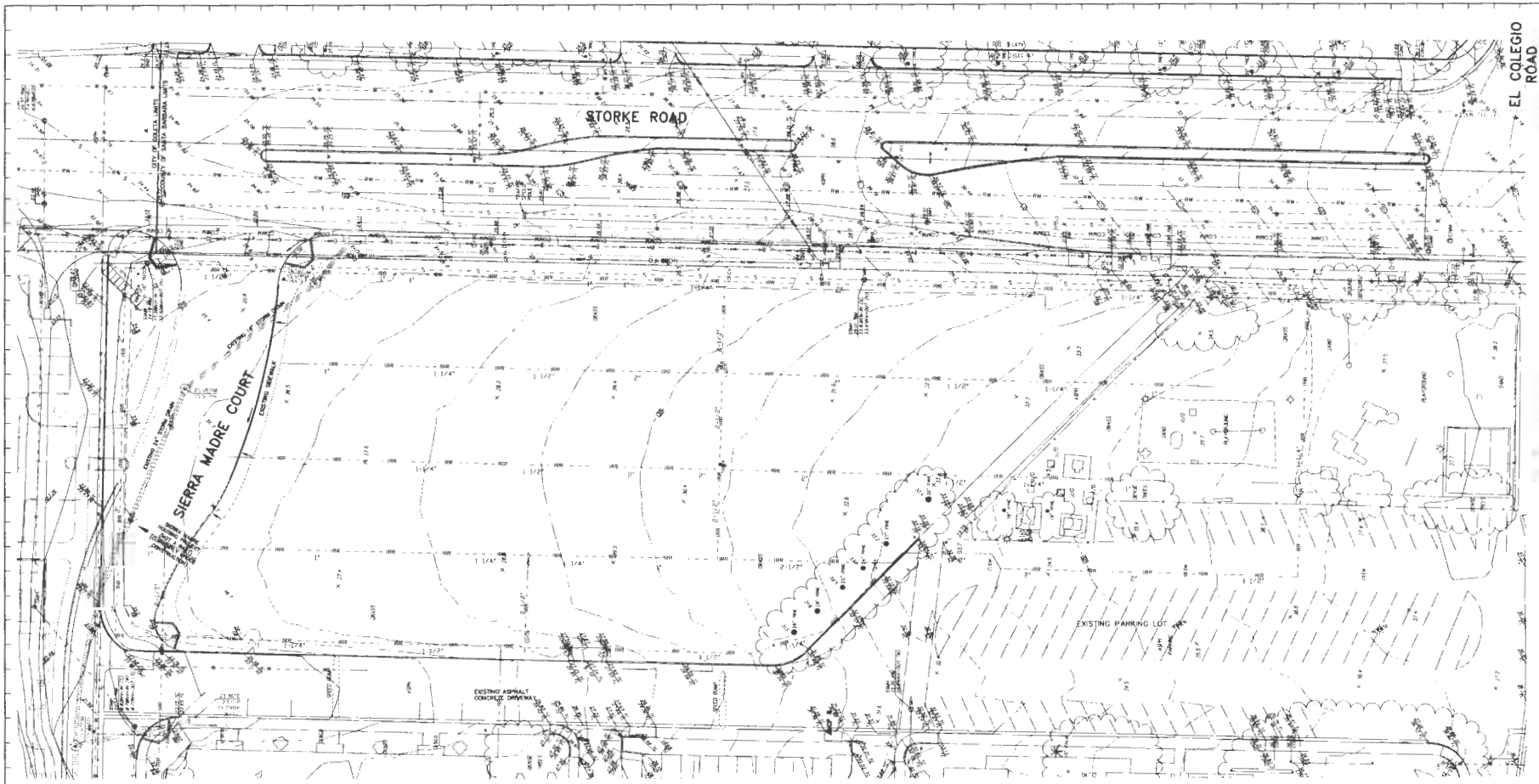
No.	Description	Date
1	50% DESIGN DEVELOPMENT	10 SEPT 2013
2	50% DESIGN DEVELOPMENT	6 DEC 2013
3	100% DESIGN DEVELOPMENT	14 DEC 2013
4	100% DESIGN DEVELOPMENT	13 JAN 2014
5	50% CONSTRUCTION DOCUMENTS	17 APR 2014
6	100% CONSTRUCTION DOCUMENTS	5 JUNE 2014
7	100% CONSTRUCTION DOCUMENTS	18 JUNE 2014

COASTAL COMMISSION SUBMITTAL
AUGUST 20, 2014

EXISTING
CONDITIONS
(SITE TOPO)

C1.0.4



SURVEYOR'S NOTES

1. MAPPING

AERIAL TOPOGRAPHY
TOPOGRAPHIC MAPPING WAS COMPILED AT A SCALE OF 1"=40', WITH A 1 FOOT CONTOUR INTERVAL, USING STANDARD PHOTOGRAMMETRIC METHODS AND PROCEDURES BY AERIOMAP MAPPING FROM AERIAL PHOTOGRAPHY, JUNE 13, 2008.

MAPPING IS SUPPLEMENTED BY DATA COLLECTED FROM A FIELD SURVEY USING CONVENTIONAL EQUIPMENT AND PROCEDURES IN DECEMBER 2012, FEBRUARY 2013 & OCTOBER 2013, AT THE REQUEST OF UCSB.

2. BOUNDARY AND EASEMENT INFORMATION

THE BOUNDARY AND RIGHT OF WAY INFORMATION WAS COMPILED FROM AVAILABLE RECORD DOCUMENTS AND MAPS WITHOUT THE BENEFIT OF TITLE REPORT. THE DATA IS FOR GENERAL INFORMATION PURPOSES ONLY. ACTUAL BOUNDARIES AND EASEMENTS SHOULD BE ESTABLISHED IN ACCORDANCE WITH THE WRITTEN LEGAL DESCRIPTIONS OF THE PARCELS IN CONJUNCTION WITH APPROPRIATE TITLE RESEARCH AND FIELD SURVEYS.

3. BASIS OF BEARINGS AND COORDINATES

BEARINGS SHOWN ON THIS MAP ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM, NAD 83, ZONE 5 (EPOCH 2004.00) DEFINED LOCALLY BY THE UCSB CAMPUS GPS SYSTEM, AS SHOWN ON THE MAP FILED IN BOOK 175, PAGES 87 THROUGH 90, INCLUSIVE, OF RECORD OF SURVEYS. THIS SURVEY TIED TO STATIONS 1 AND 7 OF THE NETWORK USING GPS TIES.

SEE CONTROL POINT LISTING

4. ELEVATIONS

ELEVATIONS SHOWN HEREON ARE EXPRESSED IN U.S. SURVEY FEET AND ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED ON TIES TO UCSB STATION 7 AS SHOWN ON THE MAP FILED IN BOOK 175, PAGES 87 THROUGH 90. ELEVATION=38.62 FEET.

5. UTILITIES

SURFACE UTILITY FEATURES SHOWN HEREON WERE LOCATED FROM PHOTOGRAMMETRIC METHODS AND PROCEDURES AND SUPPLEMENTED AS A PART OF THE SURVEY BASED ON VISIBILITY ON THE DATE OF THE SURVEYS.

THE SUBSURFACE UTILITIES SHOWN HEREON WERE PROVIDED BY UCSB IN ELECTRONIC FORMAT ON FEBRUARY 25, 2013. WHERE DETERMINABLE, THE DATA PROVIDED WAS GEOREFERENCED TO SURFACE UTILITY FEATURES AS LOCATED OTHER WISE. VIA AERIAL MAPPING OR GROUND SURVEYS. NO VERIFICATION FROM POTHOLING OR WITH LOCAL PROVIDERS HAS BEEN PERFORMED AT THIS TIME. PENFIELD & SMITH CANNOT GUARANTY THE ACCURACY NOR THE COMPLETENESS OF THE DATA PROVIDED.

CONTROL POINTS

POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	1979576.451	5998608.168	31.11	SCRIBE_X
2	1979475.512	5998178.019	35.23	SCRIBE_X
3	1979662.274	5997905.988	28.53	SCRIBE_X
4	1980093.768	5998271.074	21.97	MAG/TBN
5	1979745.612	5998045.137	32.84	MAG/TBN
6	1979917.782	5998581.330	23.29	MAG/DN
7	1979731.053	5998180.585	33.80	SCRIBE_X
8	1979580.745	5997544.346	31.53	SCRIBE_X
9	1979813.801	5998104.902	31.13	SCRIBE_X
10	1979623.152	5998400.223	35.95	SCRIBE_X
11	1979540.172	5998213.710	30.72	SCRIBE_X
12	1979752.228	5998474.155	23.43	SCRIBE_X
13	1979629.826	5998046.604	36.76	SCRIBE_X
14	1979564.302	5998738.859	29.86	SET SCRIBED X
15	1980120.992	5998532.167	12.45	SET 1/2 IN IP
16	1979550.807	5999154.155	29.97	SET SCRIBED X
20	1979698.328	5998858.097	17.68	SET MAG SPIKE
201	1981288.281	5997841.465	20.15	ZIN_BRASS_CAP
207	1979534.641	5997762.902	38.62	ZIN_BRASS_CAP

SCALE: 1"=20'
0 20 40 60

FOR REDUCED PLANS
ORIGINAL SCALE IN INCHES
0 1 2 3

San Joaquin Apartments
and Precinct Improvements
WEST PARKING LOT
University of California
Santa Barbara, California

SOM
SKIDMORE, OWINGS & MERRILL LLP
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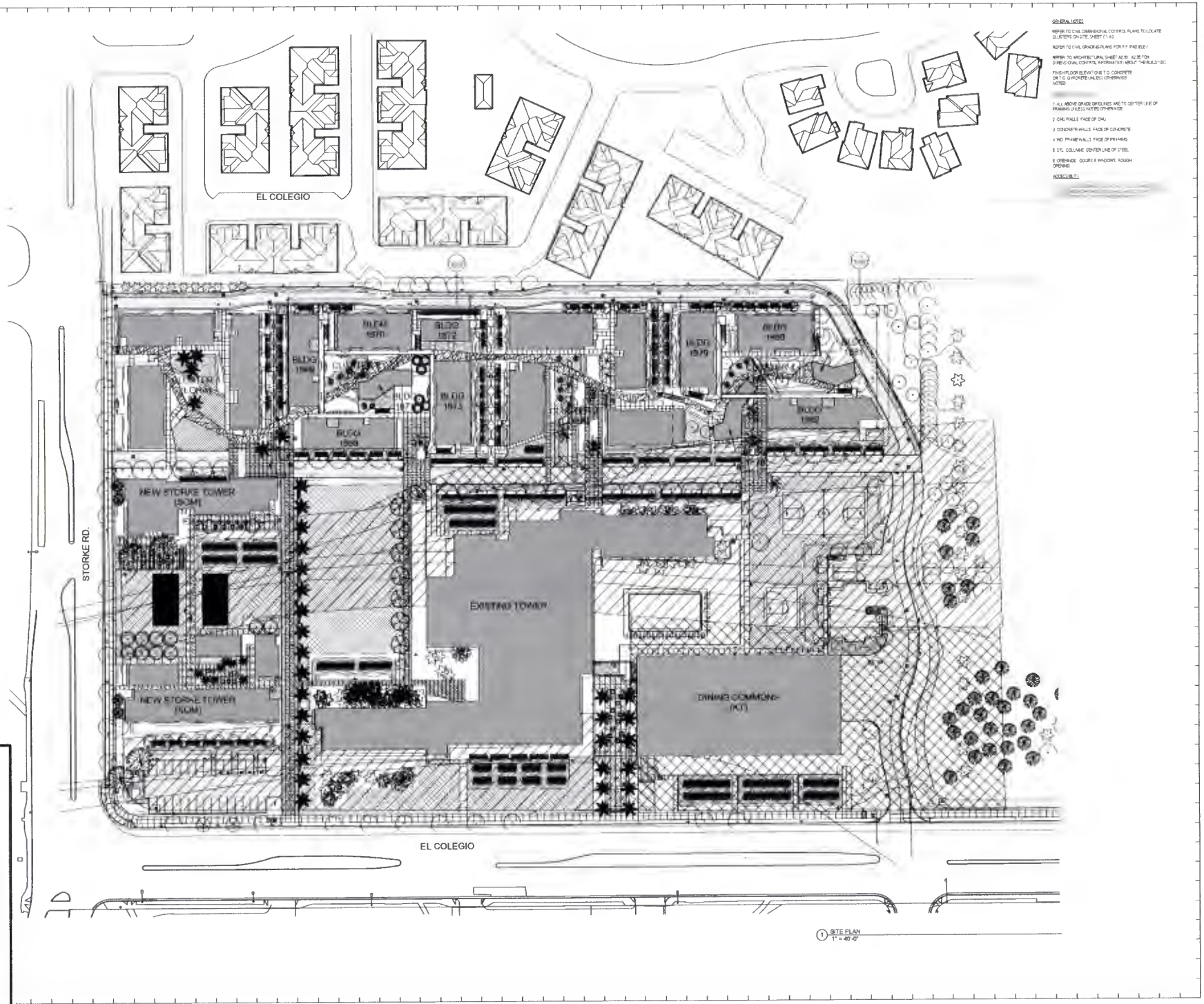
1	100% DESIGN DEVELOPMENT	8 OCT 2013
2	50% CONSTRUCTION DOCUMENTS	13 DEC 13
3	100% CONSTRUCTION DOCUMENTS	24 JAN 2014
4	100% CONSTRUCTION DOCUMENTS	28 MAR 2014
5	100% CONSTRUCTION DOCUMENTS	2 JUN 2014

COASTAL COMMISSION SUBMITTAL
AUGUST 20 2014

SITE TOPOGRAPHIC MAP

WC7.02



GENERAL NOTES

REFER TO CIVIL DIMENSIONAL CONTROL PLANS TO LOCATE CLUSTERS ON SITE, SHEET C1.4.0

REFER TO CIVIL GRADING PLANS FOR F.F. AND ELE./

REFER TO ARCHITECTURAL SHEET A2.10, A2.35 FOR DIMENSIONAL CONTROL INFORMATION ABOUT THE BUILDING

FINISH FLOOR ELEVATIONS T.O. CONCRETE OR T.O. GYPCRETE UNLESS OTHERWISE NOTED

1. ALL ABOVE GRADE GRIDLINES ARE TO CENTER LINE OF FRAMING UNLESS NOTED OTHERWISE
2. CMU WALLS FACE OF CMU
3. CONCRETE WALLS FACE OF CONCRETE
4. WD. FRAME WALLS FACE OF FRAMING
5. STL. COLUMNS CENTER LINE OF STEEL
6. OPENINGS DOORS & WINDOWS ROUGH OPENING

ACCESIBILITY

UNIVERSITY OF CALIFORNIA SANTA BARBARA

SAN JOAQUIN APARTMENTS
NORTH VILLAGE
CLUSTERS 2 & 4

UCSB CONTRACT NO. - Re1130427 / 866470

Architect

KEVIN DALY
1218 NINTH ST. SUITE C
SANTA MONICA, CA 90401

Consultants

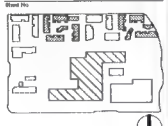
Seal & Signature

Issued For		
No.	Description	Date
1	50% SCHEMATIC DESIGN	05.04.11
2	100% SCHEMATIC DESIGN	08.21.11
3	50% DESIGN DEVELOPMENT	02.16.12
4	100% DESIGN DEVELOPMENT	11.02.12
5	50% CONSTRUCTION DOCUMENTS	4.17.14
6	95% CONSTRUCTION DOCUMENTS	7.3.14
7	COASTAL COMMISSION SUBMITTAL	8.20.14

COASTAL COMMISSION SUBMITTAL
AUGUST 20, 2014

Key Section

Sheet No.



Sheet No.

SITE PLAN

Sheet No.

A1.01
UCSB #1660-101

Exhibit 4
Proposed Site Plan
UCS-NOID-0006-14

University of California Santa Barbara

San Joaquin Apartments

GATEWAY TOWERS

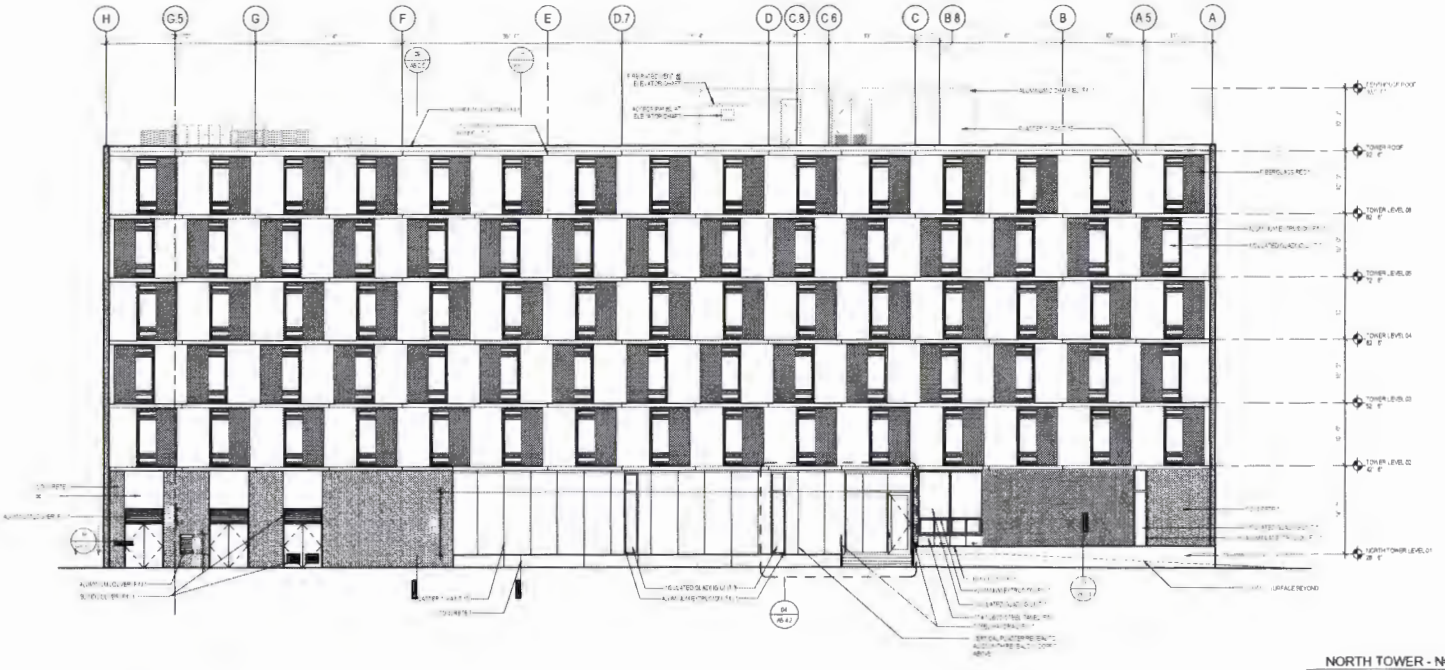
SOM

COASTAL COMMISSION SUBMITTAL
AUGUST 20, 2014

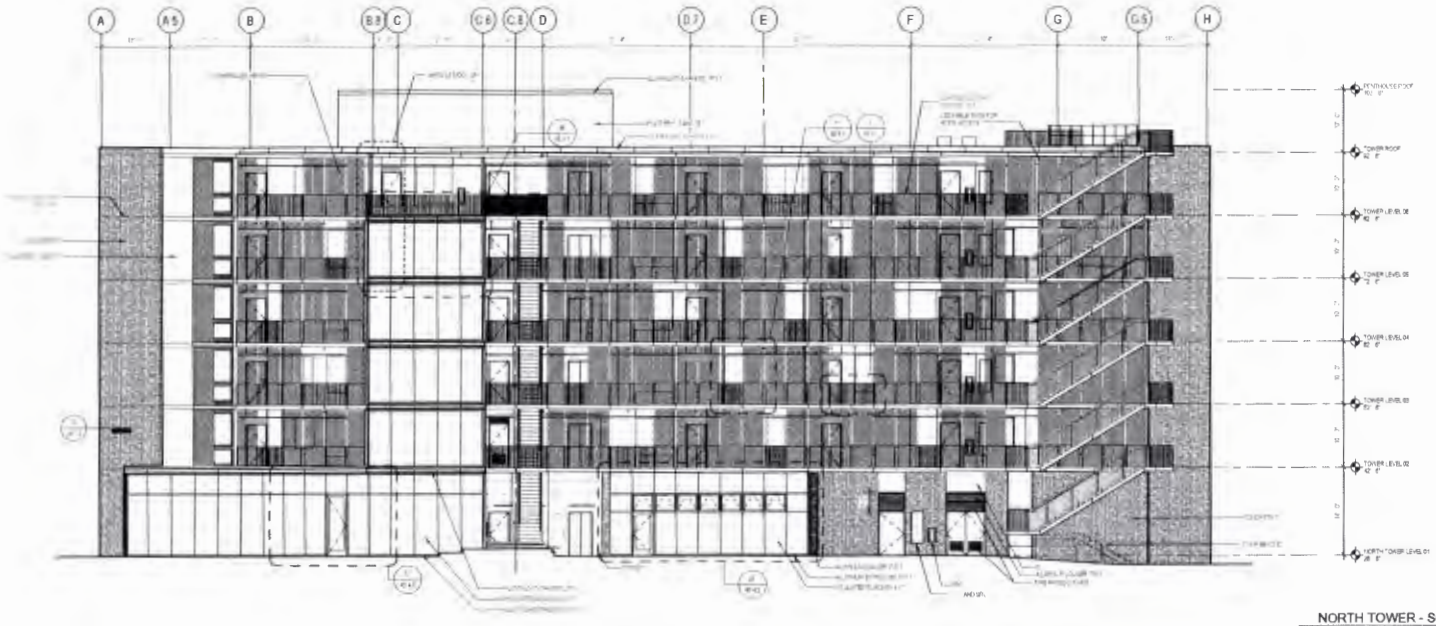
GATEWAY TOWERS SITE PLAN

A1.1.0

Exhibit 5
Gateway Tower Site Plan
UCS-NOID-0006-14



NORTH TOWER - NORTH ELEVATION 04



NORTH TOWER - SOUTH ELEVATION 01

Exhibit 6
North & South Gateway Tower Sections & Elevations
UCS-NOID-0006-14

University of California Sant Barbara

San Joaquin Apartments

GATEWAY TOWERS

UCSB Contract No. PM13030/000470

Architect

SOM

SKIDMORE, OWINGS & MERRILL LLP
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TEL 415.981.1555
FAX 415.398.3214

Consultants

Issue & Registration

No.	Description	Date
1	50% SCHEMATIC DESIGN	17 MAY 2013
2	100% SCHEMATIC DESIGN	21 JUNE 2013
3	50% DESIGN DEVELOPMENT	18 SEPT 2013
4	100% DESIGN DEVELOPMENT	18 DEC 2013
5	100% DESIGN DEVELOPMENT	17 JAN 2014
6	50% CONSTRUCTION DOCUMENTS	17 APR 2014
7	95% CONSTRUCTION DOCUMENTS	3 JULY 2014

COASTAL COMMISSION SUBMITTAL
AUGUST 20 2014

Key Notation

Key Plan

Sheet Name
NORTH TOWER ELEVATIONS

UCSB Drawing No. 3850-107

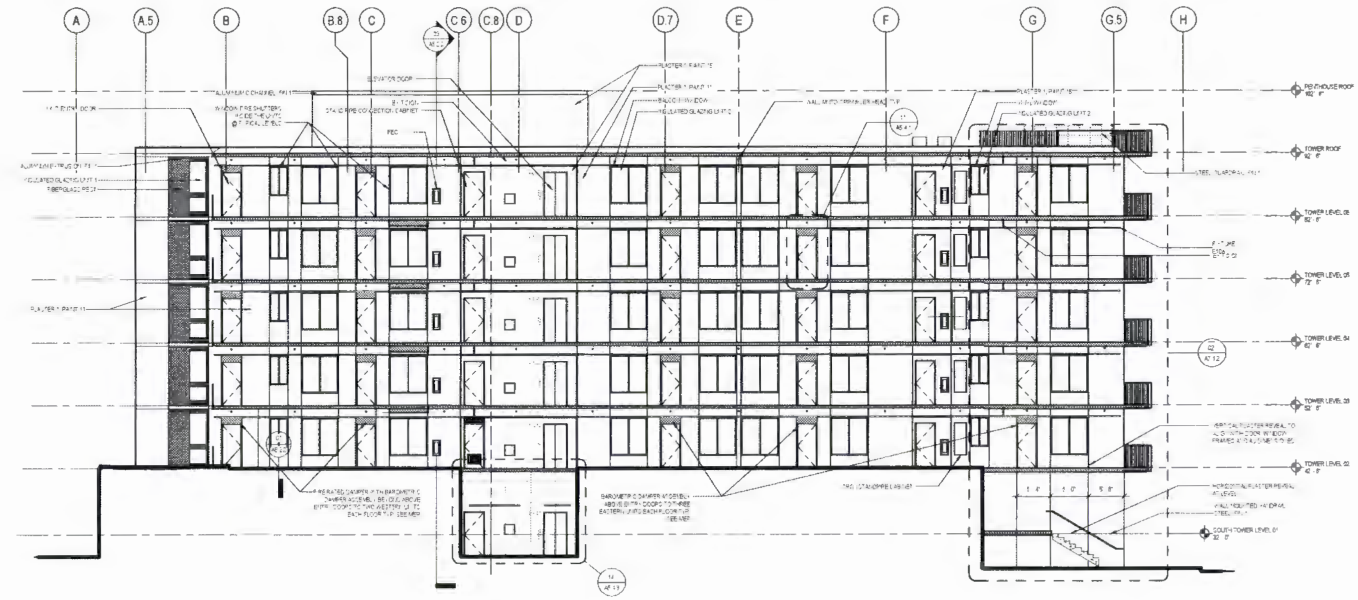
Project No. 21364

Sheet No.
A5.1.1

Drawn By

Checked By

Scale 1/8" = 1'-0"



NORTH TOWER UNITS - SOUTH ELEVATION 03
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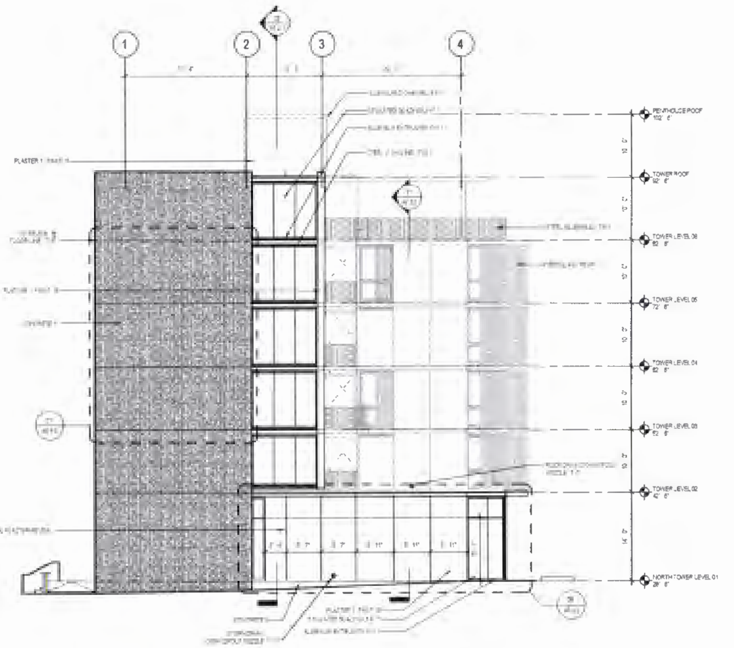

NORTH TOWER - WEST ELEVATION 16
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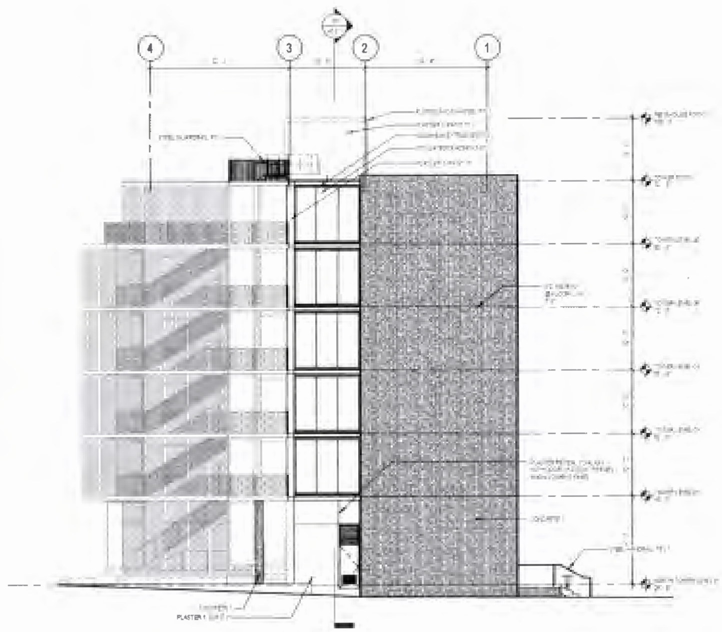


NORTH TOWER - EAST ELEVATION 01
SCALE 1/8" = 1'-0"

University of California Santa Barbara

San Joaquin Apartments

GATEWAY TOWERS

UCSB Contract No. FM130099/966470

SOM

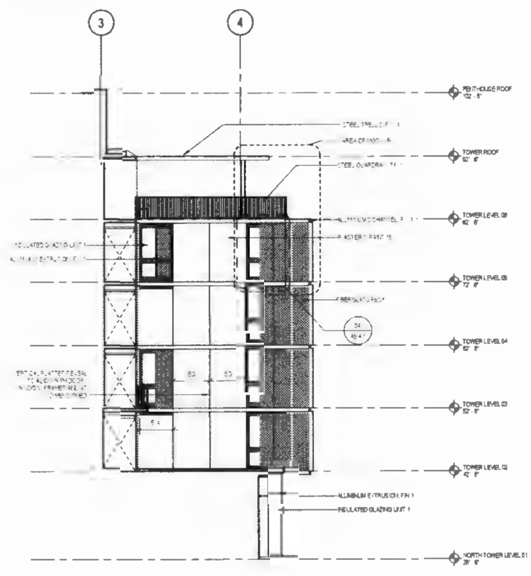
SKIDMORE, OWINGS & MERRILL LLP
1 FRONT STREET SAN FRANCISCO, CA 94111
TEL 415 981 1555
FAX 415 398 3214

1	100% DESIGN DEVELOPMENT	18 DEC 2013
2	100% DESIGN DEVELOPMENT	17 JAN 2014
3	50% CONSTRUCTION DOCUMENTS	17 APR 2014
4	95% CONSTRUCTION DOCUMENTS	3 JULY 2014
5	100% CONSTRUCTION DOCUMENTS	2 SEPT 2014

COASTAL COMMISSION SUBMITTAL
AUGUST 20, 2014

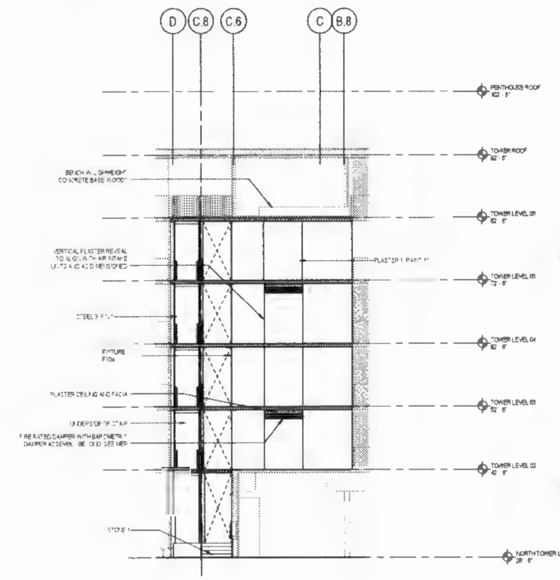
NORTH TOWER ELEVATIONS

A5.1.2



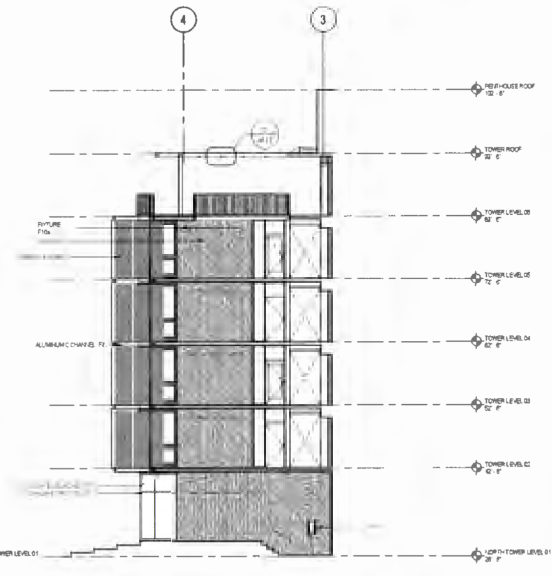
NORTH TOWER STUDY LOUNGE - WEST ELEVATION 23

SCALE 1/8" = 1'-0"



NORTH TOWER STUDY LOUNGE - NORTH ELEVATION 13

SCALE 1/8" = 1'-0"



NORTH TOWER STUDY LOUNGE - EAST ELEVATION 03

SCALE 1/8" = 1'-0"

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1	100% DESIGN DEVELOPMENT	19 DEC 2013
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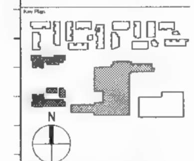
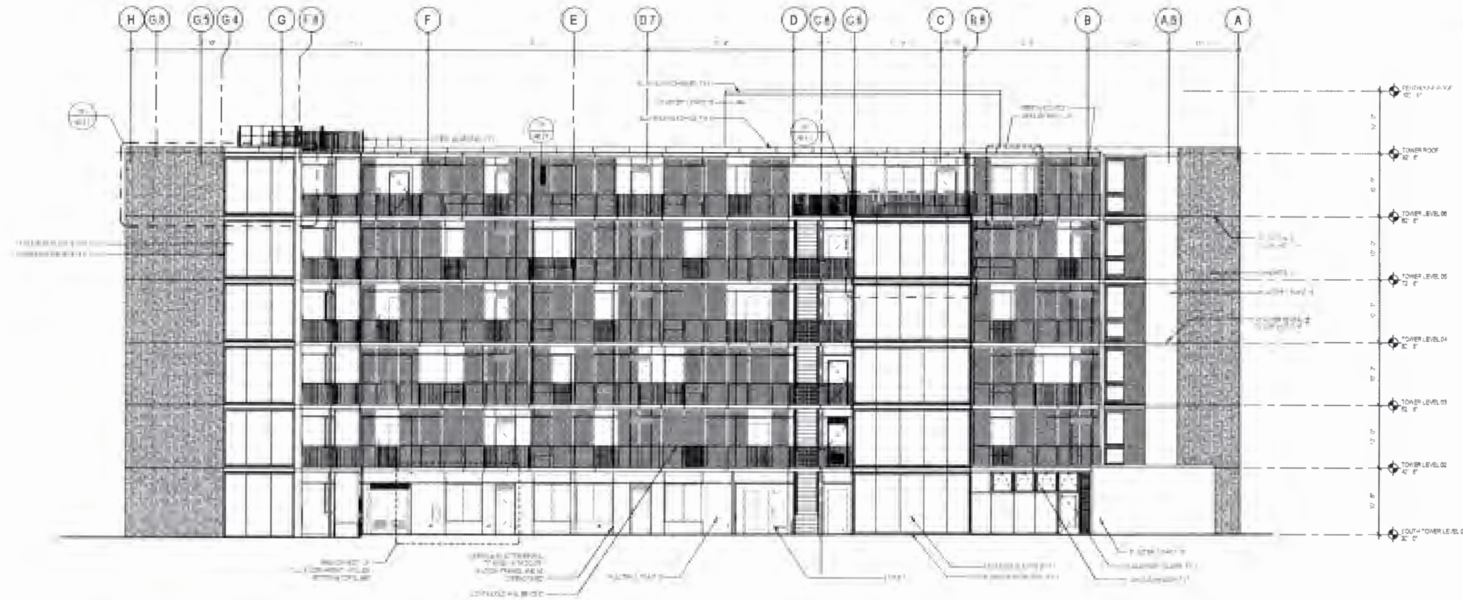
AUGUST 20, 2014

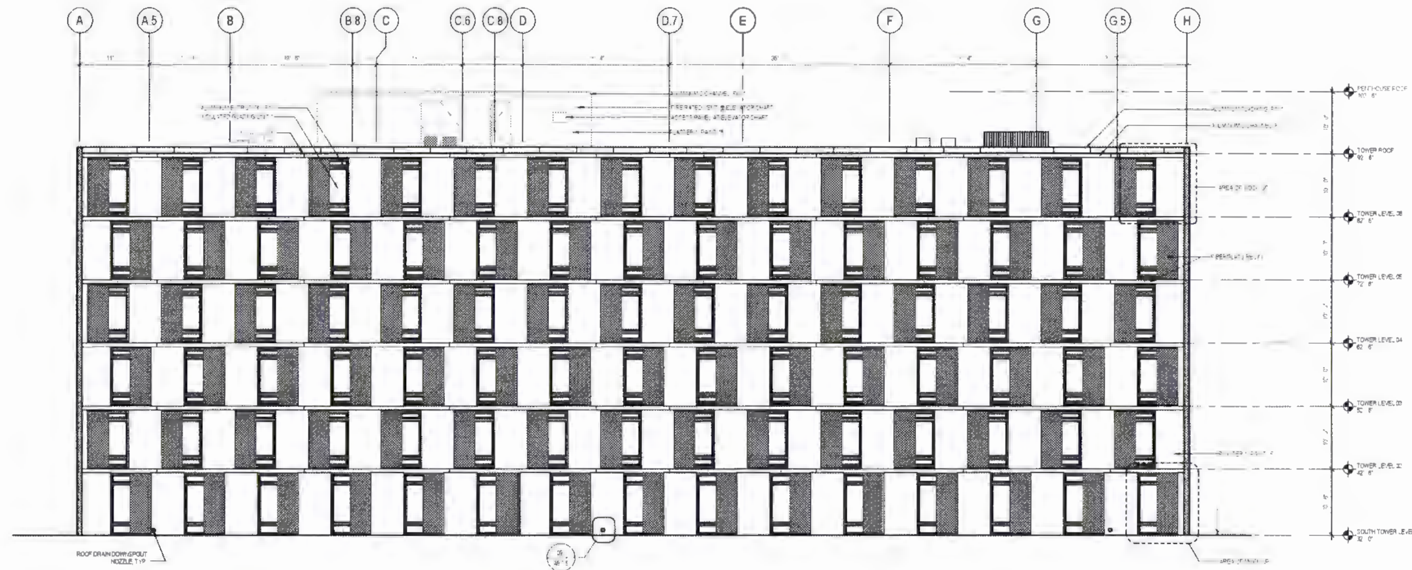


NORTH TOWER ELEVATIONS

A5.1.3



SOUTH TOWER - NORTH ELEVATION 04



SOUTH TOWER - SOUTH ELEVATION 01

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GATEWAY TOWERS

UCSB Contract No. FM130099/968470

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1	50% SCHEMATIC DESIGN	17 MAY 2013
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3	50% DESIGN DEVELOPMENT	18 SEPT 2013
4	100% DESIGN DEVELOPMENT	19 DEC 2013
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6	50% CONSTRUCTION DOCUMENTS	17 APR 2014
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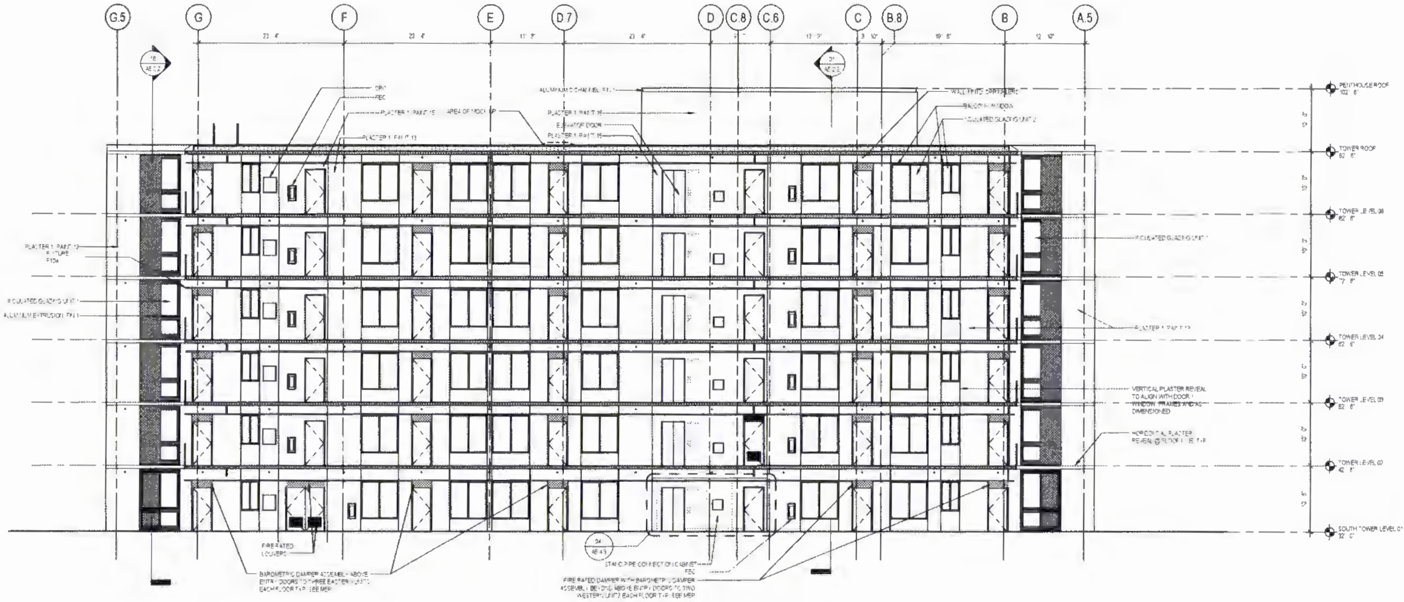
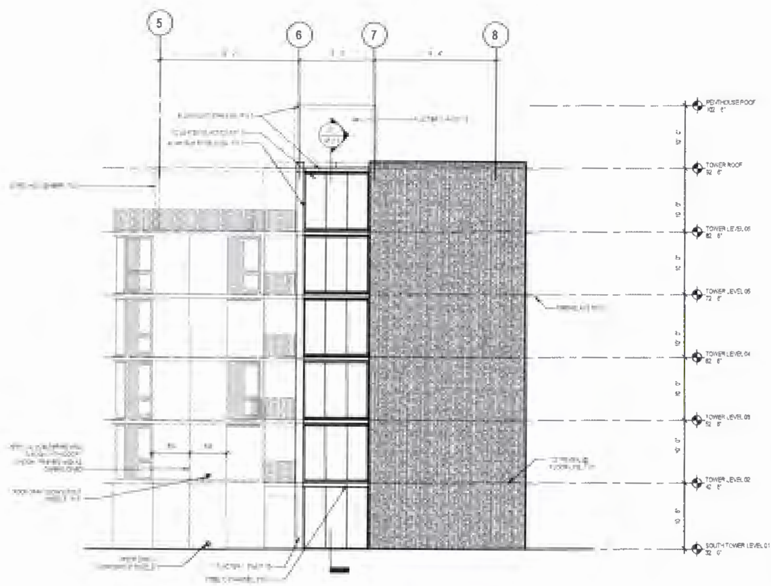
COASTAL COMMISSION SUBMTTAL
AUGUST 20 2014

SOUTH TOWER ELEVATIONS

A5.1.4



SOUTH TOWER UNITS - NORTH ELEVATION 03



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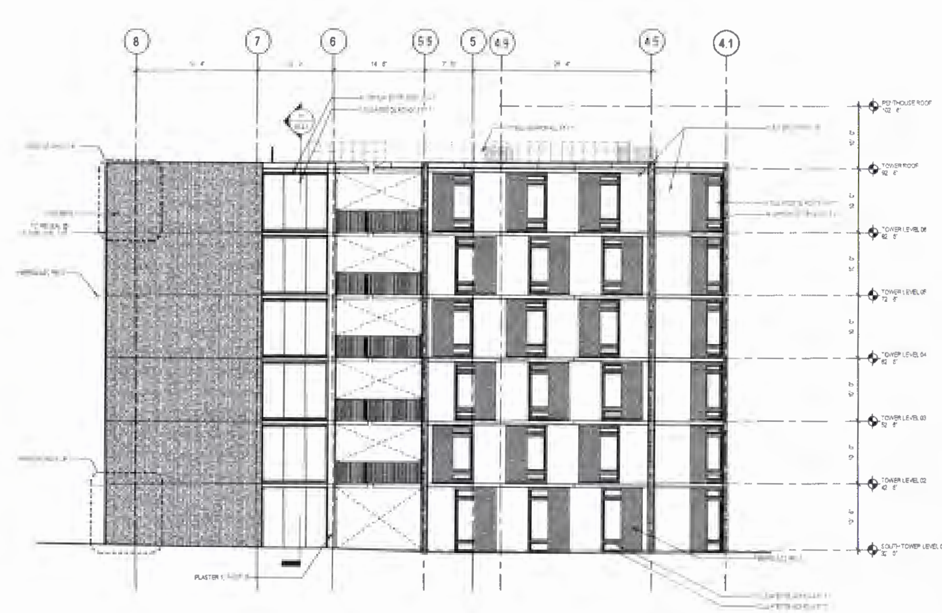

SOUTH TOWER - EAST ELEVATION 01

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No.	Description	Date
1	100% DESIGN DEVELOPMENT	19 DEC 2012
2	100% DESIGN DEVELOPMENT	17 JAN 2014
3	50% CONSTRUCTION DOCUMENTS	17 APR 2014
4	95% CONSTRUCTION DOCUMENTS	3 JULY 2014
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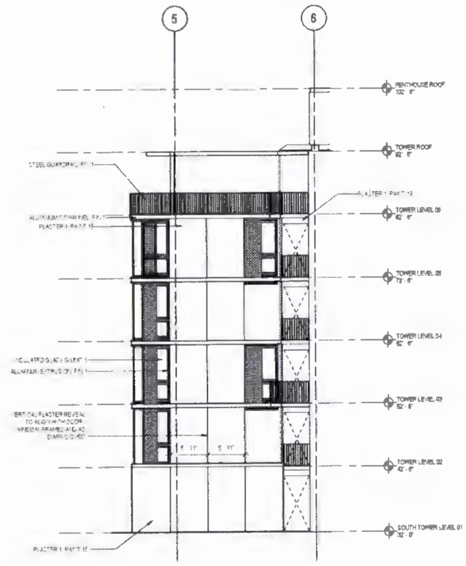
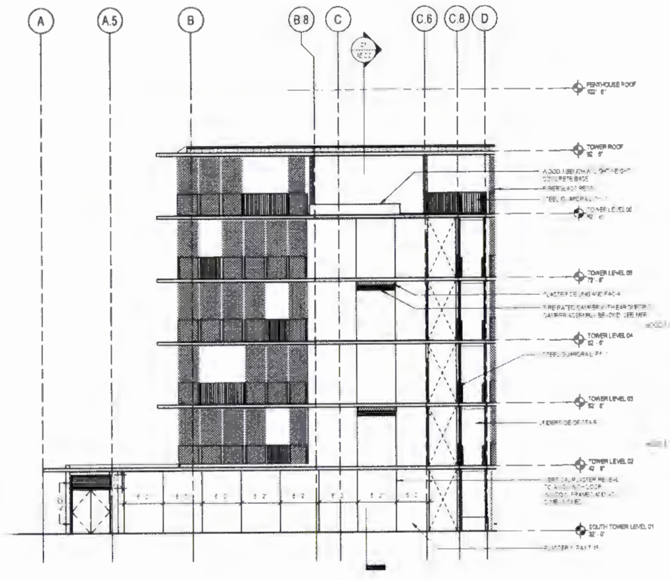
COASTAL COMMISSION SUBMITTAL
AUGUST 20, 2014

SOUTH TOWER ELEVATIONS

A5.1.5



SOUTH TOWER STUDY LOUNGE - WEST ELEVATION 23
SCALE 1/8" = 1'-0"



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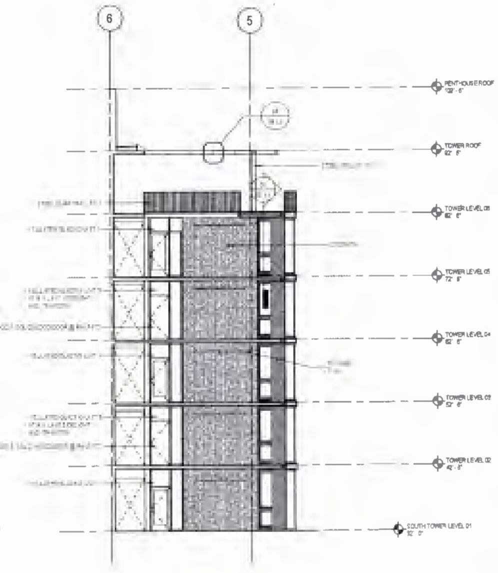

SOUTH TOWER STUDY LOUNGE - EAST ELEVATION 03
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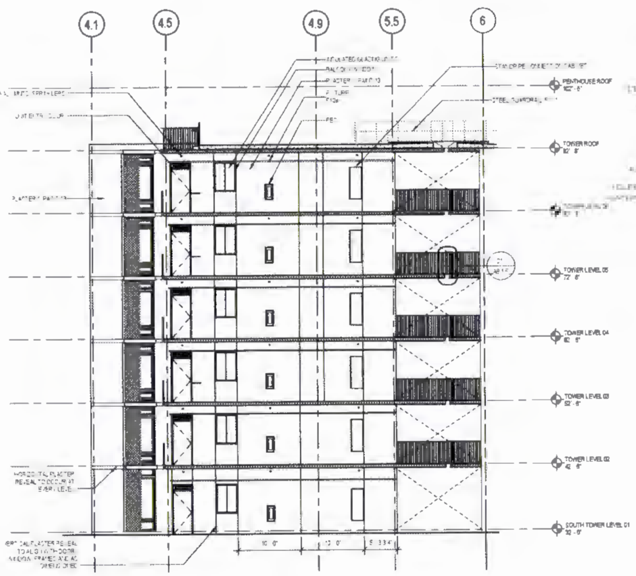

SOUTH NEW TOWER UNITS - WEST ELEVATION 21
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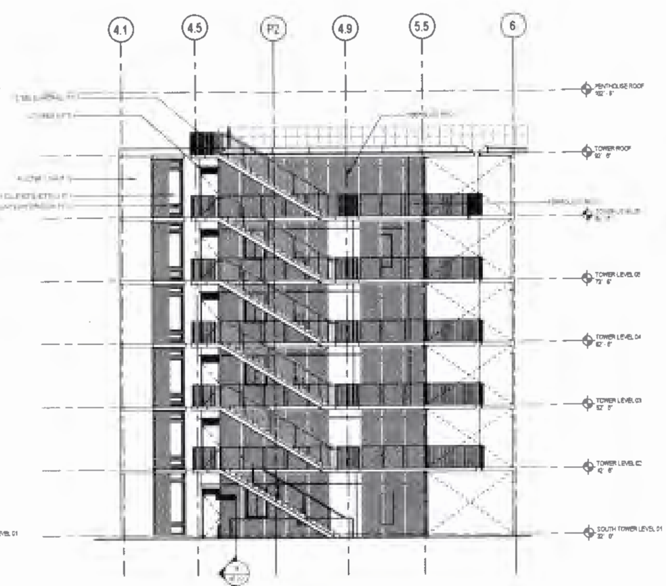

SOUTH NEW TOWER - WEST ELEVATION 11
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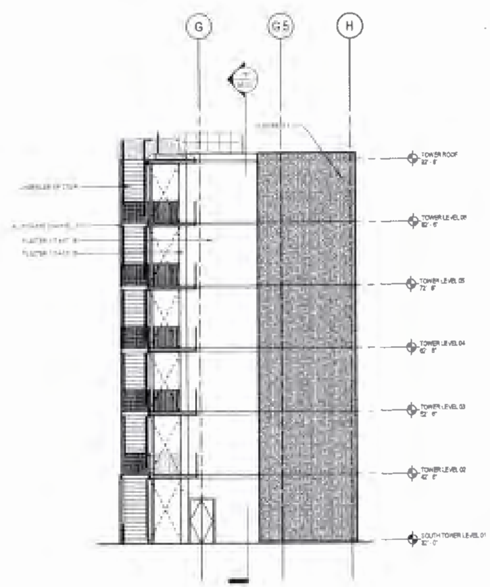

SOUTH NEW TOWER - SOUTH ELEVATION 01
SCALE 1/8" = 1'-0"

University of California Santa Barbara

San Joaquin Apartments

GATEWAY TOWERS

UCSB Contract No. FM130099/956470

Architect

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Consultants

Seal & Signature

Issued For

No	Description	Date
1	100% DESIGN DEVELOPMENT	19 DEC 2013
2	100% DESIGN DEVELOPMENT	17 JAN 2014
3	50% CONSTRUCTION DOCUMENTS	17 APR 2014
4	95% CONSTRUCTION DOCUMENTS	3 JULY 2014
5	100% CONSTRUCTION DOCUMENTS	2 SEPT 2014

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AUGUST 20, 2014

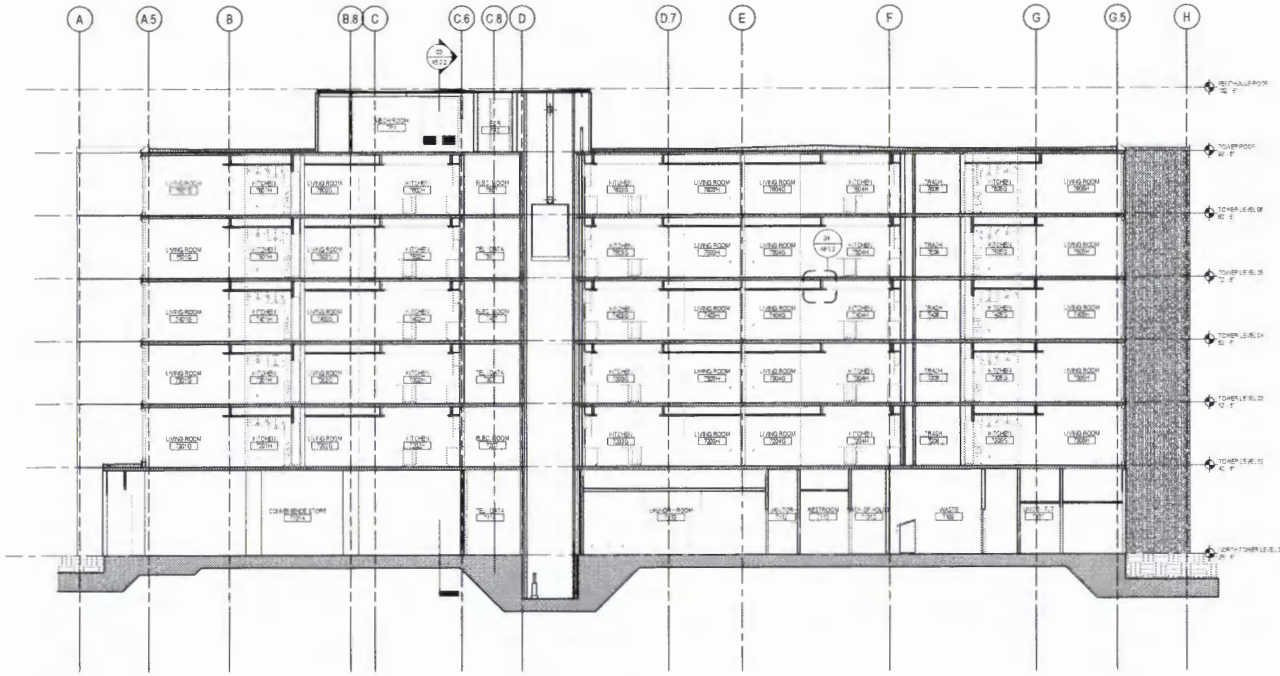
Key Section

Key Plan

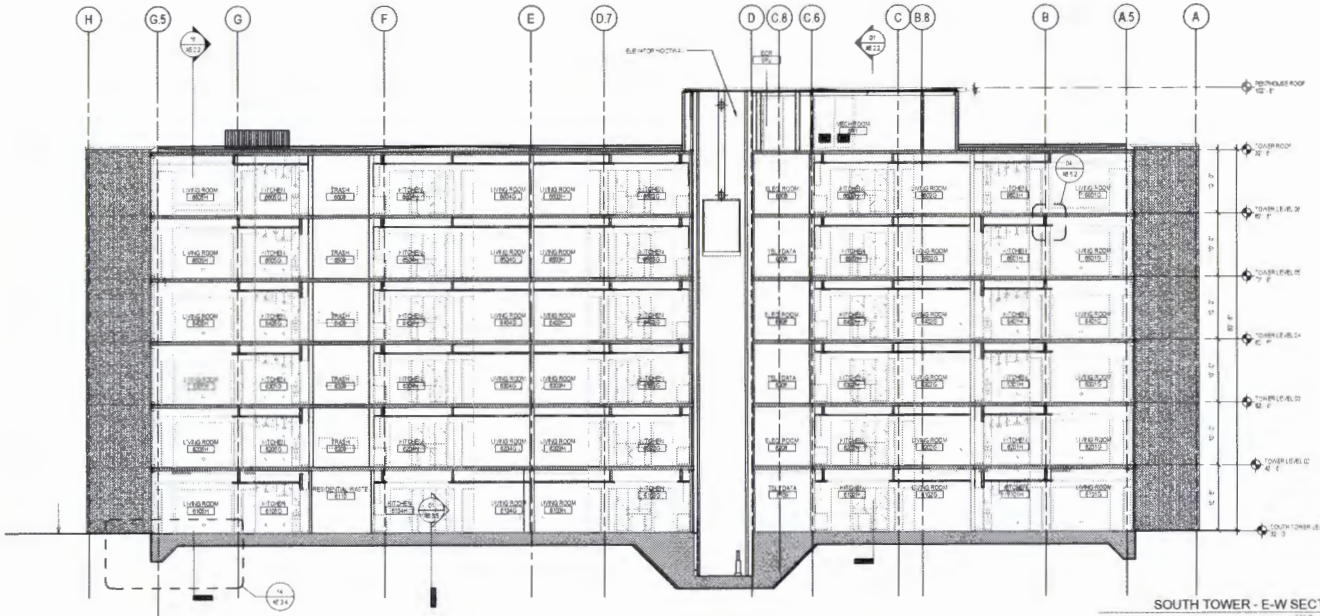
Sheet Name

SOUTH TOWER ELEVATIONS

A5.1.6



NORTH TOWER - E-W SECTION 03



SOUTH TOWER - E-W SECTION 01

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GATEWAY TOWERS

UCSB Contract No. FM13039/066470

Architect

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No.	Description	Date
1	50% SCHEMATIC DESIGN	17 MAY 2013
2	100% SCHEMATIC DESIGN	21 JUNE 2013
3	50% DESIGN DEVELOPMENT	16 SEPT 2013
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7	95% CONSTRUCTION DOCUMENTS	3 JULY 2014
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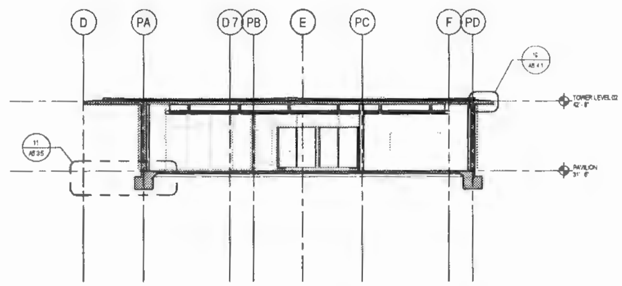
AUGUST 20, 2014

N

BUILDING SECTIONS

A5.2.1



PAVILION - E-W SECTION 18
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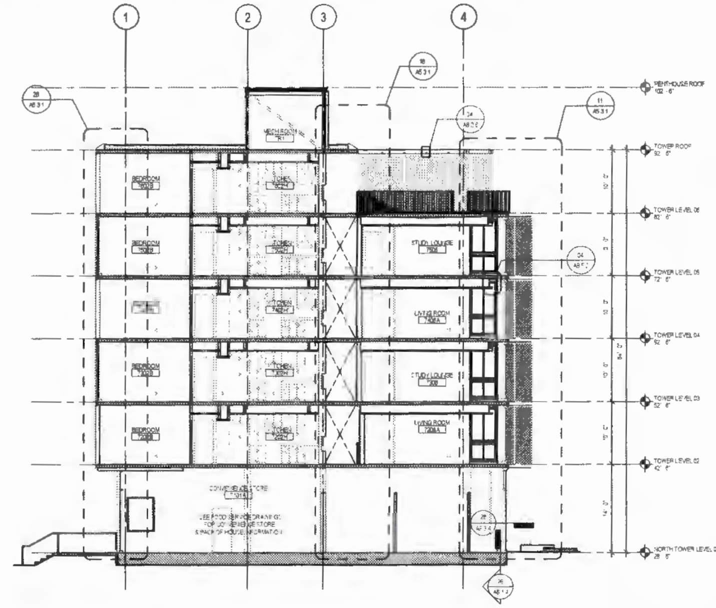

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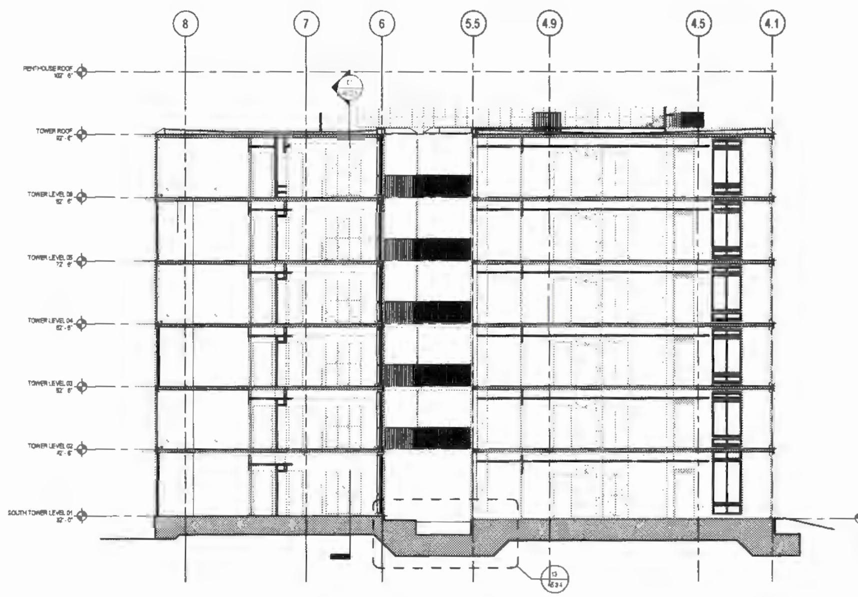

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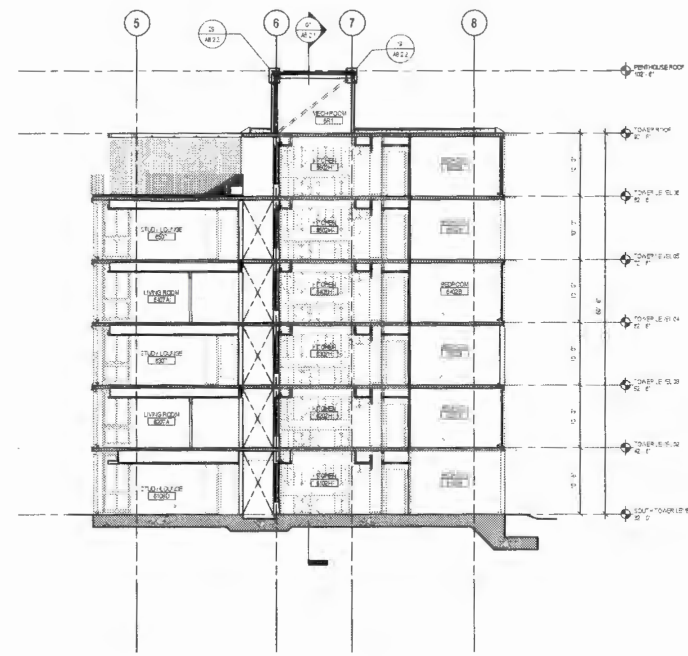

SOUTH TOWER - N-S SECTION 01
SCALE 1/8" = 1'-0"

University of California Santa Barbara

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GATEWAY TOWERS

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1 FRONT STREET, SAN FRANCISCO, CA 94111
TEL 415 981 1555
FAX 415 398 3214

No.	Description	Date
1	100% DESIGN DEVELOPMENT	
2	100% DESIGN DEVELOPMENT	
3	50% CONSTRUCTION DOCUMENTS	
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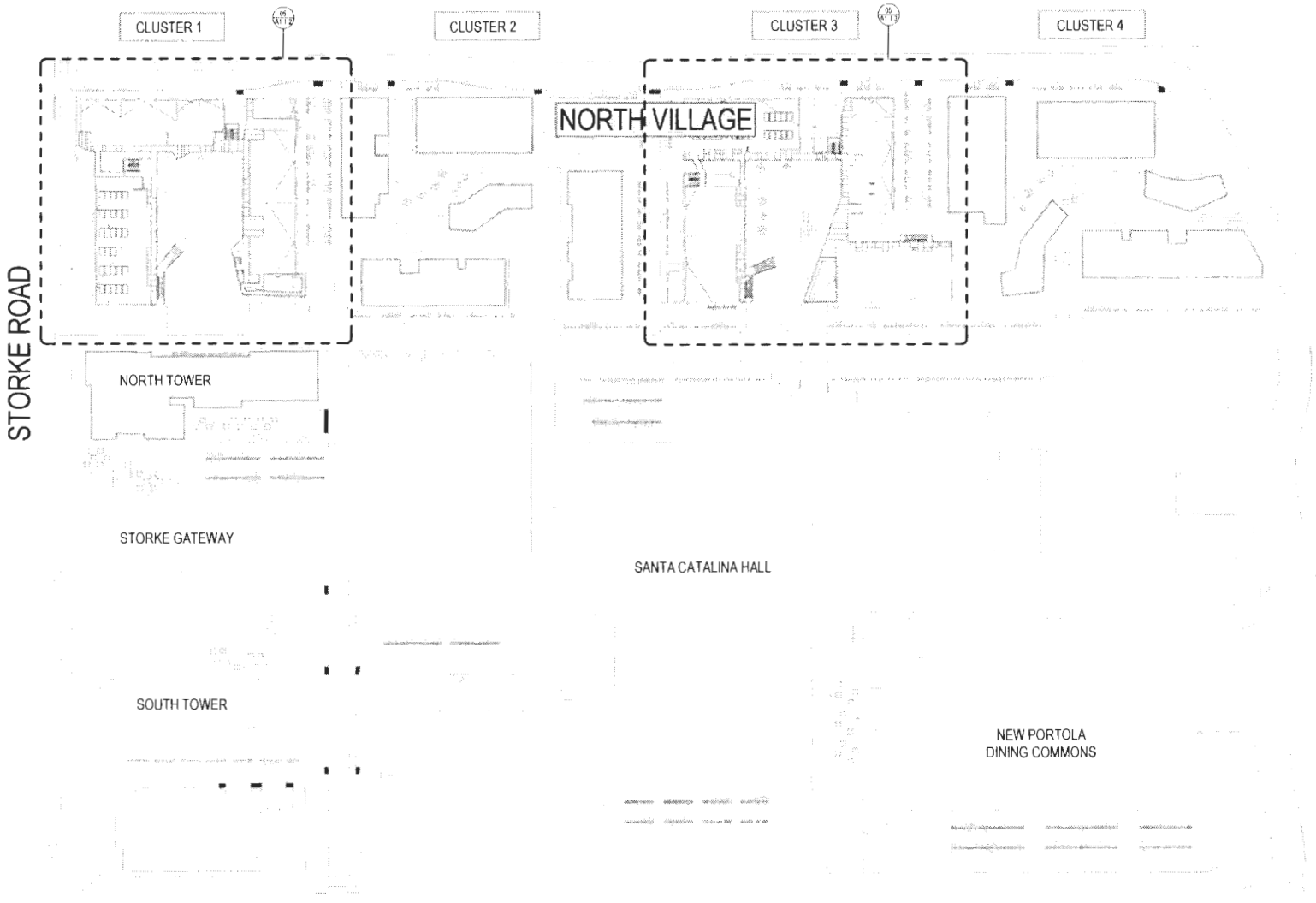
5	100% CONSTRUCTION DOCUMENTS	2 SEPT 2014

COASTAL COMMISSION SUBMITTAL
AUGUST 20, 2014

BUILDING SECTIONS

A5.2.2



PROPOSED SITE PLAN

UNIVERSITY OF CALIFORNIA SANTA BARBARA

SAN JOAQUIN APARTMENTS NORTH VILLAGE

LOHA

CLUSTER 1 & 3

OVERALL SITE PLAN

A1.1.1

Exhibit 7
North Village Site Plan
UCS-NOID-0006-14

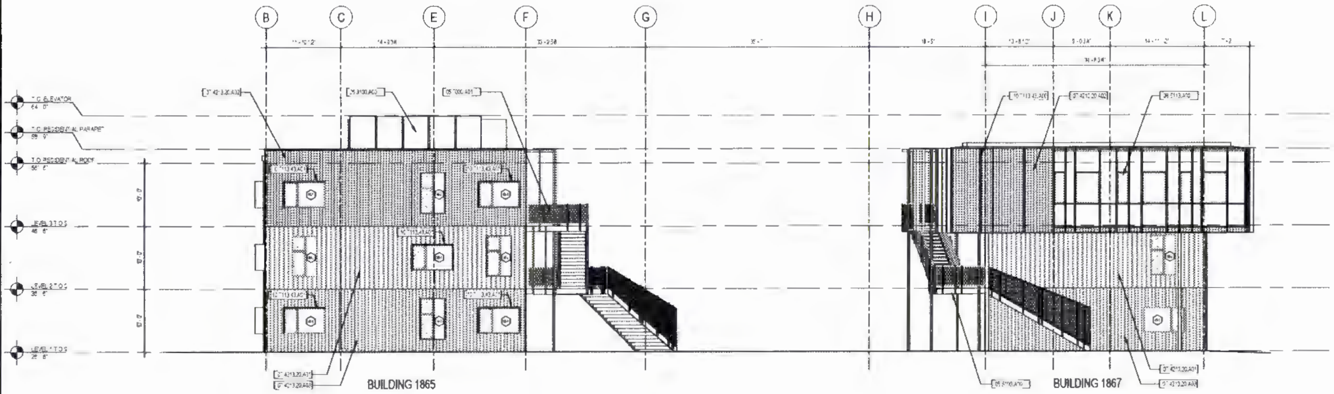
UNIVERSITY OF CALIFORNIA SANTA BARBARA

SAN JOAQUIN APARTMENTS NORTH VILLAGE

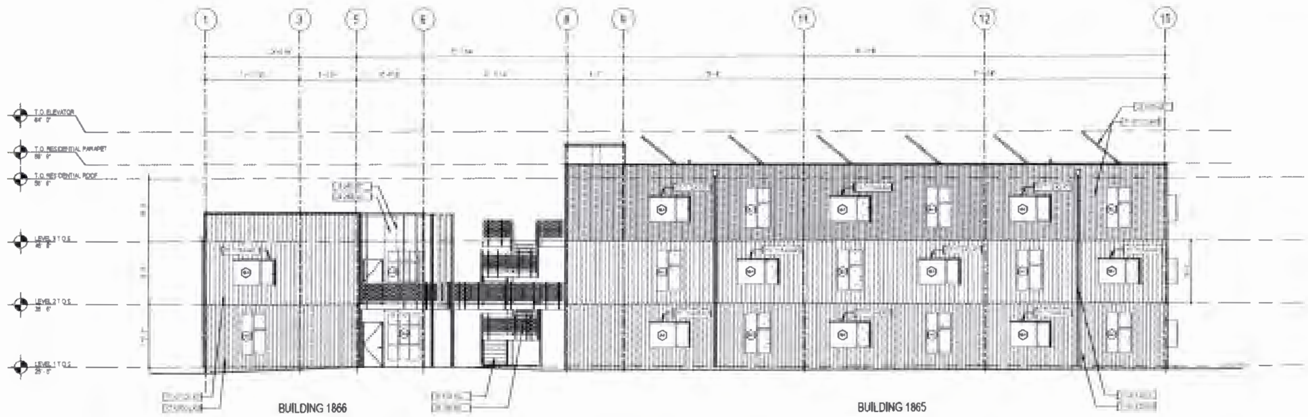
UC SANTA BARBARA, COLETA, CA 93117 FM 139426 / 966470

LOHA

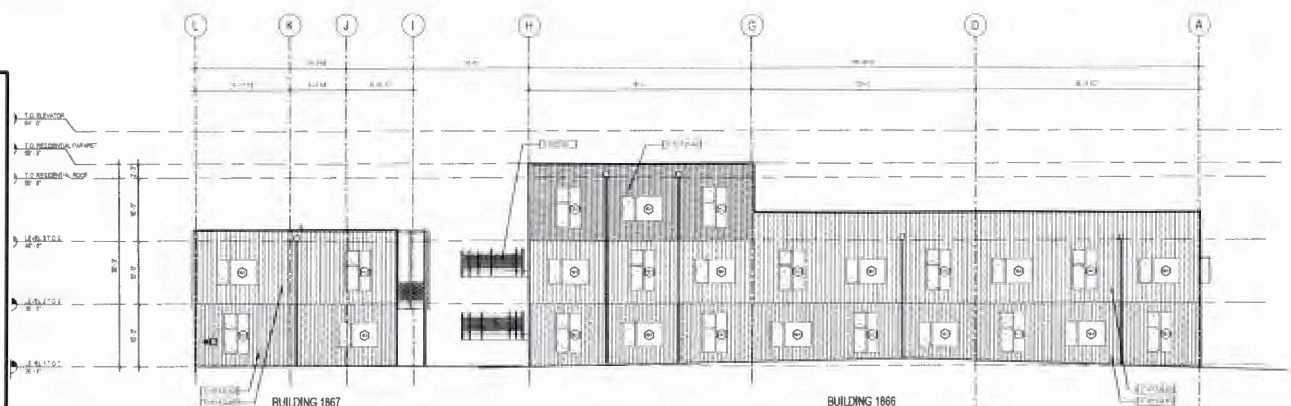
Lorcan O'Herlihy Architects



BUILDINGS 1865 & 1867 SOUTH ELEVATION 07



BUILDING 1866 & 1865 - WEST ELEVATION 06



BUILDING 1866 & 1867 - NORTH ELEVATION 05

GENERAL NOTES

SPEC #	DESCRIPTION

KEYNOTE LEGEND

SPEC #	DESCRIPTION
05 5100.A00	METAL STAIR, TYP
05 7000.A01	SS FLEXIBLE MESH GUARDRAIL INFILL
07 4213 20.A01	FLUTED VERTICAL METAL PANELS - T10-D
07 4213 20.A02	FLUTED VERTICAL METAL PANELS - T10-A
07 4213 20.A03	FLUTED VERTICAL METAL PANELS - T10-C
08 5113.A00	ALUMINUM WINDOWS PER SCHEDULE
09 2400.A01	PORTLAND CEMENT PLASTER
09 2400.B07	CONTROL JOINT
10 7113.43.A00	EXTRUDED ALUMINUM FIXED SUN SCREEN, TYP
10 7113.43.A01	ALUMINUM PLATE WINDOW SURROUND, TYP
26 3100.A00	PHOTOVOLTAIC COLLECTORS

NOTES

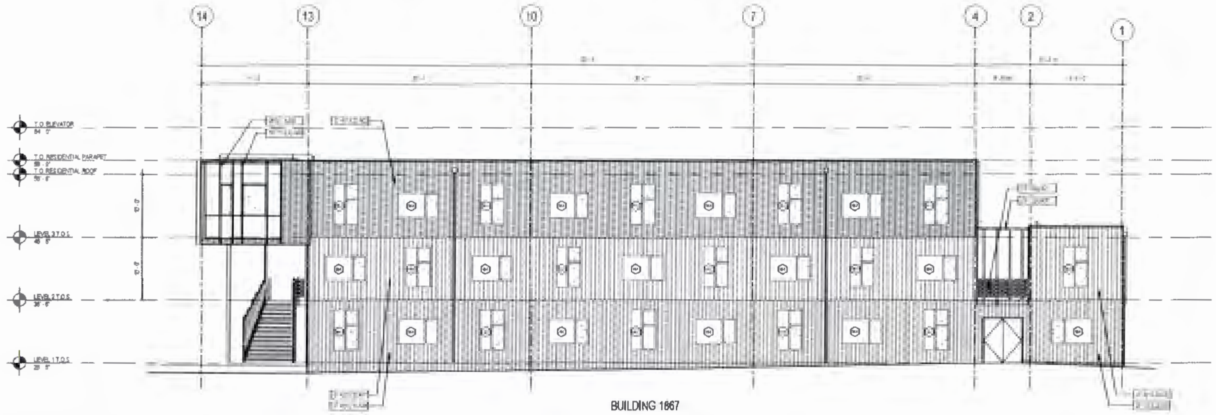
COASTAL COMMISSION SUBM. AUGUST 20, 2014

CLUSTER 1

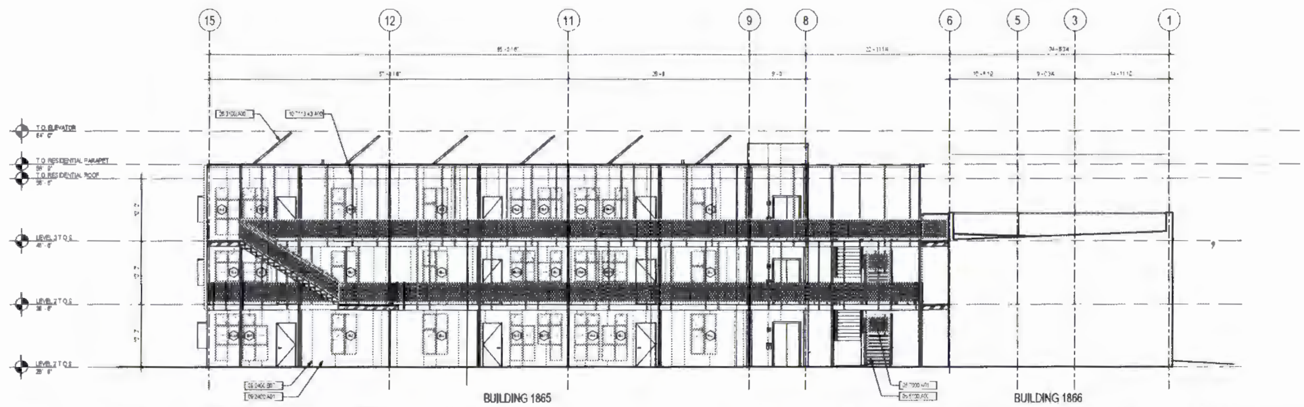
BUILDING ELEVATIONS CLUSTER 1

A3.1.1

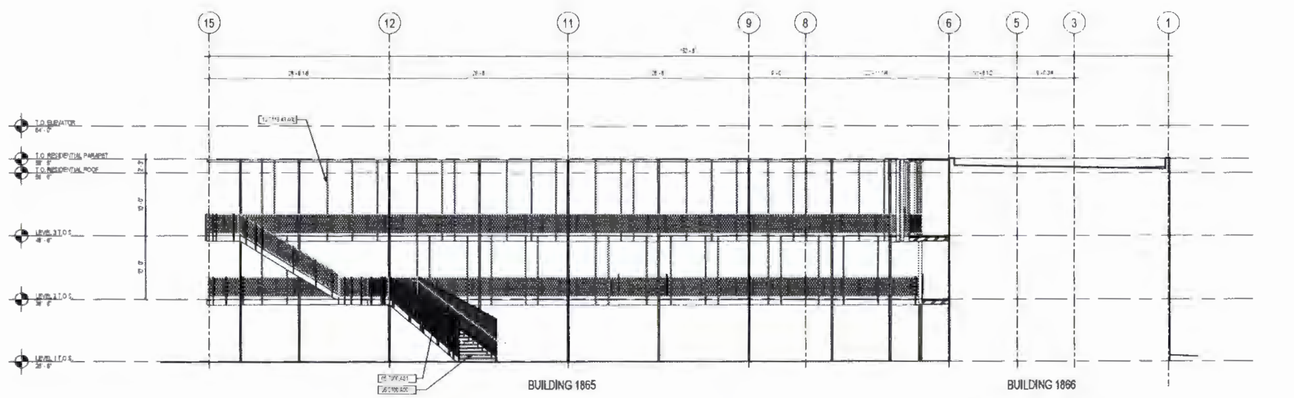
Exhibit 8
North Village Sections & Elevations
UCS-NOID-0006-14



BUILDING 1867 - EAST ELEVATION SCALE 1/8" = 1'-0" 07



BUILDING 1865 - EAST ELEVATION SCALE 1/8" = 1'-0" 06



BUILDING 1865 - EAST ELEVATION WALKWAY SCALE 1/8" = 1'-0" 05

GENERAL NOTES

SPEC #	DESCRIPTION

KEYNOTE LEGEND

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05 5100 A00	METAL STAIR, TYP
05 7000 A01	SS FLEXIBLE MESH GUARDRAIL INFILL
07 4213 20 A01	FLUTED VERTICAL METAL PANELS - T10-D
07 4213 20 A02	FLUTED VERTICAL METAL PANELS - T10-A
07 4213 20 A03	FLUTED VERTICAL METAL PANELS - T10-C
08 5113 A00	ALUMINUM WINDOWS PER SCHEDULE
09 2400 A01	PORTLAND CEMENT PLASTER
09 2400 B07	CONTROL JOINT
10 7113 43 A00	EXTRUDED ALUMINUM FIXED SUN SCREEN, TYP
26 3100 A00	PHOTOVOLTAIC COLLECTORS

NOTES

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SAN JOAQUIN APARTMENTS NORTH VILLAGE

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Lorcan O'Herlihy Architects

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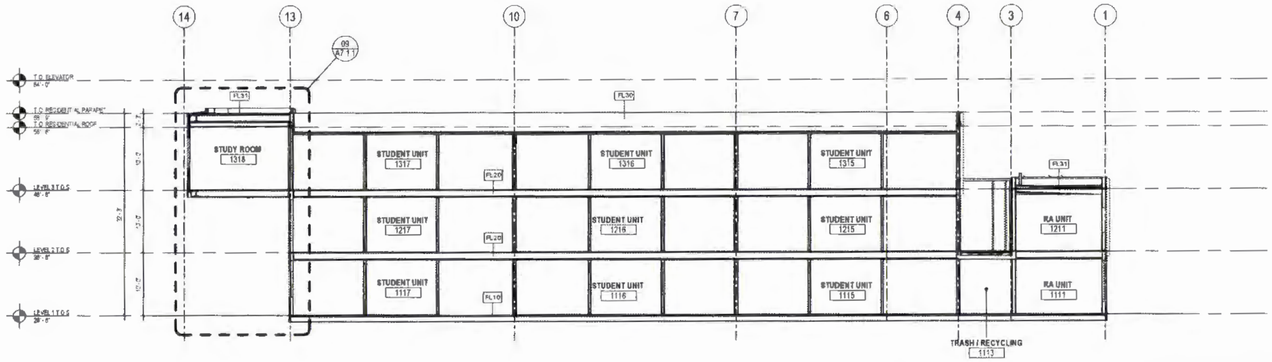
CLUSTER 1

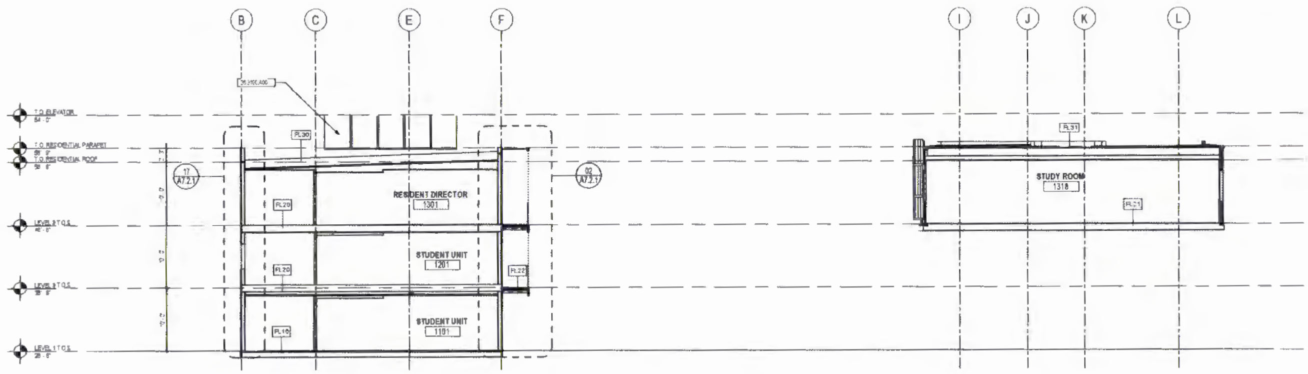
BUILDING ELEVATIONS CLUSTER 1

A3.1.2

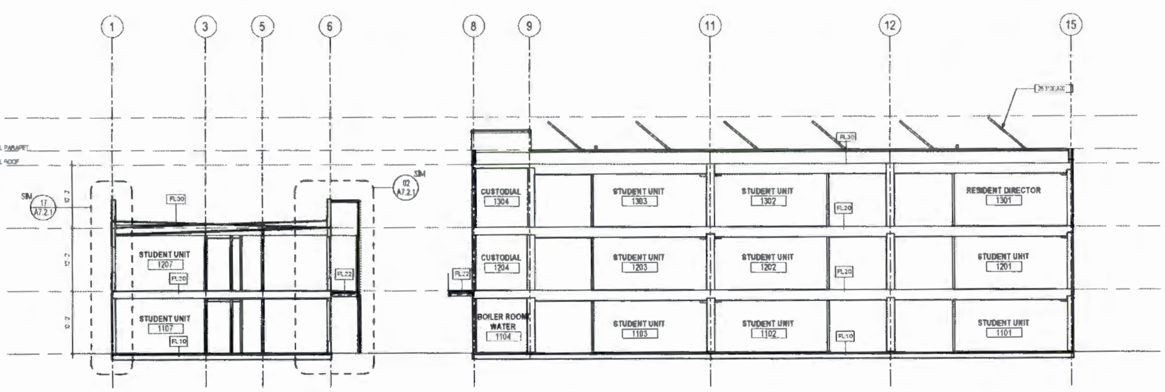
1980-101



SECTION THROUGH BUILDING 1867 | SCALE 1/8" = 1'-0" | 07



SECTION THROUGH BUILDINGS 1865 + 1867 | SCALE 1/8" = 1'-0" | 06



SECTION THROUGH BUILDINGS 1866 + 1865 | SCALE 1/8" = 1'-0" | 05

GENERAL NOTES

SPEC #	DESCRIPTION

KEYNOTE LEGEND

SPEC #	DESCRIPTION
26 3100.A00	PHOTOVOLTAIC COLLECTORS

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SAN JOAQUIN APARTMENTS NORTH VILLAGE

UC SANTA BARBARA, GOLETA CA 93117 FM 130426 / 995470

LOHA

Larson O'Herlihy Architects

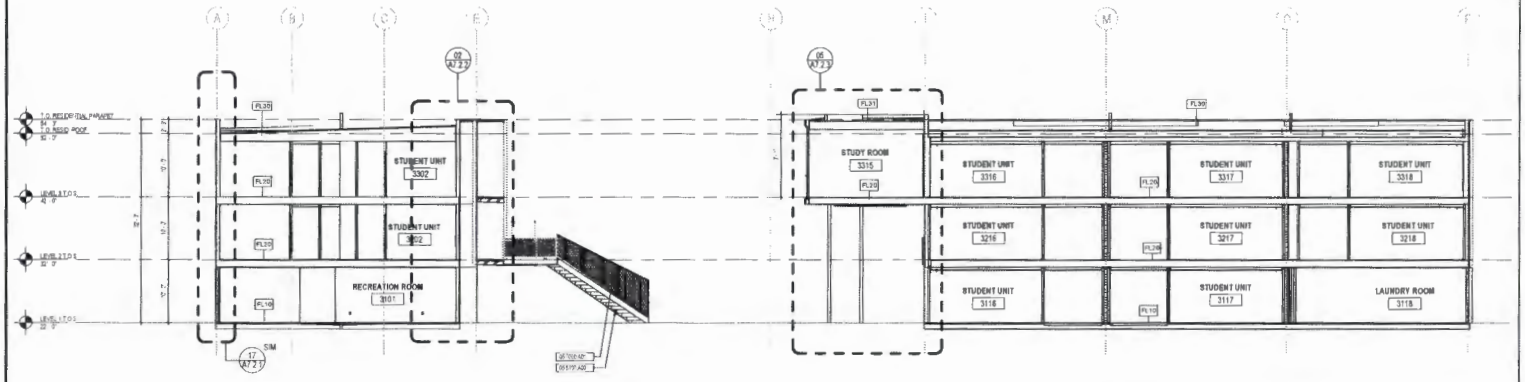
COASTAL COMMISSION SUBMITTAL AUGUST 29, 2014

CLUSTER 1

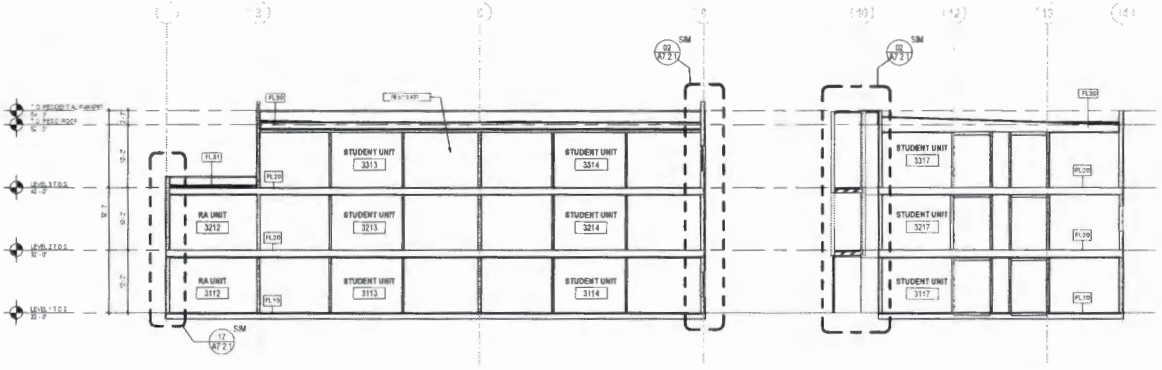
BUILDING SECTIONS - CLUSTER 1

A4.1.1

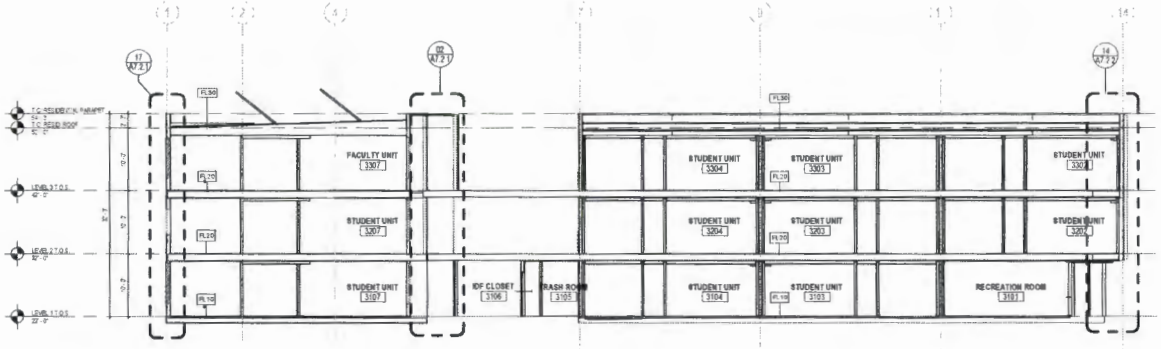
1865-101



SECTION THROUGH BUILDINGS 1874 + 1877 SCALE 1/8" = 1'-0" 07



SECTION THROUGH BUILDINGS 1876 + 1877 SCALE 1/8" = 1'-0" 06



SECTION THROUGH BUILDINGS 1875 + 1874 SCALE 1/8" = 1'-0" 05

GENERAL NOTES

SPEC #	DESCRIPTION

KEYNOTE LEGEND

SPEC #	DESCRIPTION
05 1200 A01	STEEL COLUMN PER STRUCTURAL
05 5100 A00	METAL STAIR, TYP
05 7000 A01	SS FLEXIBLE MESH GUARDRAIL INFILL
08 5113 A00	ALUMINUM WINDOWS PER SCHEDULE
26 3100 A00	PHOTOVOLTAIC COLLECTORS

UNIVERSITY OF CALIFORNIA SANTA BARBARA

SAN JOAQUIN APARTMENTS NORTH VILLAGE

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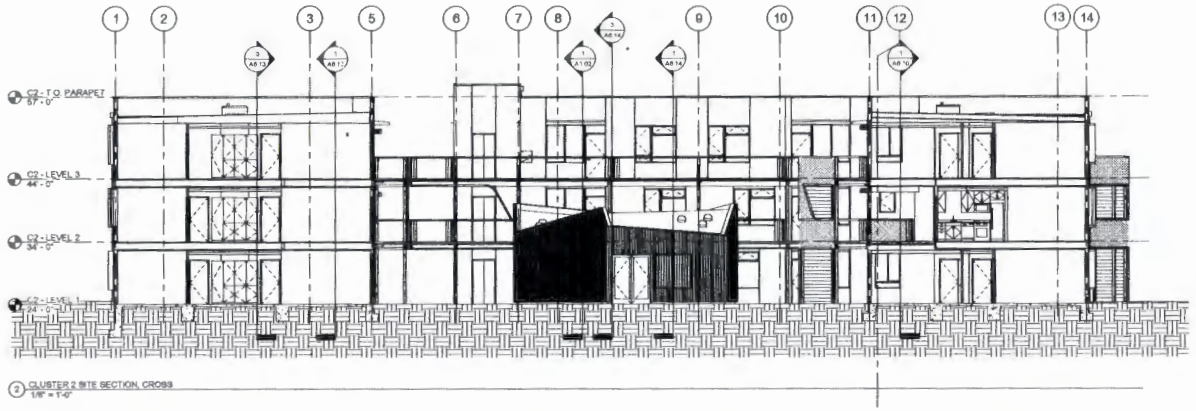
COASTAL COMMISSION SUBMITTAL
AUGUST 7th, 2014

CLUSTER 3

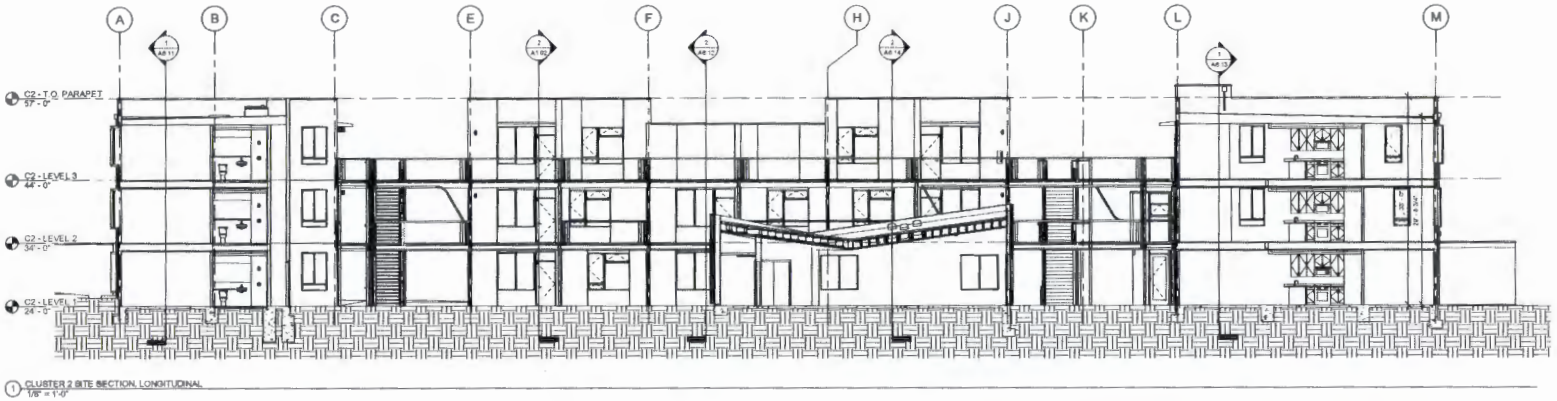
BUILDING SECTIONS - CLUSTER 3

A4.2.1

1860-101



2 CLUSTER 2 SITE SECTION, CROSS
1/8" = 1'-0"



1 CLUSTER 2 SITE SECTION, LONGITUDINAL
1/8" = 1'-0"

UNIVERSITY OF CALIFORNIA SANTA BARBARA

SAN JOAQUIN APARTMENTS
NORTH VILLAGE
CLUSTERS 2 & 4

UCSB CONTRACT NO. - FM130427 / 999470

Architect
KEVIN DALY
[illegible]
SANTA MONICA, CA 90401

Consultants

Seal & Signature

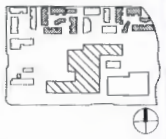
Issued For

No.	Description	Date
1	50% SCHEMATIC DESIGN	08.04.14
2	100% SCHEMATIC DESIGN	08.21.14
3	50% DESIGN DEVELOPMENT	09.15.14
4	100% DESIGN DEVELOPMENT	11.07.14
5	50% CONSTRUCTION DOCUMENTS	4.17.14
6	90% CONSTRUCTION DOCUMENTS	7.3.14
7	COASTAL COMMISSION SUBMITTAL	8.26.14

COASTAL COMMISSION SUBMITTAL
AUGUST 26, 2014

Key Plan

Sheet No.



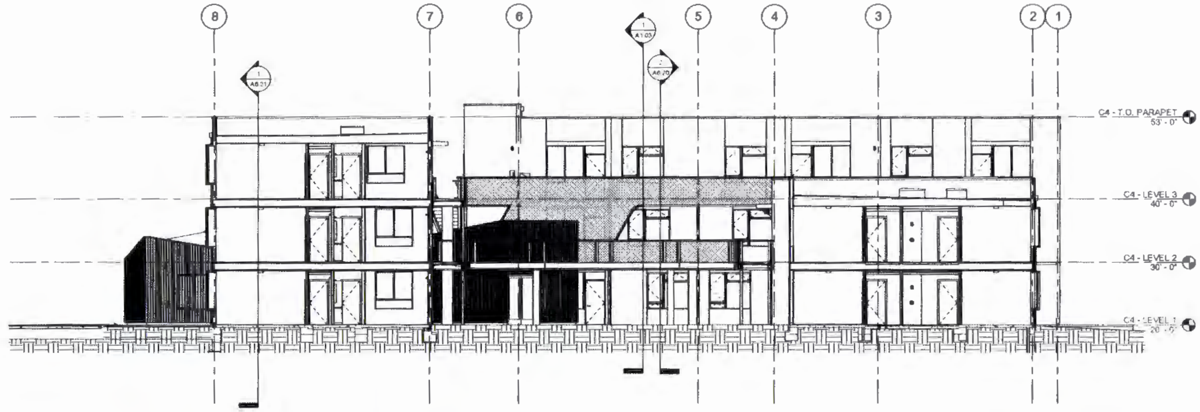
Sheet No.

SITE SECTION

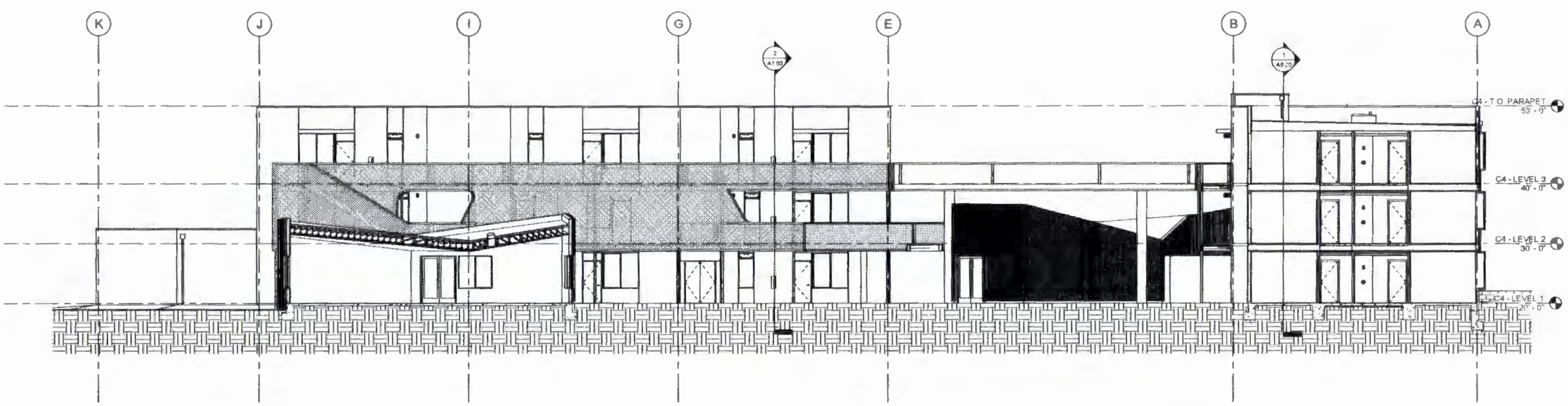
Sheet No.

A1.02

UCSB #1860-101



2 CLUSTER 4 SITE SECTION, CROSS
1/8" = 1'-0"



1 CLUSTER 4 SITE SECTION, LONGITUDINAL
1/8" = 1'-0"

UNIVERSITY OF CALIFORNIA SANTA BARBARA

SAN JOAQUIN APARTMENTS
NORTH VILLAGE
CLUSTERS 2 & 4

UCSB CONTRACT NO. - FM180427 / 989470

KEVIN DALY

Issued For

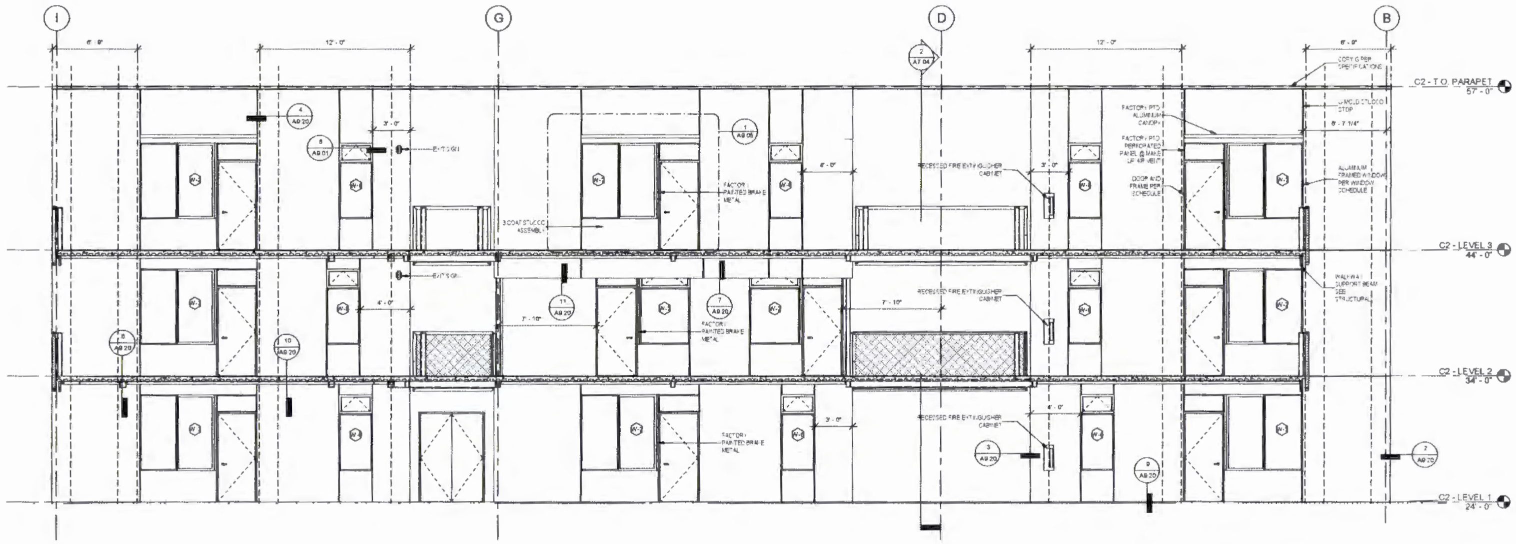
No.	Description	Date
1	50% SCHEMATIC DESIGN	08 04 12
2	100% SCHEMATIC DESIGN	08 21 12
3	50% DESIGN DEVELOPMENT	[illegible]
4	100% DESIGN DEVELOPMENT	11 07 12
5	50% CONSTRUCTION DOCUMENTS	4 17 14
6	95% CONSTRUCTION DOCUMENTS	7 3 14
7	COASTAL COMMISSION SUBMITTAL	8 20 14

COASTAL COMMISSION SUBMITTAL
AUGUST 20, 2014

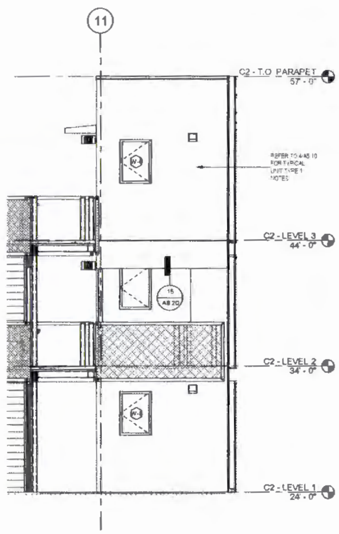
SITE SECTIONS

A1.03

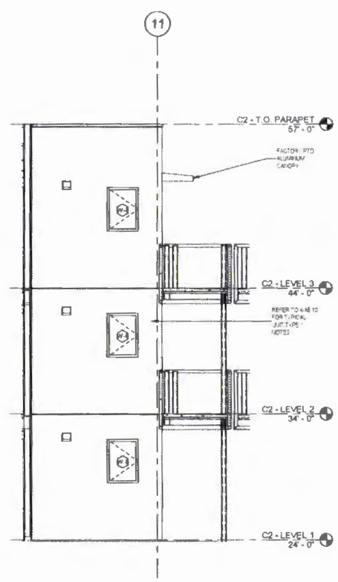
UCSB #1860-101



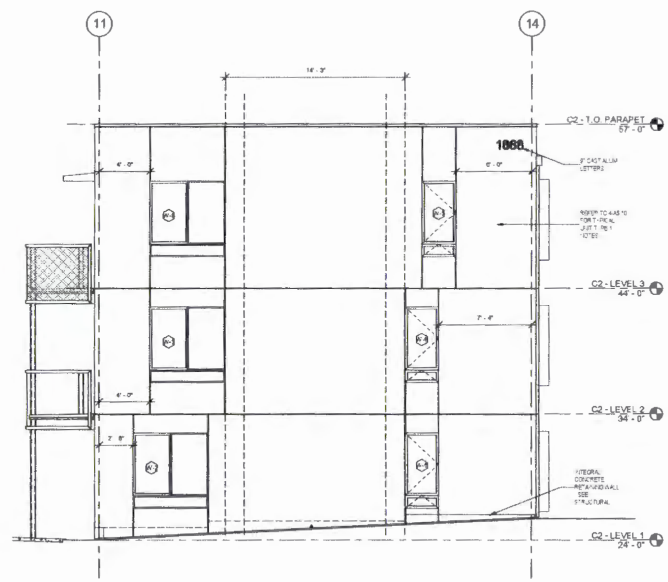
4 CLUSTER 2 BUILDING 1868 NORTH ELEVATION
1/4" = 1'-0"



3 CLUSTER 2 BUILDING 1868 WEST ELEVATION
1/4" = 1'-0"



2 CLUSTER 2 BUILDING 1868 EAST ELEVATION
1/4" = 1'-0"



1 CLUSTER 2 BUILDING 1868 WEST ELEVATION
1/4" = 1'-0"

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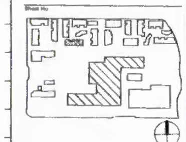
SAN JOAQUIN APARTMENTS
NORTH VILLAGE
CLUSTERS 2 & 4

KEVIN DALY

Issued For

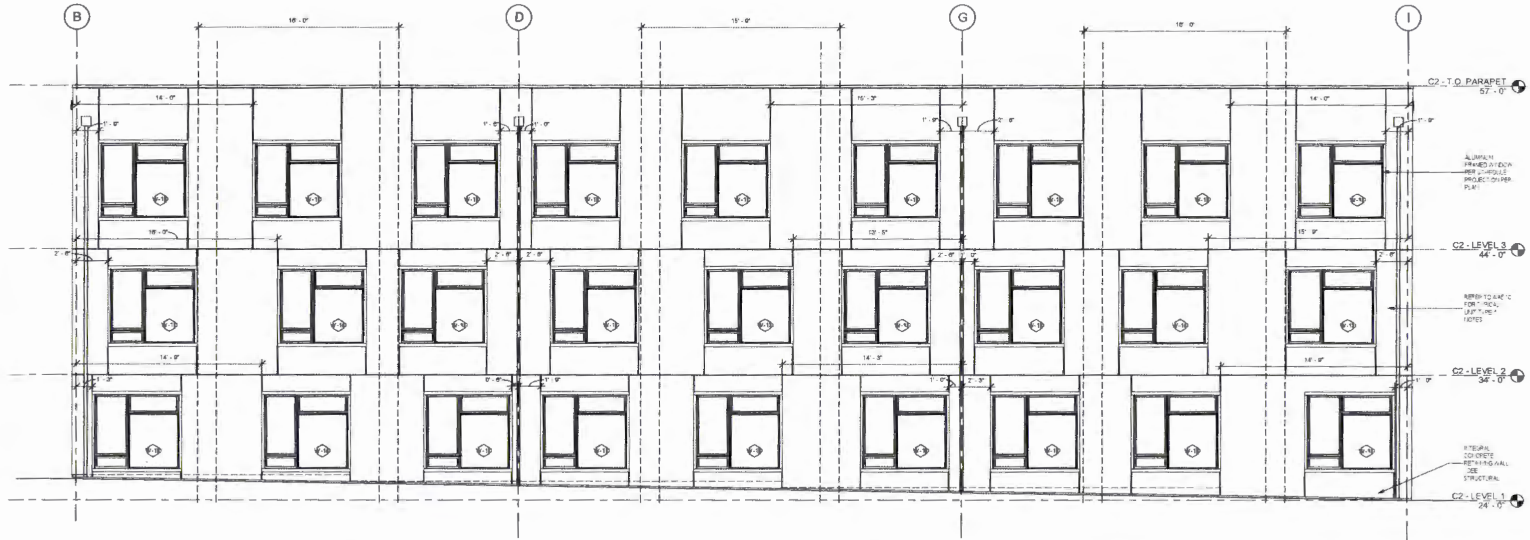
No.	Description	Date
1	50% SCHEMATIC DESIGN	08.04.12
2	100% SCHEMATIC DESIGN	08.21.12
3	50% DESIGN DEVELOPMENT	09.10.12
4	100% DESIGN DEVELOPMENT	11.07.12
5	50% CONSTRUCTION DOCUMENTS	4.17.14
6	95% CONSTRUCTION DOCUMENTS	7.3.14
7	COASTAL COMMISSION SUBMITTAL	8.20.14

COASTAL COMMISSION SUBMITTAL
AUGUST 20, 2014

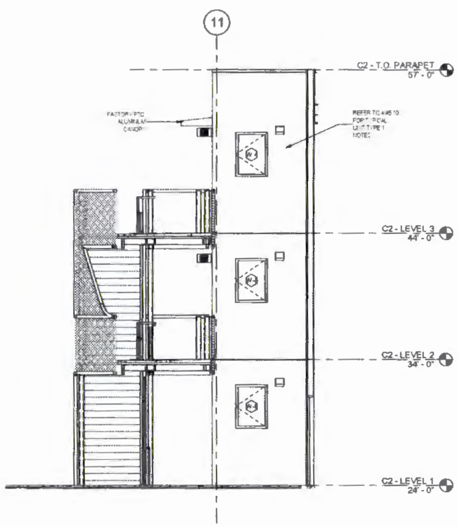


CLUSTER 2
BUILDING 1868
ELEVATIONS

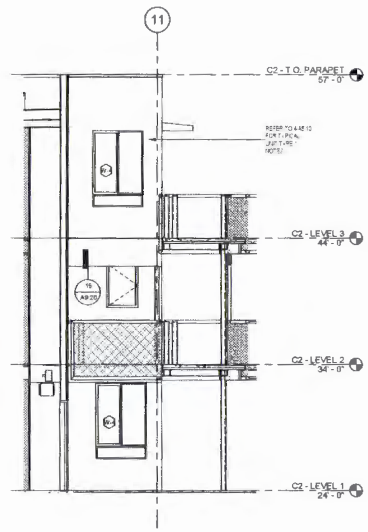
A5.10
UCSB #1660-101



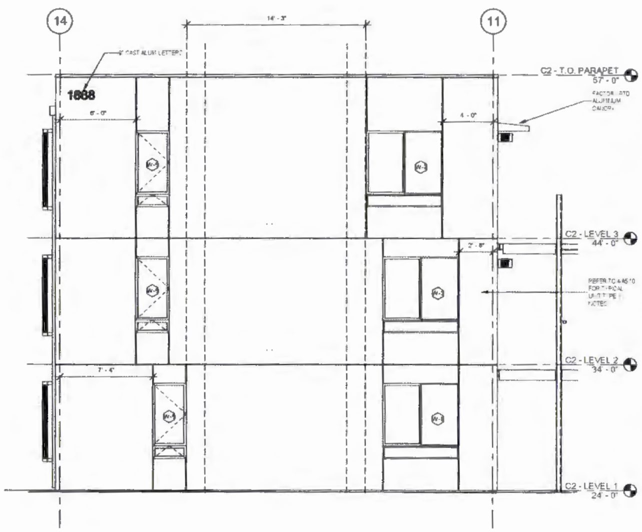
4 CLUSTER 2 BUILDING 1868 SOUTH ELEVATION
1/4" = 1'-0"



3 CLUSTER 2 BUILDING 1868 WEST ELEVATION
1/4" = 1'-0"



2 CLUSTER 2 BUILDING 1868 EAST ELEVATION
1/4" = 1'-0"



1 CLUSTER 2 BUILDING 1868 EAST ELEVATION
1/4" = 1'-0"

UNIVERSITY OF CALIFORNIA SANTA BARBARA

SAN JOAQUIN APARTMENTS
NORTH VILLAGE
CLUSTERS 2 & 4

KEVIN DALY

COASTAL COMMISSION SUBMITTAL
AUGUST 20, 2014

CLUSTER 2
BUILDING 1868
ELEVATIONS

A5.11
UCSB #1860-101

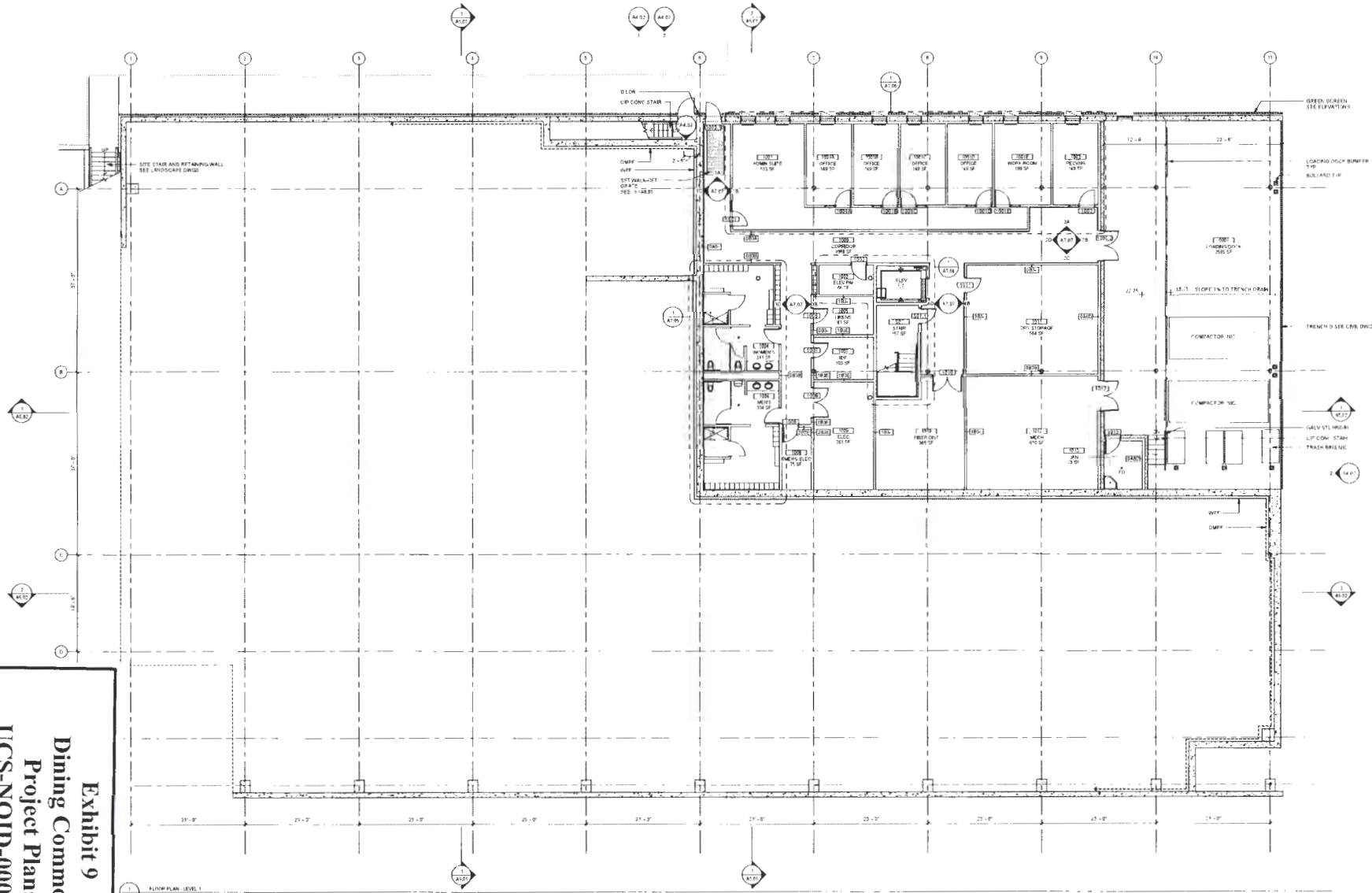


Exhibit 9
Dining Commons
Project Plans
UCS-NOID-0006-14

KIERANTIMBERLAKE

BURO HAPPOLD

WEBB DESIGN

NEWSON BROWN CONSULTING

ROLF JENSEN ASSOCIATES

UC Santa Barbara
San Joaquin
Portola Dining
Commons

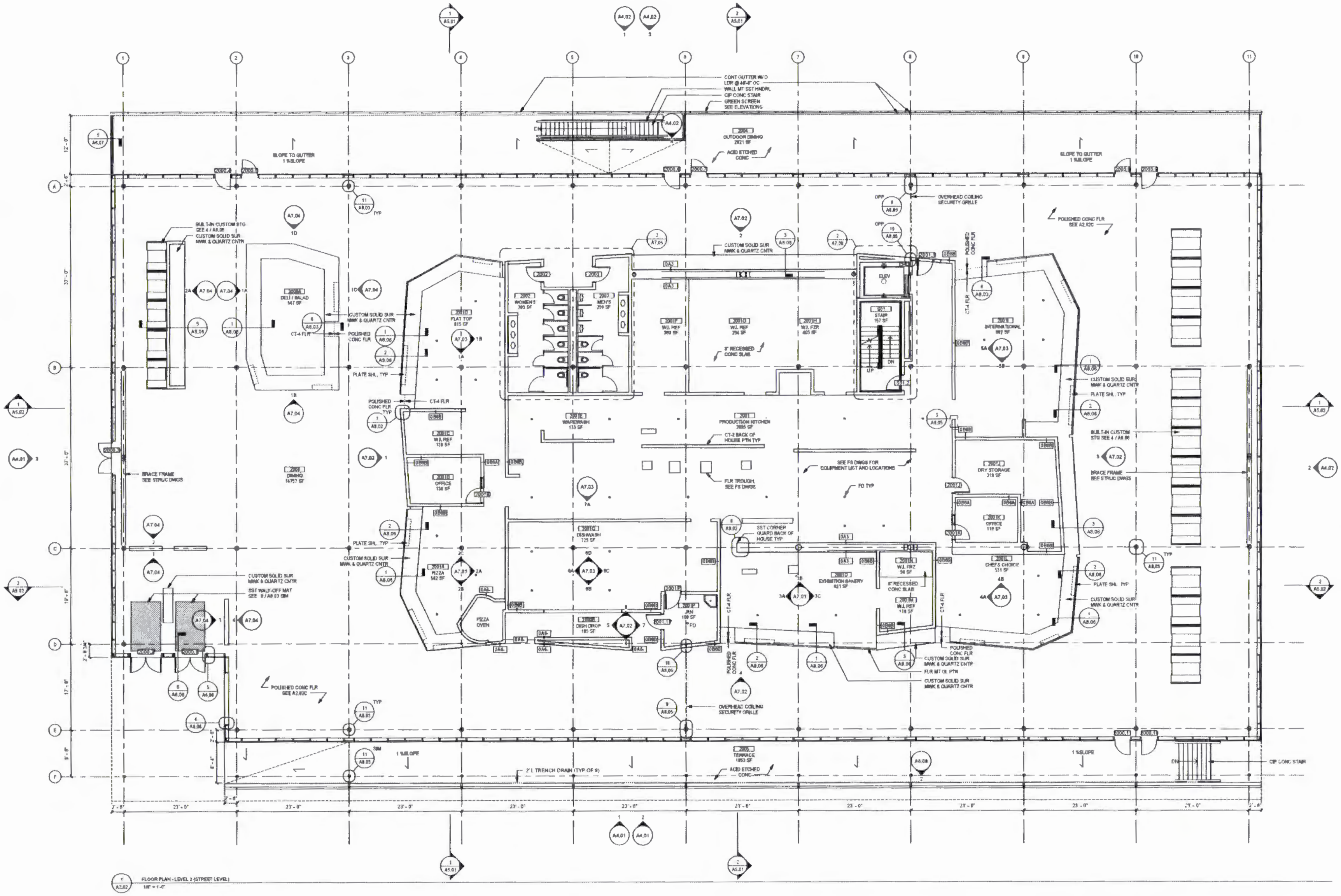
UC Santa Barbara

REVISIONS

FLOOR PLAN - LEVEL 1

A2.01

COASTAL COMMISSION SUBMITTAL
NOT FOR CONSTRUCTION



FLOOR PLAN - LEVEL 2 (STREET LEVEL)
1/8" = 1'-0"

ENCLOSED AREA 26082 GSF
EXT COVERED AREA 1827 GSF
EXT UNCOVERED AREA 3323 GSF

NOTES:
INTERIOR PARTITIONS: ALL PARTITIONS SHALL BE [illegible] - TYPICAL ON ALL FLOOR PLANS, U.O.N.

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UC Santa Barbara
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REVISIONS

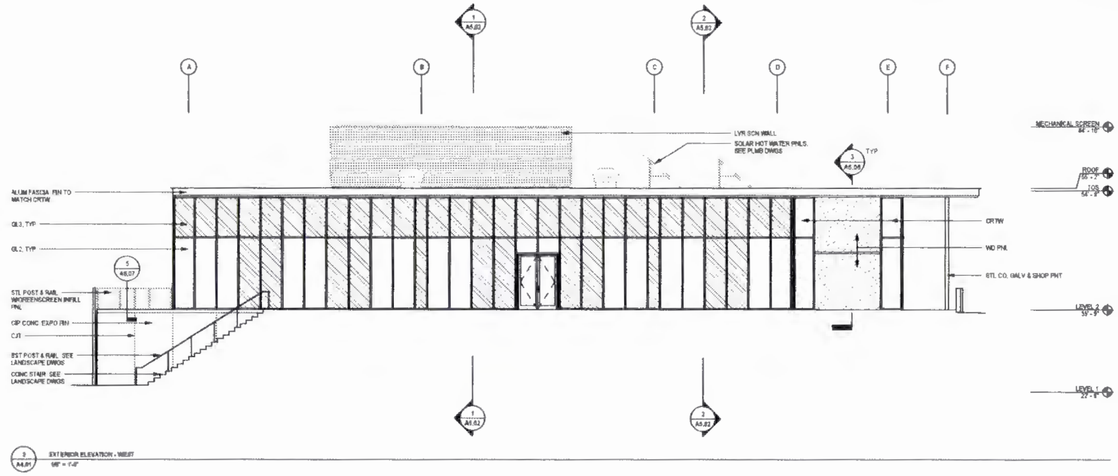
NO.	DATE	DESCRIPTION
		50% SCHEMATIC DESIGN
		100% SCHEMATIC DESIGN
	09/16/2013	50% DESIGN DEVELOPMENT
	11/07/2013	100% DESIGN DEVELOPMENT
	05/23/2014	REDESIGN DEVELOPMENT

FLOOR PLAN - LEVEL 2

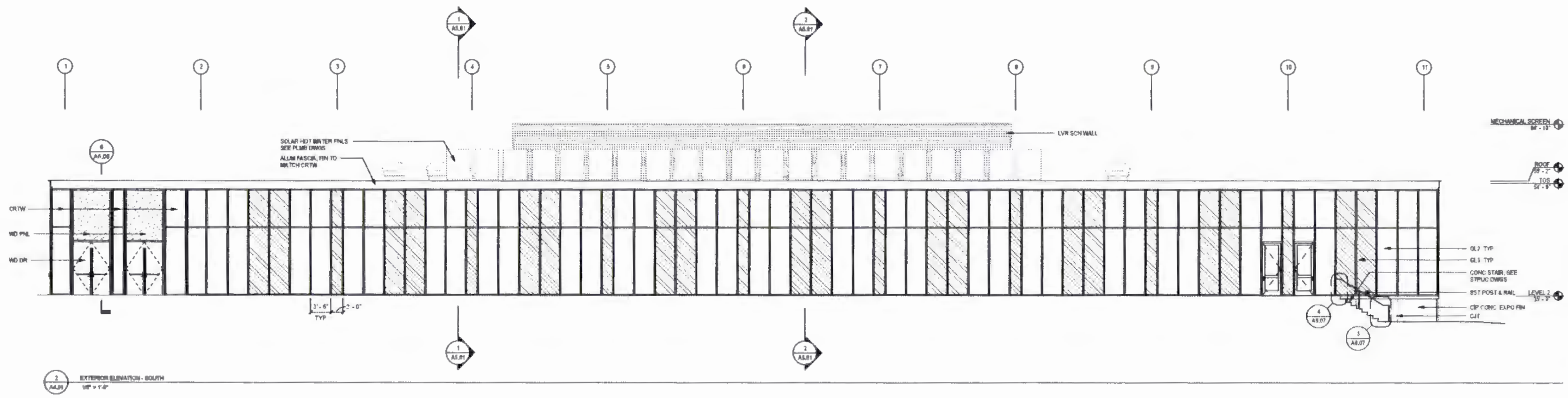
SCALE: 1/8" = 1'-0"
DRAWN BY: EK/AL
CHECKED BY: KC
CAD FILE
DATE: AUGUST 20 2014

A2.02

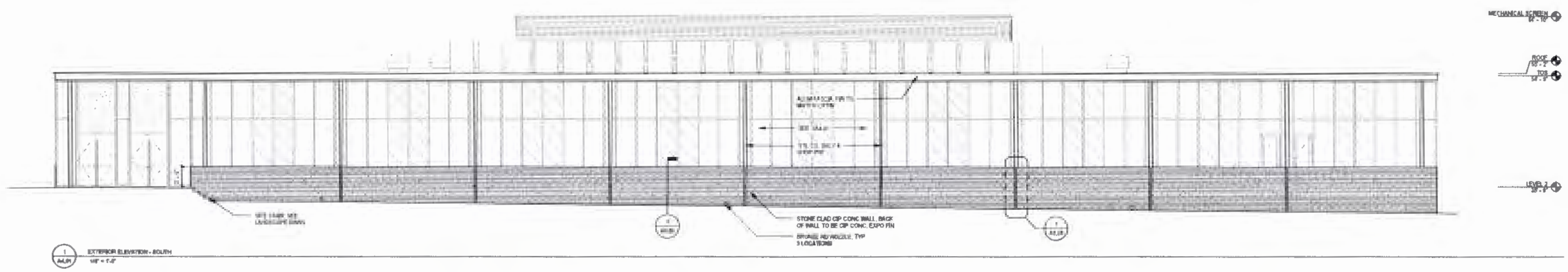
COASTAL COMMISSSION SUBMITTAL
NOT FOR CONSTRUCTION



3 A4.01 EXTERIOR ELEVATION - WEST
1/8" = 1'-0"



2 A4.01 EXTERIOR ELEVATION - SOUTH
1/8" = 1'-0"



1 A4.01 EXTERIOR ELEVATION - SOUTH
1/8" = 1'-0"

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CODE CONSULTANT
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UC Santa Barbara

SANTA BARBARA, CA

REVISIONS

NO.	DATE	DESCRIPTION
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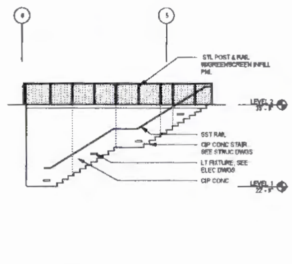
	06/21/2013	100% SCHEMATIC DESIGN
	09/16/2013	50% DESIGN DEVELOPMENT
		100% DESIGN DEVELOPMENT
	08/25/2014	REDESIGN DEVELOPMENT

EXTERIOR ELEVATIONS

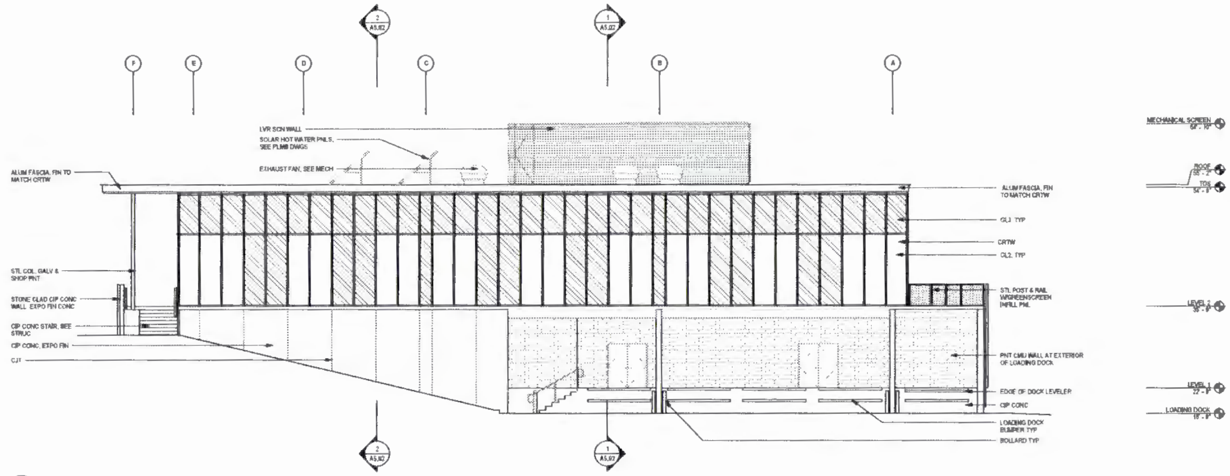
SCALE: 1/8" = 1'-0"
DRAWN BY: BW
CHECKED BY: KC
CAD FILE:
DATE: AUGUST 20, 2014

A4.01

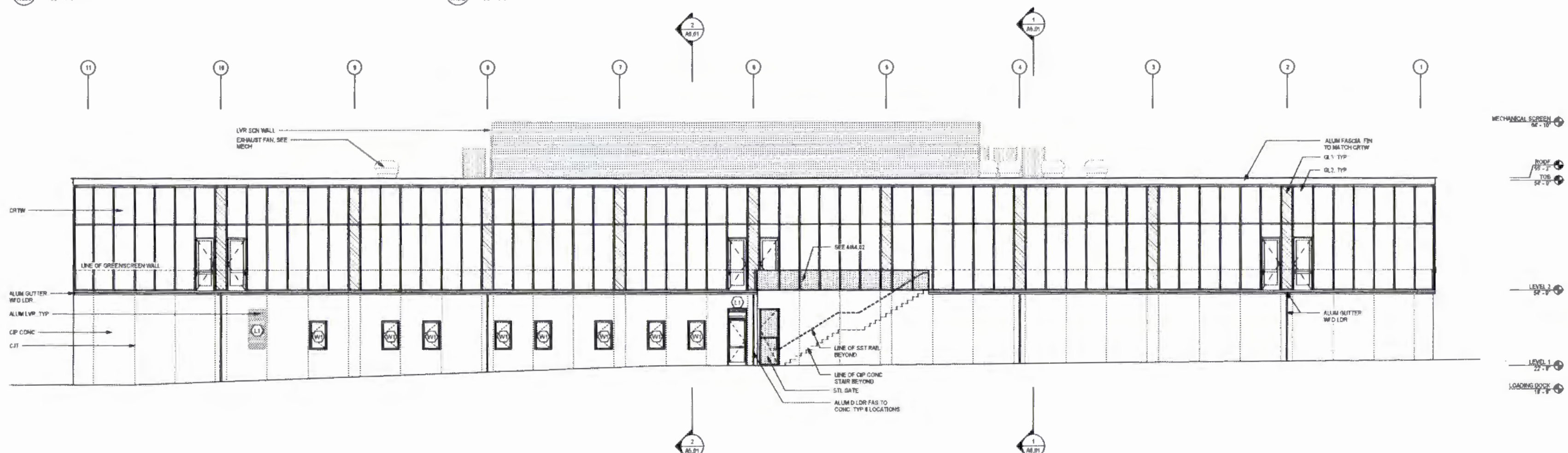
COASTAL COMMISSSION SUBMITTAL
NOT FOR CONSTRUCTION



4 A4.02 EXTERIOR ELEVATION - NORTH STAIR
1/8" = 1'-0"



2 A4.02 EXTERIOR ELEVATION - EAST
1/8" = 1'-0"



3 A4.02 EXTERIOR ELEVATION - NORTH
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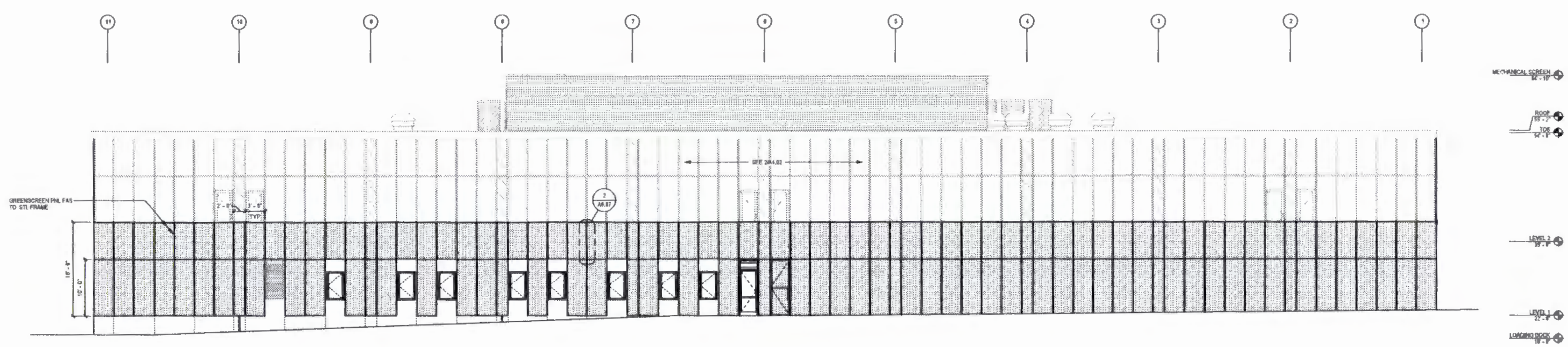

1 A4.02 EXTERIOR ELEVATION - NORTH
1/8" = 1'-0"

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UC Santa Barbara San Joaquin Portola Dining Commons

UC Santa Barbara

REVISIONS

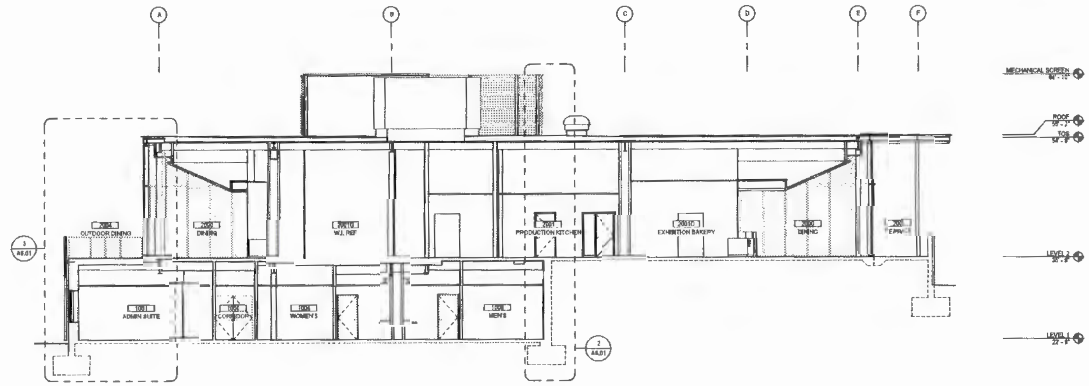
NO	DATE	DESCRIPTION
	[illegible]	50% SCHEMATIC DESIGN
	[illegible]	100% SCHEMATIC DESIGN
	09/16/2013	50% DESIGN DEVELOPMENT
	[illegible]/2013	100% DESIGN DEVELOPMENT
	08/23/2014	REDESIGN DEVELOPMENT

EXTERIOR ELEVATIONS

SCALE: 1/8" = 1'-0"
DRAWN BY: BW
CHECKED BY: KC
CAD FILE:
DATE: AUGUST 20, 2014

A4.02

COASTAL COMMISSSION SUBMITTAL
NOT FOR CONSTRUCTION



2 A5.01 TRANSVERSE BUILDING SECTION
1/8" = 1'-0"

1 A5.01 TRANSVERSE BUILDING SECTION
1/8" = 1'-0"

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UC Santa Barbara San Joaquin Portola Dining Commons

UC Santa Barbara

SANTA BARBARA, CA

REVISIONS

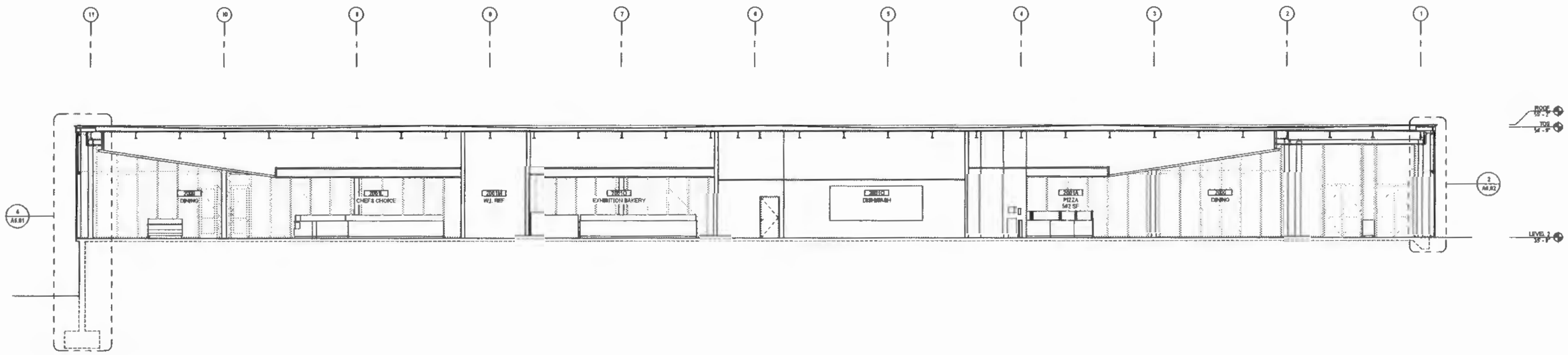
NO	DATE	DESCRIPTION
	05/17/2013	50% SCHEMATIC DESIGN
		100% SCHEMATIC DESIGN
	09/16/2013	50% DESIGN DEVELOPMENT
	1 /2013	100% DESIGN DEVELOPMENT
	05/23/2014	REDESIGN DEVELOPMENT

BUILDING SECTIONS

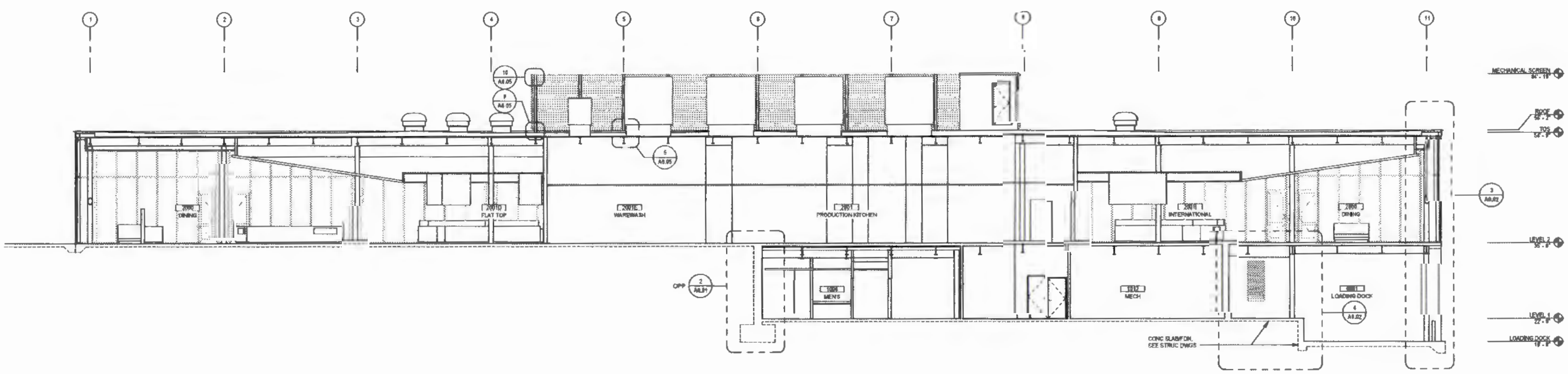
SCALE: 1/8" = 1'-0"
DRAWN BY: BM
CHECKED BY: KC
CAD FILE
DATE: AUGUST 20, 2014

A5.01

COASTAL COMMISSSION SUBMITTAL
NOT FOR CONSTRUCTION



2 A5.02 LONGITUDINAL BUILDING SECTION



1 A5.02 LONGITUDINAL BUILDING SECTION

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ACOUSTICS CONSULTANT
NEWSON BROWN CONSULTING

CODE CONSULTANT
ROLF JENSEN ASSOCIATES

UC Santa Barbara San Joaquin Portola Dining Commons

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REVISIONS

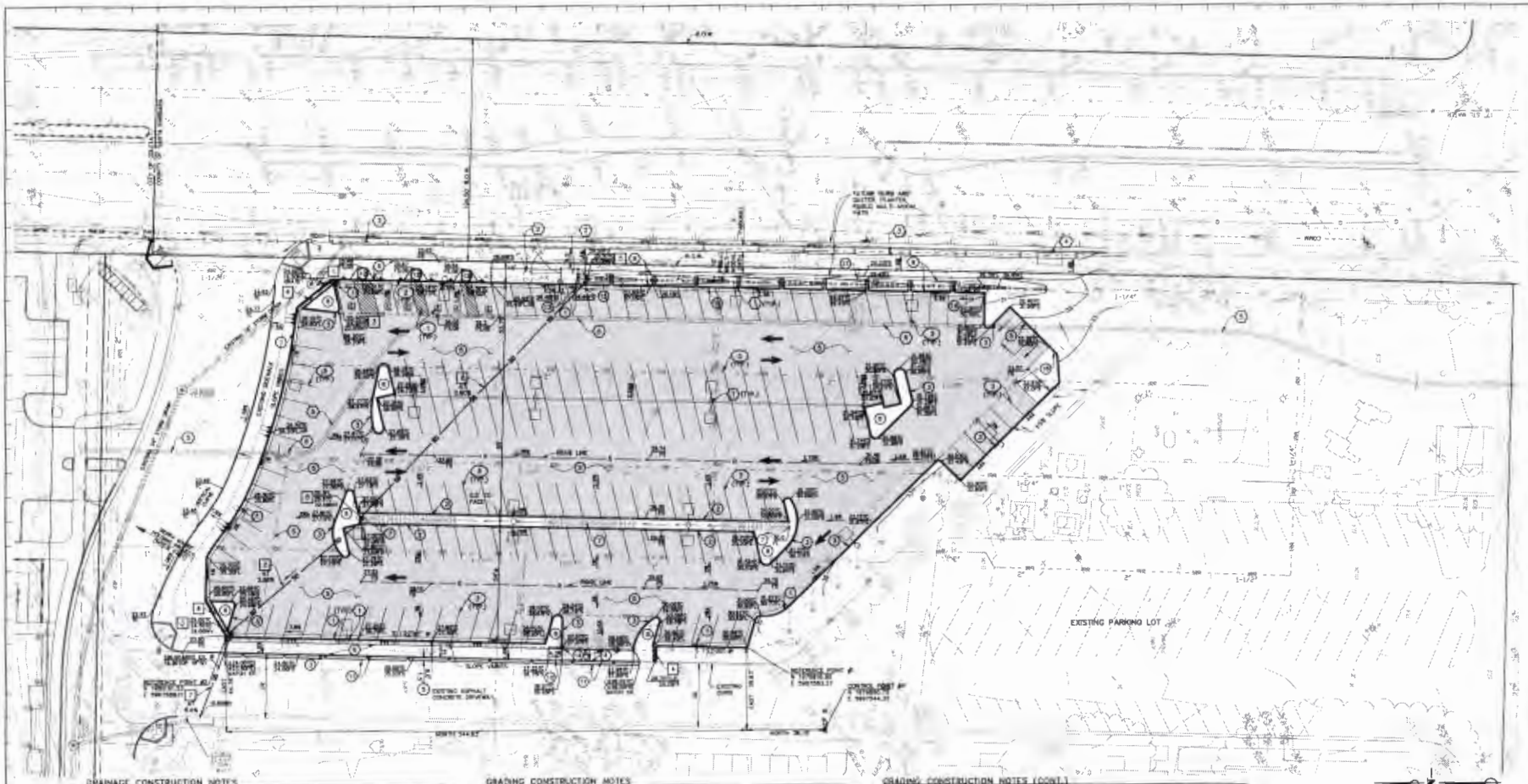
NO.	DATE	DESCRIPTION
		50% SCHEMATIC DESIGN
		100% SCHEMATIC DESIGN
		50% DESIGN DEVELOPMENT
		100% DESIGN DEVELOPMENT
	08/29/2014	REDESIGN DEVELOPMENT

BUILDING SECTIONS

DATE: AUGUST 20, 2014

A5.02

COASTAL COMMISSSION SUBMITTAL
NOT FOR CONSTRUCTION



DRAINAGE CONSTRUCTION NOTES

1. CONSTRUCT 8" DIA. HIGH DENSITY POLYETHYLENE (HDPE) STORM DRAIN, HANCOR PRODUCT SURE-LOK WT OR EQUAL, PER TRENCH DETAIL "F" ON SHEET WC7.05. CONNECT TO EXISTING OR PROPOSED CONCRETE CATCH BASINS OR PIPES WITH ALL NECESSARY FITTINGS PER DETAIL "A" ON SHEET WC7.06.
2. CONSTRUCT 18" DIA. HDPE STORM DRAIN, HANCOR PRODUCT SURE-LOK WT OR EQUAL, PER TRENCH DETAIL "F" ON SHEET WC7.05. CONNECT TO EXISTING OR PROPOSED CONCRETE CATCH BASINS OR PIPES WITH ALL NECESSARY FITTINGS PER DETAIL "A" ON SHEET WC7.06.
3. CONSTRUCT 24"x24" CONCRETE CATCH BASIN WITH TRAFFIC RATED COVER AND FRAME, BROOKS PRODUCT OR EQUAL, GRATE COVER WITH FOSSIL FILTER INSERT, KRISTAR PRODUCT OR EQUAL.
4. CONSTRUCT 24" WIDE ROCK RIP-RAP (MIN. 4" DIA. ROCK, NON-GROUT) FROM PARKING LOT CURB TO EXISTING CURB.
5. CONSTRUCT 18"x18" CONCRETE CATCH BASIN, BROOKS PRODUCT OR EQUAL, WITH 18" ROUND BEEHIVE GRATE, NEENAH FOUNDRY PRODUCT MODEL R-4351-C OR EQUAL, AND CONNECT TO STORM DRAIN.

5" WIDE CONCRETE FLUME PER DETAIL "C" ON SHEET WC7.05. CONSTRUCT 18" WIDE OPENING IN RIB AT BOTH ENDS OF FLUME TO ALLOW DRAINAGE THROUGH.

6" DIA. HDPE STORM DRAIN, HANCOR PRODUCT SURE-LOK WT OR EQUAL, PER TRENCH DETAIL "F" 7.05. CONNECT TO EXISTING OR PROPOSED CONCRETE CATCH BASINS OR PIPES WITH ALL ITINGS PER DETAILS "A" AND "H" ON SHEET WC7.06.

D SIGNAGE CONSTRUCTION NOTES

INTERNATIONAL SYMBOL OF ACCESSIBILITY (ISA) PAVEMENT MARKING AND STRIPING FOR ACCESSIBLE CE PER CALTRANS STANDARD PLANS A24C AND A90A.

SSIBLE PARKING SIGNS (R99(CA) AND R99B(CA)) AND METAL POST PER CALTRANS STANDARD PLAN ATION SHOWN ON PLAN.

E WHITE PARKING SPACE STRIPING PER CALIFORNIA MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES

GRADING CONSTRUCTION NOTES

1. CONSTRUCT 6" CONCRETE CURB AND 18" GUTTER PER SANTA BARBARA COUNTY DEPARTMENT OF PUBLIC WORKS (COUNTY) STANDARD DETAIL 4-030, TYPE A CURB WITH 2% GUTTER CROSS SLOPE.
2. CONSTRUCT 6" WIDE BY 24" HIGH CONCRETE CURB PER DETAIL "A" ON SHEET WC7.05. CONSTRUCT 6' LONG, 6" WIDE, 4" HIGH CONCRETE WHEELSTOP WITH #3 REBAR SPIKES INTO CONCRETE CURB PER DETAIL "B" ON SHEET WC7.05.
3. CONSTRUCT 8" HIGH CONCRETE CURB PER CALTRANS STANDARD PLAN A87A (2010), TYPE A1, MODIFIED FOR WS=1'.
4. CONSTRUCT CONCRETE DRIVEWAY PER COUNTY STANDARD DETAIL 4-040, PLAN B ON THE NORTHERN SIDE AND PLAN A ON THE SOUTHERN SIDE, MIN. 6" THICK WITH #4 REBAR AT 18" O.C., BOTH WAYS, OVER MIN. 4" THICK CLASS 2 AGGREGATE BASE, COMPACTED TO MIN. 95% COMPACTION. WEAKENED PLANE AND EXPANSION JOINTS PER DETAIL "H" AND "I" ON SHEET WC7.05.
5. CONSTRUCT MIN. 3" THICK ASPHALT CONCRETE OVER MIN. 9" THICK CLASS 2 AGGREGATE BASE COMPACTED TO MIN. 95% COMPACTION PER STRUCTURAL SECTION "D" ON SHEET WC7.05, AND COMPACT TOP MIN. 12" OF SUBGRADE MATERIAL TO MIN. 95% COMPACTION.
6. CONSTRUCT MIN. 4" THICK CONCRETE SIDEWALK PER COUNTY STANDARD DETAILS 4-045, 5-010, 5-040 AND 5-040, MODIFIED AS FOLLOWS AND PER:
   - A. CONSTRUCT 4" THICK CLASS 2 AGGREGATE BASE COMPACTED TO MIN. 95% COMPACTION.
   - B. COMPACT TOP 12" OF NON-EXPANSIVE NATIVE BACKFILL OR IMPORT SUBGRADE SOILS TO MIN. 95% COMPACTION.
   - C. CONSTRUCT #4 REBAR AT 18" O.C., BOTH WAYS.
   - D. WEAKENED PLANE AND EXPANSION JOINTS PER DETAILS "H" AND "I" ON SHEET WC7.05.
7. CONSTRUCT RAIN GARDEN PER LANDSCAPE PLANS, AND PROFILE "I" ON SHEET WC7.05 AND DETAIL "A" ON SHEET WC7.05.
8. CONSTRUCT PLANTER PER LANDSCAPE PLANS.
9. CONSTRUCT 5' WIDE DRAINAGE SWALE PER LANDSCAPE PLANS AND SECTION "C" ON SHEET WC7.05. CONSTRUCT 3' WIDE ROCK RIP-RAP (MAX. 12" DIA. ROCK, NON-GROUT) FROM PARKING LOT CURB ACROSS WIDTH OF DRAINAGE SWALE CENTERED AT LOCATIONS OF CURB OPENINGS.
10. CONSTRUCT 5' WIDE, 6.5' LONG CURB RAMP, CASE F PER CALTRANS STANDARD PLAN A88A (2010), WITH RETAINING CURB ON EAST SIDE OF RAMP AND TAPERED CURB ON WEST SIDE OF RAMP. CURB RAMP SHALL BE MIN. 4" THICK WITH #4 REBAR AT 18" O.C., BOTH WAYS, OVER MIN. 4" THICK CLASS 2 AGGREGATE BASE, COMPACTED TO MIN. 95% COMPACTION. CONSTRUCT POLYMER CONCRETE DETECTABLE WARNING SURFACE (FULL WIDTH AND LENGTH OF RAMP), ARMORCAST PRODUCT COMPANY.
11. SAWCUT EXISTING ASPHALT CONCRETE DRIVEWAY. REMOVE MIN. 18" WIDE SECTION OF ASPHALT CONCRETE AND EXISTING CONCRETE CURB, AND LEGALLY DISPOSE OF OFF-CAMPUS TO DEPTH REQUIRED FOR STRUCTURAL SECTION.
12. CONSTRUCT 4" WIDE CURB RAMP, CASE A PER CALTRANS STANDARD PLAN A88A (2010). CURB RAMP SHALL BE MIN. 4" THICK WITH #4 REBAR AT 18" O.C., BOTH WAYS, OVER MIN. 4" THICK CLASS 2 AGGREGATE BASE, COMPACTED TO MIN. 90% COMPACTION.
13. CONSTRUCT 4" DIA. REMOVABLE METAL BOLLARD PER DETAIL "E" ON SHEET WC7.05.
14. REMOVE EXISTING CONCRETE DRIVEWAY COMPLETE, AND LEGALLY DISPOSE OF OFF-CAMPUS.
15. CONSTRUCT 6" HIGH CONCRETE CURB AND 18" WIDE CONCRETE GUTTER PER COUNTY STANDARD DETAIL 4-030, TYPE A CURB WITH 6" DEEPENED EDGE WITH 2% GUTTER CROSS SLOPE. CONSTRUCT 2' WIDE, 0" HIGH CURB FOR DRAINAGE OPENING WITH 3' WIDE ROCK RIP-RAP (MAX. 12" DIA. ROCK, NON-GROUT) FROM PARKING LOT CURB ACROSS WIDTH OF DRAINAGE SWALE AT 30' ON CENTER.

GRADING CONSTRUCTION NOTES (CONT.)

16. CONSTRUCT MIN. 6" THICK CONCRETE PAVEMENT PER COUNTY STANDARD DETAILS 4-040, 5-010, 5-040 AND 5-045, MODIFIED AS FOLLOWS AND PER:
    - A. CONSTRUCT 4" THICK CLASS 2 AGGREGATE BASE COMPACTED TO MIN. 95% COMPACTION.
    - B. COMPACT TOP 12" OF SUBGRADE TO MIN. 95% COMPACTION.
    - C. CONSTRUCT #4 REBAR AT 18" O.C., BOTH WAYS.
17. ADJUST EXISTING MANHOLES, METER BOXES, VALVE BOXES/CANS, ELECTRICAL VAULTS, ETC. TO PROPOSED FINISH GRADE (TYP. FOR ALL UTILITIES WITHIN PROJECT LIMITS).

SCALE: 1"=20'
0 20 40 80

ELECTRICAL CONSTRUCTION NOTES (FOR INFORMATION ONLY)

1. CONSTRUCT ELECTRICAL CONDUITS, LIGHTS, POLES, AND FOUNDATIONS PER ELECTRICAL PLANS.
2. FUTURE ELECTRICAL PAD PER SOUTHERN CALIFORNIA EDISON (SCE) PLANS.
3. FUTURE STREET LIGHT POLE COMPLETE PER SCE PLANS.
4. EXISTING ELECTRICAL VAULT.
5. 12kV ELECTRICAL CONDUITS (BY OTHERS).
6. 12kV ELECTRICAL MANHOLE (BY OTHERS).

LEGEND

- PROPOSED FLOWLINE
- PROPOSED INDEX CONTOURS (30)
- PROPOSED INTERMEDIATE CONTOURS (20)
- PROPOSED STORM DRAIN MAIN (60 80)
- PROPOSED ASPHALT CONCRETE
- PROPOSED DETECTABLE WARNING SURFACE
- PROPOSED CONCRETE PAVEMENT
- PROPOSED GRAVEL
- PROPOSED LIGHT POLE

PARKING COUNT	
STANDARD SPACES	173
ACCESSIBLE SPACES	6
TOTAL SPACES	179

Exhibit 10
Proposed New Off-site Parking Lot
UCS-NOID-0006-14

San Joquin Apartments
and Precinct Improvements
WEST PARKING LOT
University of California
Santa Barbara, California

SHEPPARD, MULLIN, RICHTER & HAMPTON LLP
1 FRONT STREET, SAN FRANCISCO, CA 94111
TEL: 415.981.1555
FAX: 415.398.3214

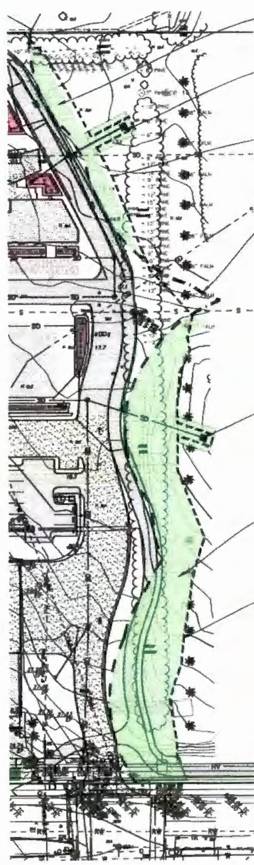
REGISTERED PROFESSIONAL ENGINEER
STEPHEN C. [illegible]
NO 44295
CIVIL
STATE OF CALIFORNIA

COASTAL COMMISSION SUBMITTAL
AUGUST 20, 2014

GRADING AND DRAINAGE PLAN

WC7.03

Exhibit 11
Wetland Delineation Map
UCS-NOID-0006-14



- **TOTAL AREA WITHIN WETLAND BUFFER = 19,530 SF**
- **TOTAL EARTHWORK QUANTITY WITHIN WETLAND BUFFER = 950 CY (FILL)**

PROPOSED CONSTRUCTION WITHIN WETLAND BUFFER

University of California
Santa Barbara

San Joaquin Apartments

SITE

SOM

WETLAND
BUFFER
EVALUATION

C1.01

NOT FOR CONSTRUCTION

PREPARED ON: 25JULY2014

OCT 13 2014 BR

Exhibit 12
Wetland Buffer
Impact Area
UCS-NOID-0006-14

Stuart R. Purnell
554 Springbrook Court
Goleta CA 93117

October 20, 2014I

California Coastal Commission
89 South California Street - #200
Ventura CA 93001

Re: UC Santa Barbara San Joaquin apartment project

I live at 554 Springbrook Court, Goleta, California, which is in the townhomes of the Storke Ranch development in Goleta, California. My back patio and bedroom are within 25 feet of the northern boundary of the UC Santa Barbara Santa Catalina dormitory site. The northern part of that site, just over my fence, is currently covered by a parking lot. UCSB intends to replace this parking lot with the North Village of its proposed San Joaquin apartments project. The North Village is to be composed of 2- and 3-story apartment where undergraduate college students are to reside.

I am a retired person. My neighbors in the Storke Ranch townhomes are 1) families with young children, 2) professionals, and 3) retirees. I think it un-neighborly for UCSB to have 19–22-year-old undergraduates reside so close to us. The typical noise of undergraduate college students, in terms of volume and time-of-day cycle, will be intolerable for us. Basically, the typical college undergraduate's tolerance for noise, particularly in the hours of the night, is incompatible with ours. And I don't think that UCSB will try to police or change the habits of its undergraduates to accommodate its non-UCSB neighbors.

Also, the closeness and design of the proposed North Village apartment buildings is objectionable to me. I now have much openness in my views to the south. The nearest structure in sight is the 10-story Santa Catalina dormitory towers over 150 feet away. I object to UCSB placing 2- and 3-story apartments within 35 feet of its boundary with me. The distance between the proposed buildings and my patio will be less than 60 feet. Besides, the Storke Ranch townhome buildings are of a Mediterranean design with sloping tile roofs. The North Village buildings are to be block design. UCSB is essentially proposing to replace my current relatively open views with 25- to 35-foot block walls just 60 feet away.

Please do not approve the construction of the North Village of UC Santa Barbara's San Joaquin apartment project.

Exhibit 13
Public Comment Letters
UCS-NOID-0006-14

October 21, 2014

California Coastal Commission
ATTN: Denise Venegas
89 South California Suite 200
Ventura, CA 93001

Dear Ms. Venegas,
I am writing about the San Joaquin Apartment project for UCSB. As you know there have been many public meetings on the discussion of this project. I attended most of the meetings. As a Storke Ranch resident I feel that the meetings were formality. I feel the San Joaquin Apartment project is going through without any concerns to the Storke Ranch residents. All any of the people working on the project, the environmental study people and the California Coastal Commission people need to do is spend a couple weekends while the University is in session to hear the noise that comes from the current dorms. My husband and I knew when we bought our townhouse almost 15 years ago that we were living next to UCSB dorms. In the beginning of living in Storke Ranch there were many years that the dorms noise was not a problem. But over recent years the noise level has risen. My husband and I are reasonable people who doesn't care if there is noise up to a certain time of the evening. Now there are no rules of the noise level any time day or night. So, to build more dorms right against a residential community is not welcomed.

During the public meetings it was suggested by Storke Ranch residents to change the plans from putting the parking garage across the street on Storke Road to putting the parking garage next to the Storke Ranch community fence and put the dorms across the street on Storke Road. At least Storke Ranch residents will not have to tolerate the extra noise of 2,000 more students right up against their fence.

Personally I prefer not to have any new dorms or parking garage due to not only the effect on Storke Ranch residents, but to the whole area. What I found interesting is the environmental study was done in July when the school is not in session. How accurate can that study be without having the impact of students during a regular school session? Besides what effects is this going to have on the local vernal pools? Storke Ranch has a vernal pool along with a vernal pool right next door to the existing dorms. Already the wild life has been displaced with the building of Sierra Madre Village on the old Ocean Meadow Golf course on Storke Road. How much more will the San Joaquin Apartments affect the nature, slough, wild life and the well-being of human life?

I would appreciate the California Coastal Commission please take a strong look at this and the impact it will have on the environment and Storke Ranch residents. We are hard working individuals with children and families who enjoy the natural surroundings. If we wanted to sign up for the college life, we would live on Del Playa in Isla Vista.

Thank you for your attention to this matter.
Doreen Daley 555 Poppyfield Place, Goleta, CA 93117

Frank Paul Leonelli
581 Poppyfield Place
Goleta, CA 93117
805 705-3707
October 21, 2014

Denise Venegas
California Coastal Commission

Ref: UCSB San Joaquin Housing Project

Dear Ms. Venegas:
Thank you for listening to my concerns on the phone regarding the UCSB San Joaquin Housing Project. I am following up with this letter to reiterate my concerns in writing and request the Coastal Commission reject this San Joaquin project as proposed by UCSB.

I live in the end-unit Townhome in Storke Ranch closest to the proposed site of the San Joaquin Apartments as shown in Figure 1. The proposed construction will significantly impact my home, family and neighbors in this wonderful family-oriented Goleta neighborhood. I find the information submitted by UCSB EIR regarding mitigation measures avoiding impact to the Storke Ranch Neighborhood to be inadequate and misleading. Alternatives were also inadequate and unreasonably rejected. UCSB conducted a meeting with Storke Ranch HOA and they completely ignored concerns of the residents and have made no reasonable mitigations to address these significant concerns. CEQA does not permit government agencies to approve projects with significant impacts if feasible mitigation measures or alternatives exist, in which they do.

Background
In moving into Storke Ranch, I understood there would be some discomfort with the dorms next door (several hundred feet away) due to intermittent late night disturbances by student residences. UCSB submitted their 2008 LRDP proposing addition housing for 600 more students in an expansion at Santa Catalina (Figure 2). The extremely high density of student population next door along with traffic and noise is undesired; however, the buildings that were proposed were along Storke Road and would not shadow or aesthetically affect the Storke Ranch homes.

UCSB later changed this plan and it has evolved into the present San Joaquin Apartment proposal with several buildings that will closely enclose the Storke Ranch property line.

Significant Aesthetic Impact
The proposed plan is to erect a 3-story building 37-feet from my home. This creates shadowing on the windows in my home from the sun during winter months and significantly reduces natural lighting (See Figure 3). This is unacceptable. See Figures 4-6 showing current views from windows in my end-unit townhome (bright with plenty of surrounding open space). The EIR also specifies in 5.1-51 that the 3-story buildings are more in scale with Storke Ranch residences, which is completely inaccurate and misleading. The proposed apartments are significantly larger, taller and high-density occupied.

Figure 5.1-15 of the EIR shows a simulated photo of a view down my street. This is a complete misrepresentation of reality. It is also down the street and doesn't depict the worst case scenario of the effects of homes next to the property line. They plan to remove the large mature pine trees (shown in the picture) and put in a bicycle path. They also plan to plant trees that are a maximum of 24-inch boxes, so it will take years for them to provide any aesthetic improvements. The photograph in Figure 7 is a better representation showing a picture of a 3-story dorm (ref: San Clemente apts) at 37 feet. The effect to my home will be devastating and the openness and natural lighting will be gone forever.

Significant Noise Impact

In addition to a couple of years' worth of annoying construction noise just feet from my home (not to mention the dust and debris), the noise from students were not appropriately addressed by the EIR. Noise simulations were reported from various positions on the south side of buildings; however, they failed to simulate noise from open windows on the back of these apartments that are 37-feet from where I sleep. We are often awakened from late night noises coming through open windows in the current North Tower (several hundred feet away). The effects of high density housing only 37 feet from my bedroom window will be an order of magnitude more significant. There will also be a bike lane less than 10 feet from my bed providing disrupting transient noise throughout the night. The route will serve as a thoroughfare between UCSB/IV and the Camino Real shopping center. See Figure 8 showing my home from the viewpoint of the dorm window. The bike lane is adjacent to the wall. Another significant issue with improper mitigation measures.

Traffic

Traffic on Storke Road is already a challenge. The road narrows to one lane at the exit of the Storke Ranch neighborhood at Willowgrove Drive. It is already a challenge getting onto Storke Road (especially turning left) and can sometimes be dangerous. The Storke Ranch entrance and Willowgrove are not acceptably being addressed, no mitigation in place to ensure safety of Storke Ranch Residents exiting the neighborhood. Sierra Madre Villages are currently in construction across the street and San Joaquin construction will be simultaneously occurring next door resulting in significantly more automobiles, pedestrian, bicyclists, and distractions creating a major safety concern at Willowgrove Drive.

Conclusion

UCSB has ignored concerns of the Goleta residents and have proceeded to expand housing while significantly affecting the lifestyles of local residents. It is very sad to see what is happening to Goleta the Good Land. Any expansion in Goleta residential areas (far from UCSB campus) should be done in a coordinated and well-planned manner. This proposal and the change from the 2008 LRDP has been bullied through by UCSB with no concern of the residents. UCSB first instrumented the demise of Ocean Meadows Golf Course and sadly changed the lives of hundreds of locals. Starting construction on high-density housing in Sierra Madre Villages (unfortunately opponents to the bullying implemented extreme measures and burned down the first phase of Sierra Madre construction). Ignoring resident concerns, they modified the 2008 LRDP to place buildings along the wall directly next to the Storke Ranch residences. The new

plans create shadowing from sun, noise, and blockage of views. This project as proposed will significantly affect the comfort of living in my home and my property devaluation will be financially catastrophic. The proposal is not compliant with state laws and CEQA guidelines. Acceptable mitigation alternatives could have been implemented with infinite options like a 100 foot buffer or green space between dorms and Storke Ranch residences. Or maybe even the construction originally shown in the 2008 LRDP. However, UCSB ignored residents and did not propose any feasible mitigation options that could eliminate the significant impact their project will have on neighboring citizens like myself. The university has not complied with letter or the spirit of the California Environmental Quality Act (CEQA). Also, the current situation surrounding UCSB and their inability to control student populations within this area and Isla Vista makes the plan for adding 5000 more students extremely disturbing. Especially since the beautiful Storke Ranch neighborhood will be an island in the middle of this high density student housing expansion. In addition to the creation of a better plan that does not negatively affect the Goleta Storke Ranch residents; they should first complete Sierra Madre Villages and see how the area is impacted before moving forward with another environmentally destructive phase of expansion.

I invite the Coastal Commission or any other concerned project team members to my home for a firsthand look and feel of what the potential impacts these structures of high density students near the property line will have on our homes.

Sincerely,

Frank Paul Leonelli

Figure 1- My home next to proposed buildings

Santa Catalina (Francisco Torres). Under the proposed plan, the two 140-foot towers of Santa Catalina would become part of a campus quadrangle. New housing structures would define the edges of the pro-perty along El Colegio and Storke Road by adding 168 units in two 4-story additions to house 600 single undergraduate students (Figure D.19).

TABLE D.9: SANTA CATALINA (FT) ADDITION

Housing Type	Units (Beds)
Apartments (1 & 2 bedroom)	168 (600)
TOTAL	**168 (600)**
Parking	704 (existing)
Non-residential space	12,000 GSF

Source: UC Santa Barbara, Office of Campus Planning and Design 2007

Figure D.19 Santa Catalina Hall (formerly Francisco Torres)

Figure 2- Plan from the 2008 LRDP

Winter Solstice 3:00 pm

Figure 3- Shadowing of my home caused by 3-story buildings near property line

Figure 4- Current view from my Master Bedroom

Figure 5- Current afternoon view from my Family Room

Figure 6- Current view from my Family Room

Figure 7 - The devastating reality of a 3-story UCSB dorm at 37-feet distance

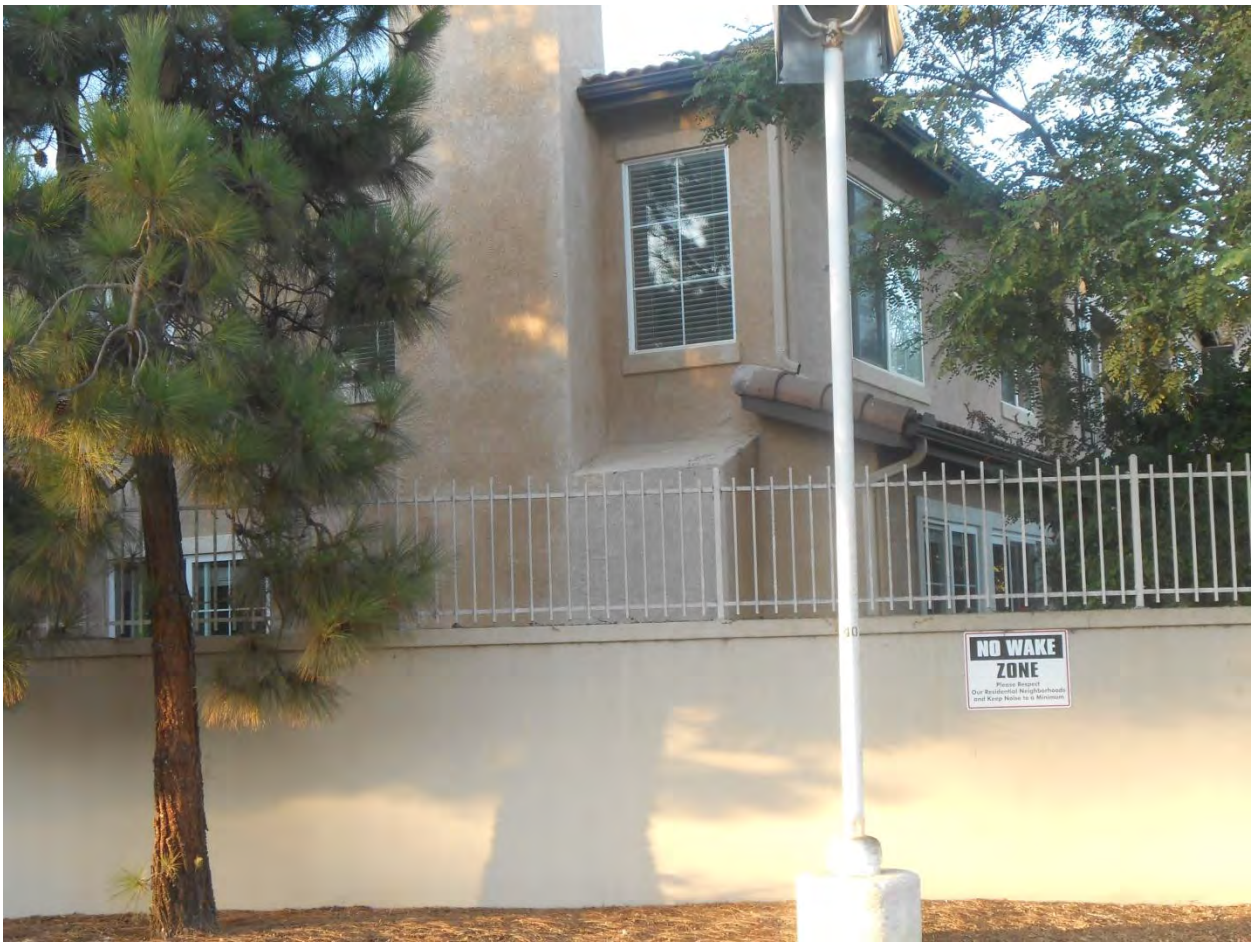


Figure 8 - View of my home from dorm site at 37 feet

OCT 22 2014

We live on Sweet Rain Place, Poppyfield Place, and Springbrook Court in the townhomes of the Storke Ranch development in Goleta, California.
Our back patios and bedrooms are within several feet of the northern boundary of the UC Santa Barbara Santa Catalina dormitory site which is currently covered by a parking lot. UCSB intends replace this parking lot with the North Village of its proposed San Joaquin apartments project. The North Village is to be composed of 2- and 3-story apartment where undergraduate college students are to reside.

We are composed of 1) families with young children, 2) professionals, and 3) retirees. We think it un-neighborly for UCSB to have 19–22 year-old undergraduates reside so close to us. We think the typical noise of undergraduate college students, in terms of volume and time-of-day cycle, will be intolerable for us. Basically, the typical college undergraduate's tolerance for noise, particularly in the hours of the night, is incompatible with ours.

Also, the closeness and design of the proposed North Village apartment buildings is objectionable to us. We now have much openness in our views to the south. The nearest structure in site is the 10-story Santa Catalina dormitory towers over 150 feet away from us. We object to UCSB placing 2- and 3-story apartments within 40 feet of its boundary with us. For some of us, the distance between the proposed buildings and our patios will be as low as 60 feet. Also, our buildings are of a Mediterranean design with sloping tile roofs. The North Village buildings are to be block design. UCSB is essentially proposing to replace our current relatively open views with 25- to 35-foot block walls.

Please do not approve the construction of the North Village of UC Santa Barbara's San Joaquin apartment project.

Stuart R Purnell
STUART R PURNELL
554 SPRINGBROOK COURT
GOLETA CA 93117

H. DJ
550 Spring brook CT
Goleta CA 93117

Rene Hennessee
562 Springbrook

ANA MARTINEZ
582 POPPYFIELD PL.
GOLETA, CA 93117

CBhat
CHANDAN BHAT
590 POPPYFIELD PL
GOLETA, CA-93117

Jelani Givner
Jelani Givner
587 Poppyfield Place
Goleta, CA 93117

Theresa Jayne
583 Poppyfield Place
Goleta CA 93117
Thuma Jayne

- TIMOTHY M. GRAY
578 POPPY FIELD PL GOLETA 93117
[signature]

- Guadalupe Guzman-Antunez
589 Sweet Rain Pl.
[signature]

- Indira Mortensen
511 Sweet Rain Place

- Peter Gaum
573 Sweet Rain Pl.
Goleta, CA 93117

- Jo Merit
502 Poppyfield Place
Goleta, CA 93117

- Ellie Cargliano
546 Poppyfield Pl
Goleta, CA 93117

- DAVE IVORY
543 POPPYFIELD PL
GOLETA, 93117

- Terry Gastouniotis
6857 Buttonwood Ln
[signature]

- ONOFRE ZUNIGA
6871 BUTTONWOOD LN
GOLETA CA 93117

- Troy Shupp
6872 Buttonwood
GoletA

- Steven Houston 6837 Sweetwater

- Cynthia Peeples
6883 Sweetwater Way
Goleta, CA 93117

- Julia Smyth
6821 Sweetwater Way
Goleta CA 93117

- Tiffany Myers
6807 Sweetwater Way
Goleta CA 93117

ROBERT Woods
6827 SWEETWATER WAY
GOLETA, CA 93117

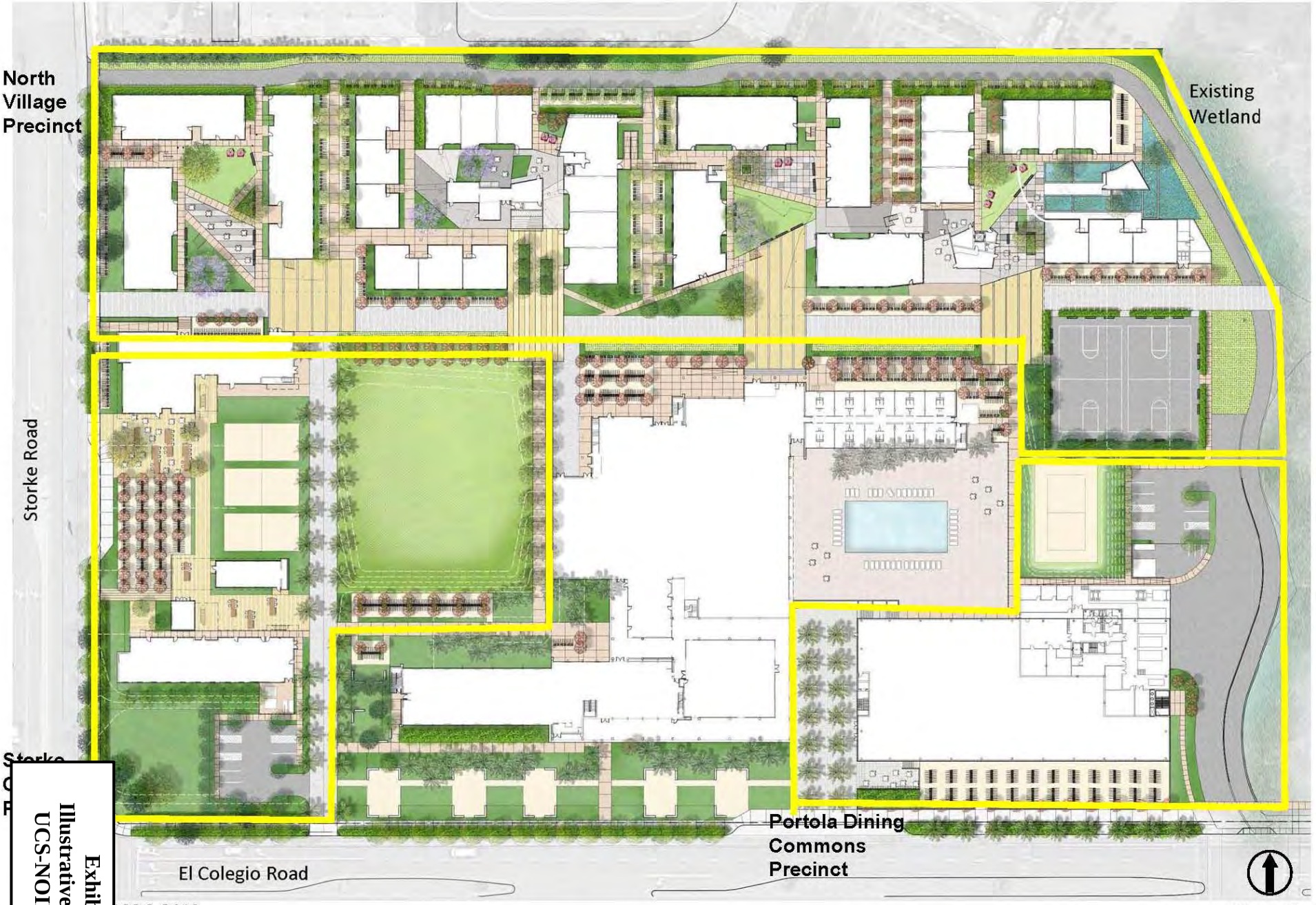


Exhibit 14
Illustrative Site Plans
UCS-NOID-0006-14

SOM, 2013

of California, Santa Barbara

n Apartments and Precinct Improvements Project

Figure 4.3-1
Site Plan

University of California, Santa Barbara

San Joaquin Apartments and Precinct Improvements Project

Figure 4.3-2

Proposed Project - Aerial View From the Northwest