

CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST AREA
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Th14a

DATE: November 20, 2014

TO: Commissioners and Interested Parties

FROM: Charles Lester, Executive Director
John Ainsworth, Senior Deputy Director

SUBJECT: University of California, Santa Barbara Long Range Development Plan Amendment 1-11 (Comprehensive Update): Executive Director's determination that the University of California, Santa Barbara's acknowledgement of receipt, acceptance, and agreement with the Commission's certification with suggested modifications is legally adequate. This determination will be reported to the Commission at the December 11, 2014 meeting in Monterey.

On November 13, 2014, the Commission approved Long Range Development Plan Amendment No. 1-11 submitted by the University of California, Santa Barbara with suggested modifications. LRDP Amendment 1-11 replaces the existing certified LRDP with a revised and reformatted version that defines the types, locations, density and intensity of campus development through a 2025 planning horizon. On November 18, 2014, the President of the University accepted and agreed to all modifications suggested by the Commission. The document was transmitted to Commission staff on November 18, 2014.

Pursuant to Section 13544 of the California Code of Regulations, Title 14, Division 5.5, the Executive Director must determine that the action taken by the University of California, Santa Barbara acknowledging receipt and acceptance of, and agreement with the Commission's certification of the above referenced Long Range Development Plan amendment with suggested modifications is legally adequate and report that determination to the Commission. The certification shall become effective unless a majority of the Commissioners present object to the Executive Director's determination.

I have reviewed the University's acknowledgement and acceptance of, and agreement with the terms and suggested modifications of LRDP Amendment 1-11, as certified by the Commission on November 18, 2014, and find that the University's action is legally adequate to satisfy the terms and requirements of the Commission's certification. I therefore recommend that the Commission concur in this determination.

EXECUTIVE VICE PRESIDENT –
BUSINESS OPERATIONS

OFFICE OF THE PRESIDENT
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November 17, 2014

**ACTION UNDER PRESIDENT'S AUTHORITY –ACCEPTANCE OF COASTAL
COMMISSION MODIFICATIONS TO UCSB'S LONG RANGE DEVELOPMENT PLAN
(LRDP), SANTA BARBARA CAMPUS**

EXECUTIVE SUMMARY

The Regents approved the 2010 UCSB LRDP following certification of an Environmental Impact Report in September of 2010. Because the UCSB campus is within the coastal zone, the LRDP and LRDP EIR must also be approved and certified by the California Coastal Commission. The Regents previously amended the LRDP, in 2013 to clarify Policy GEO-1 regarding seismic setbacks, and in 2014 to make three land use changes and to add the Ocean Meadows Golf Course into the boundaries of the LRDP.

The California Coastal Commission (Commission) approved the LRDP at their November 2014 meeting with several modifications, based on its staff's recommendations, as described in its report entitled, "Proposed Major Amendment No. 1-11 to the University of California Santa Barbara Certified Long Range Development Plan (LRDP) for the Comprehensive LRDP Update, for Public Hearing and Commission Action at the November 13, 2014 Commission Meeting in Half Moon Bay" ("CCC Staff Report"). Following the University's formal acceptance of the modifications, the Commission will certify the UCSB LRDP. Without the Commission's certification of the LRDP the campus will be unable to proceed with construction of the San Joaquin Housing Project, which was approved by The Regents July 2014. The campus would like to receive the Commission's certification at its December 2014 meeting so that construction on the San Joaquin Project can commence in January 2015. The University's acceptance of the Commission's modifications to the LRDP must be received by Commission staff by no later than November 20 to make the Commission's December 2014 agenda. Approval of this Item will serve as the University's acceptance of the Commission's modifications to the UCSB LRDP. The authority to accept the Commission's modifications has been delegated to the President.

RECOMMENDATION

It is recommended that based on review and consideration of the 2010 Long Range Development Plan EIR as updated by the Findings for Amendment #1 and Addenda for Amendment #2, and on the basis of CCC Staff Report analysis, the President take the following actions:

Accept the modifications to the UCSB 2010 LRDP as itemized below approved by the California Coastal Commission at its 11/13/14 hearing;

1. Open Space Additions
2. Environmentally Sensitive Habitat Area Mapping
3. Outdoor Lighting
4. Public Access and Circulation on West Campus
5. Open Space Tree Protection
6. Bird Safe Building
7. Non-conforming Structures
8. Shoreline Fill
9. Greenhouse in South Slough Finger
10. Water Supply Policies
11. Coal Oil Point
12. Storke Field Recreation
13. Parking Space Tracking and Accounting
14. Introductory Policies
15. Changes to Land Use Categories
16. Definitions
17. Minor Corrections to Text
18. Minor Corrections to Figures
19. Minor Corrections and Clarifications to Policies
20. Deletions

BACKGROUND

The Regents approved the 2010 UCSB LRDP following certification of an Environmental Impact Report in September of 2010. Subsequent to the September 2010 approval of the 2010 LRDP, the University has amended the LRDP twice:

- 1) LRDP Amendment #1 (August 2013) The President approved the deletion of Policy GEO-1 to avoiding confusion about seismic terminology
- 2) LRDP Amendment #2 (May 2014) Regents approved two land use designation changes on West Campus Mesa:
 - Re-designate 9.3 acres from *Housing* to *Academic & Support* on the South Devereux site.
 - Re-designate 8.2 acres on the West Campus Mesa site from *Housing* to Recreation and 4.6 acres from *Recreation* to *Housing*.

And one land use designation change on the Main Campus:

- Re-designate 4.4 acres on the Public Safety site from *Academic & Support* to *Housing* and 0.9 acres from *Academic & Support* to *Open Space*.

These amendments were included in the LRDP reviewed and approved by the Coastal Commission on November 13.

The campus is within the Coastal Zone and therefore compliance with the California Coastal Act is required for most development to be implemented within the 2010 LRDP. A Coastal Commission-certified LRDP enables the campus to streamline subsequent project approvals by filing a Notice of Impending Development demonstrating that the project is consistent with the LRDP rather than obtaining Coastal Development Permits for each project and conducting separate project consistency analysis with the Coastal Act.

The campus submitted a request to the Coastal Commission in May 2011 to certify the 2010 LRDP (and has provided updates related to subsequent LRDP amendments). The CCC certified the 2010 LRDP and EIR on November 13, 2014.

Anticipating that the Coastal Commission might make modifications to the LRDP as part of their approval, the Regents included the following action in their September 2010 LRDP approval action:

“Authorize the President or designee to modify the LRDP, if required, in response to comments received from the California Coastal Commission, provided that any substantial changes in principles or policies of the LRDP would be brought to the Regents for consideration.”

The Coastal Commission made Modifications 1 through 20 listed above, and described more fully below, as a requirement for LRDP approval and certification

Summary of Modifications

1. **Open Space Additions** – a textual accompaniment to changes in the map graphics that define the land uses. CCC staff added less than ~12 acres of Environmentally Sensitive Habitat Area (ESHA) buffer area to the Open Space column (slightly reducing Housing, Recreation and Academic & Support designations).
2. **ESHA Mapping** – minor map changes to add a few restoration sites (required mitigation) and a few “new” resource areas to the ESHA map.
3. **Outdoor Lighting** – three minor modifications to the Outdoor Sports Lighting figure to remove areas that are close to sensitive resources.
4. **Public Access and Circulation on West Campus** – slight revision to the language dictating when the conversation of Slough Road must be undertaken.
5. **Open Space Tree Protection** – direction to include the Ocean Meadows site with respect to the tree policies, and use of local native trees/understory when replacing non-native trees.

6. **Bird Safe Building** – removed proposed language that made the policy only apply to buildings adjacent to Open Space; the policy would now apply to all buildings.
7. **Non-conforming Structures** – clarifies that the campus may renovate and/or maintain “non-conforming” structures but not enlarge them.
8. **Shoreline Fill** – addition to Policy FIL-3 that specifies that the campus may not use fill to address Sea Level Rise in areas that are also subject to the 100-year flood plain.
9. **Greenhouse in South Slough Finger** – new policy that requires that the greenhouse located on the Devereux site be removed within ten years.
10. **Water Supply Policies** – specifies priority steps the campus must take to reduce its potable water demand and expand the reporting requirements on water use and anticipated available supplies.
11. **Coal Oil Point Reserve** – new policy that specifies the public access requirements that must be addressed at COPR, including handicapped spaces, trail improvements and potentially a drinking fountain and/or a restroom.
12. **Storke Field Recreation** - allows continued access along Lot 38 Road for 18 months while alternate secondary access for Harder Stadium is developed; also specifies lighting restrictions and requires the installation of a bridge over the culvert adjacent to Los Caneros Road.
13. **Parking Space Tracking and Accounting** – requires an additional parking utilization report to be submitted annually to the CCC.
14. **Introductory Policies** - re-insertion of the Introductory policies that were not included in the LRDP version sent to the Commission.
15. **Changes to Land Use Categories** – at the campus’ request, CCC staff is adding a few more allowed uses to the Land Use categories and correcting policy reference numbers.
16. **Definitions** – Commission staff added a few more definitions to this section.
17. **Minor Corrections to Text** – corrections of typos, and clarifies that the parking ratio for family units includes required visitor parking.
18. **Minor Corrections to Figures** –adds the Ocean Meadows site to several maps, changed a few minor height references on the Height map, and adds parking lot/structure numbers to the parking map (among other minor corrections).
19. **Minor Corrections and Clarifications to Policies** – corrections to references to the numbers of other policies, as well as clarifications to a fencing policy and how to measure the boundary of a rare plants species or habitat area. These corrections also clarify the areas where there is a

less-than-standard setback from resource areas, as well as with other changes that were agreed to by the campus.

20. **Deletions** – deletion of proposed (or existing) policies that are redundant to other policies in the LRDP.

These modifications do not substantially change the principles or policies of the LRDP, and thus can be accepted by the President pursuant to the September 2010 Regents action. As a CEQA certified regulatory agency, the Commission analyzed the environmental consequences of its proposed modifications to the LRDP in its November 14, 2014 Staff Report. Accordingly, the University has determined that no further documentation is required.

Approved:

 11-18-14
Janet Napolitano Date
President of the University

The UCSB Long Range Development Plan, Environmental Impact Report and Coastal Commission submittal are available at:

<http://lr dp.id.ucsb.edu/?q=documents-and-materials>

The Commission's Staff Report is available at:

<http://documents.coastal.ca.gov/reports/2014/11/Th11a-11-2014.pdf>

I request that the President accept the Coastal Commission Modifications As summarized in the attached item.

Henry Yang
Chancellor UCSB

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