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STATE OF CALIFORNIA – THE RESOURCES AGENCY GRAY DAVIS, *Governor*

CALIFORNIA COASTAL COMMISSION
SOUTH CENTRAL COAST AREA
[illegible]OUTH CALIFORNIA ST., SUITE 200
[illegible]TURA, CA 93001
(805) 641 - 0142

RECORD PACKET COPY

May 25, 2000

TO: Commissioners and Interested Persons

FROM: Charles Damm, Senior Deputy Director
Gary Timm, District Manager
Steve Hudson, Coastal Program Analyst

RE: **Notice of Impending Development 1-00, Pursuant to the University of California Santa Barbara Certified Long Range Development Plan (LRDP)** for Public Hearing and Commission Action at the meeting of June 13-16, 2000, in Santa Barbara.

SUMMARY AND STAFF RECOMMENDATION

The impending development consists of the partial demolition of an existing 43 ft. high deteriorated timber stairway for public access to the beach and the construction of a new 43 ft. high timber stairway in approximately the same location. All components of the existing stairway (timber and concrete platforms, wood steps, runners, and rails) will be replaced with the exception of nine existing timber piles to be retained. The project will include installation of seven new additional piles (four timber piles and three concrete piles) and the relocation of the bottom portion of the stairway (including a new concrete beach-level landing) approximately 34 ft. further landward than the existing stairway. The project site is located on the east side of Main Campus adjacent to Parking Lot 6.

The required items necessary to provide a complete notice of impending development were received in the South Central Coast Office on May 8, 2000, and the notice was deemed filed on May 18, 2000. Staff is recommending that the Commission determine that the impending development **is consistent** with the certified University of California at Santa Barbara Long Range Development Plan (LRDP) with four (4) special conditions regarding plans conforming to geologic recommendations, construction responsibilities, timing of construction/biological monitoring, and assumption of risk which are necessary to bring the development into conformance with the certified LRDP.

I. Procedure

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

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

II. Staff Recommendation: Motion and Resolution

MOTION: ***I move that the Commission determine that the development described in the Notice of Impending Development 1-00, as conditioned, is consistent with the certified University of California at Santa Barbara Long Range Development Plan.***

STAFF RECOMMENDATION:

Staff recommends a **YES** vote. Passage of this motion will result in a determination that the development described in the Notice of Impending Development 1-00, 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.

RESOLUTION TO DETERMINE DEVELOPMENT IS CONSISTENT WITH LRDP:

The Commission hereby determines that the development described in the Notice of Impending Development 1-00, 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 Plans Conforming to Geologic Recommendation

All recommendations contained in the Geotechnical Engineering Report Addendum by Fugro West, Inc. dated 5/4/00; Evaluation of Bluff Stability Report by Fugro West, Inc. dated 10/22/99; Structural Considerations for Campus Point Stairway Letter by Salvador Melendez dated 2/14/00; Campus Point Stair Tower Report by Salvador Melendez dated 11/10/98; and Construction Documents for Beach Access Stairway by UCSB dated January 2000 shall be incorporated into all final design and construction plans. All plans must be reviewed and approved by the geotechnical and engineering consultant. Prior to the commencement of development, the applicant shall submit, for review and approval by the Executive Director, evidence of the geotechnical and engineering consultants' review and approval of all project plans.

2. Timing of Construction and Biological Monitoring

Construction activity involving the demolition and reconstruction of the stairway or the operation of tractor-tread machinery on the sandy beach shall be restricted within the seasonally predicted run period and egg incubation period for the California grunion as identified by the California Department of Fish and Game. If any construction activity on the beach will occur during grunion running and incubation season, then the beach shall be monitored by a biologist(s) or environmental specialist(s) with appropriate qualifications acceptable to the Executive Director. The biological monitor(s) shall be present on the project site each night, for the entire night, from one night before the beginning of each seasonally predicted grunion run until one night after the end of each run to monitor the presence of any grunion present on the site. If any adult grunion are present on the project site beach, then no construction activities shall be allowed until after the next predicted grunion run in which no adult grunion have been observed on the project site beach unless otherwise approved by the Executive Director. The biological monitor(s) will immediately notify the Executive Director after each run during the construction period whether adult grunion were found to be present.

3. Construction Responsibilities and Debris Removal

It shall be the University's responsibility to assure that the following occurs during project construction: a) that no stockpiling of dirt shall occur on the beach; b) that all grading shall be properly covered, sand-bagged, and ditched to prevent runoff and siltation; and, c) that measures to control erosion must be implemented at the end of each day's work, d) that any hazardous materials, such as, but not limited to, timber containing creosote, shall either be temporarily stored in an area of the project site that is not subject to wave action using a plastic sheet barrier between the ground and the wood or be immediately removed from the project site to a location suitable for the disposal of hazardous materials; and e) a plastic sheet be placed underneath the stairway during all demolition/construction activity to ensure that no debris or materials enter the marine environment. In addition, no machinery will be allowed in the intertidal zone at any time. The University shall remove from the beach and lagoon barrier area any and all debris that result from the construction.

4. Applicant's Assumption of Risk

Prior to the commencement of development, the University shall submit a signed document in a form and content acceptable to the Executive Director, which shall provide: (a) that the applicant understands the site may be subject to extraordinary hazard from storm waves, erosion or flooding and the University assumes the risk from such hazards; and (b) the applicant assumes the liability from such hazards and unconditionally waives any claim of liability against the Commission or its successors in interest for damage from such hazards and agrees to indemnify and hold harmless the Commission, its offices, agents, and employees against any and all claims, demands, damages, costs, expenses or liability arising from the project and relating to such hazards.

IV. Findings and Declarations

The Commission finds and declares as follows:

A. Background

On March 17, 1981, the University's Long Range Development Plan (LRDP) was effectively certified by the Commission. The LRDP has been subject to nine major amendments. Under LRDP Amendment 1-91, the Commission reviewed and approved the 1990 UCSB LRDP; a 15-year long range planning document, which substantially updated and revised the certified 1981 LRDP. The 1990 LRDP provides the basis for the physical and capital development of the campus to accommodate a student population in the academic year 2005/06 of 20,000 and for the new development of no more than 1.2 million sq. ft. of new structural improvements and 830,000 sq. ft. of site area on Main Campus for buildings other than parking garages and student housing. Since the certification of the 1990 LRDP by the Commission, less than 50% of the available identified potential areas for development on campus have been developed. The proposed replacement of an existing stairway will be consistent with the new development policy of the LRDP.

B. Description of Impending Development

The impending development consists of the partial demolition of an existing 43 ft. high deteriorated timber stairway for public access to the beach and the construction of a new 43 ft. high timber stairway in approximately the same location. All components of the existing stairway (timber and concrete platforms, wood steps, runners, and rails) will be replaced with the exception of nine existing timber piles to be retained. The project will include installation of seven new additional piles (four timber piles and three concrete piles) and the relocation of the bottom portion of the stairway (including a new

concrete beach-level landing) approximately 34 ft. further landward than the existing stairway.

The project site is located on the east side of Main Campus adjacent to Parking Lot 6. (Exhibit 2). The beach on the project site is of medium width and backed by steep coastal bluffs approximately 40 ft. in height. The certified LRDP designates all beaches on campus (including the project site) as environmentally sensitive habitat area (ESHA). The steep bluff slope on the project site is designated as ESHA buffer area by the LRDP. The portion of the project site located on top of the bluff has been previously developed with a parking lot (Parking Lot 6). Parking Lot 6 is specifically identified by the LRDP as available for public coastal access parking.

A portion of the proposed development will be located on the sandy beach. The University has submitted evidence of review of the proposed project by the California State Lands Commission (CSLC) which indicates that the CSLC presently asserts no claims that the project is located on public tidelands although the CSLC reserves the right to any future assertion of state ownership or public rights should circumstances change (Exhibit 6).

The existing stairway to be replaced is designated as a permanent public coastal access improvement by the certified LRDP and, with the exception of a small pocket beach fronting the Campus Lagoon near the Marine Science Center (which forms a natural low-point in the otherwise continuous bluffs on campus) located approximately 1,200 ft. to the south, the existing stairway is the only method of accessing the beach from the top of the bluff on the east side of campus. The existing stairway was closed to public use in 1997 by the University's Office of Environmental Health and Safety because the 42 year-old deteriorated timber stairway had become structurally unsound due to continual exposure to the marine environment, termites, and decay of the wooden structural members (Exhibit 7). The proposed project is necessary in order to reopen the designated public accessway on site for public use.

C. Public Access

Section 30210 of the Coastal Act, which has been included in the certified LRDP, provides that maximum public access and recreational opportunities shall be provided for consistent with public safety. In addition, the LRDP contains several specific policies which provide for public access and recreation along the coast such as Policy 30210.2 of the certified LRDP which states:

> ***Public access to Campus beaches and all stairway or pathway access routes mapped in Figure 26 will remain open to protect the permanent right of the public for pedestrian access and appropriate recreational uses of the beach at all times, except as provided for in policy number 30210.17***

In addition, Policy 30210.17 of the certified LRDP states, in part, that:

Public access policies under this section shall be subject to restriction, as determined by the Campus, only when public access is inconsistent with the following:

a. Public health or safety;

....

Public pedestrian access is available to and along the entire 2 ½ miles of coastline contiguous to the campus. The parking facilities on campus constitute the majority of publicly-available beach parking in the Goleta area. Most of the 6,447 parking spaces on campus may be used by the general public for a nominal charge. In addition, there is no charge for parking on campus during evenings, weekends, or holidays. Campus parking facilities provide effective overflow parking for the County of Santa Barbara operated Goleta Beach Park located adjacent to the campus. Several parking lots on campus (including Parking Lot 6 located immediately adjacent to the project site) have been specifically identified in the LRDP to accommodate public coastal access parking.

The existing stairway to be replaced is designated as a permanent public coastal access improvement by the certified LRDP and, with the exception of a small pocket beach fronting the Campus Lagoon near the Marine Science Center (which forms a natural low-point in the otherwise continuos bluffs on campus) located approximately 1,200 ft. to the south, the existing stairway is the only method of accessing the beach from the top of the bluff on the east side of campus. The existing stairway was closed to public use in 1997 by the University's Office of Environmental Health and Safety because the 42 year-old deteriorated timber stairway had become structurally unsound due to continual exposure to the marine environment, termites, and decay of the wooden structural members (Exhibit 7). The proposed project is necessary in order to reopen the designated public accessway on site for public use.

Policy 30210.17 of the LRDP allows the University to restrict public access on campus when inconsistent with public safety. The Commission notes that closure of the existing stairway by the University in 1997, due to concern for public safety, was consistent with Policy 30210.17 of the LRDP. However, the Commission also notes that Policy 30210.2 of the LRDP specifically requires the University to maintain the existing stairway on the subject site to "to protect the permanent right of the public for pedestrian access and appropriate recreational uses of the beach at all times." The University has indicated that the proposed project is necessary in order to reopen the stairway for public use. In addition, the Commission notes that, since no public access to the beach is currently available on the project site due to closure of the stairway, the proposed project will not result in any temporary adverse effects to public access during the proposed demolition and construction activity. Thus, the Commission notes that the proposed project will serve to restore the public's ability to use the stairway for beach access consistent with Policy 30210.2 of the certified LRDP and will not result in any adverse effects to public coastal access on campus.

Therefore, the Commission finds that the notice of impending development, as conditioned, is consistent with the applicable LRDP policies with regards to public access.

D. Hazards and Geologic Stability

The LRDP contains several policies to ensure that new development minimize risks to life and property and assure structural stability and integrity consistent with Section 30253 of the Coastal Act, which has been included in the certified LRDP. Policy 30253.2 of the LRDP requires that subsurface and geotechnical studies be conducted for new development to ensure structural and geologic stability. Policy 30253.3 of the LRDP provides that no development shall be permitted on the bluff face, except for staircases or accessways to provide public beach access. Policy 30253.5 provides that bluff top setbacks be required for new development with the exception of blufftop stairways and other public access improvements.

The impending development consists of the partial demolition of an existing 43 ft. high deteriorated timber stairway for public access to the beach and the construction of a new 43 ft. high timber stairway in approximately the same location. All components of the existing stairway (timber and concrete platforms, wood steps, runners, and rails) will be replaced with the exception of nine existing timber piles to be retained. The project will include installation of seven new additional piles (four timber piles and three concrete piles) and the relocation of the bottom portion of the stairway (including a new concrete beach-level landing) approximately 34 ft. further landward than the existing stairway.

The existing stairway was closed to public use in 1997 by the University's Office of Environmental Health and Safety because the 42 year-old deteriorated timber stairway had become structurally unsound due to continual exposure to the marine environment, termites, and decay of the wooden structural members (Exhibit 7). The proposed project is necessary in order to reopen the designated public accessway for public use and to remediate the existing hazard to public safety on site. The proposed new stairway will be designed to meet current seismic and building codes in order to ensure structural stability.

Consistent with Policy 30253.2 of the LRDP, the University has submitted a Geotechnical Engineering Report Addendum by Fugro West, Inc. dated 5/4/00 which indicates that the proposed project should provide for relative geologic and structural stability . The report states:

> ***The existing stairway will be replaced with a similar structure, with the exception of the lower reach, which will be realigned so that the beach landing can be located approximately 40 feet to the northwest, further from wave action. The existing wooden-pole supports are founded in competent Sisquoc Formation bedrock. The new upper landing , the new wooden-pole supports, and the new beach landing will also be***

founded in competent bedrock material. It appears that the existing stair structure has not resulted in or been adversely affected by hazard s from landslide, erosion, settlement, slippage, or wave action. The existing stairway will be replaced with a similar structure therefore it is unlikely that the replacement stairway will be affected by those same hazards.

The Commission notes that the Geotechnical Engineering Report Addendum by Fugro West, Inc. dated 5/4/00; Evaluation of Bluff Stability Report by Fugro West, Inc. dated 10/22/99; Structural Considerations for Campus Point Stairway Letter by Salvador Melendez dated 2/14/00; Campus Point Stair Tower Report by Salvador Melendez dated 11/10/98; and Construction Documents for Beach Access Stairway by UCSB dated January 2000 contain a number of geotechnical recommendations which will increase the stability and geotechnical safety of the site. To ensure that the recommendations of the geotechnical consultants are incorporated into the project plans, as consistent with Policy 30253.2 of the LRDP, the Commission finds it necessary to require the University, as required by Special Condition One (1), to submit project plans certified by the consulting geologic and geotechnical engineering consultants as conforming to their recommendations.

The beach on the project site is of medium width and backed by high coastal bluffs. The University has indicated that wave action on the subject site periodically extends to the base of the bluffs located on the back of the beach during high tide and storm events. The Commission notes that the bottom landing and foundation piles of the proposed stairway will be located on the sandy beach seaward of the bluff and will, therefore, be subject to potential wave action during high tide and severe storm events. The Commission notes that bottom landing for the proposed new stairway will be relocated approximately 34 ft. further landward than the existing landing, in order to minimize the potential for the structure to be acted upon by waves. In addition, the foundation for the new proposed concrete beach-level landing for the stairway will be constructed in competent bedrock in order to ensure structural stability. As such, the Commission notes that the proposed new stairway will serve to increase structural stability of the existing public access improvements on the subject site.

Although the proposed improvements will serve to increase structural stability of the existing public access improvements on the subject site, the Commission notes that it is not possible to eliminate the potential for damage from wave action to any development on the subject site. The Commission also notes that all beachfront development, such as the proposed stairway, is subject to an unusually high degree of risk due to storm waves and surges, high surf conditions, erosion, and flooding. Regardless of adequate engineering design, the proposed development will continue to be subject to the high degree of risk posed by the hazards of oceanfront development in the future. The Commission recognizes that development, even as designed and constructed to incorporate all recommendations of the consulting engineer, may still involve the taking of some risk. When development in areas of identified hazards is proposed, the Commission considers the hazard associated with the project site and the potential cost to the public, as well as the individual's right to use the subject property.

Section 30253 of the Coastal Act, which has been included in the certified LRDP, in conjunction with Policy 30253.2 of the LRDP, require that new development ensure structural and geologic stability. As such, the Commission finds that due to the unforeseen possibility of wave attack, erosion, flooding, and liquefaction the applicant shall assume these risks as a condition of approval. Because this risk of harm cannot be completely eliminated, special condition Four (4) requires the applicant to waive any claim of liability against the Commission for damage to life or property which may occur as a result of the permitted development. The assumption of risk, will show that the University is aware of and appreciates the nature of the hazards which exist on the site, and which may adversely affect the stability or safety of the proposed development.

Therefore, the Commission finds that the notice of impending development, as conditioned, is consistent with the applicable policies of the LRDP with regards to geologic stability.

E. Environmentally Sensitive Habitat Area

Sections 30230 and 30231 of the Coastal Act, which have been included in the certified LRDP, require that marine resources and the biological productivity of coastal waters shall be maintained. Consistent with Sections 30230 and 30231 of the Coastal Act, LRDP Policies 30231.1 and 30231.2 provide for the protection of coastal waters from sedimentation, erosion, excavated materials, construction debris, and contamination from chemical wastes and other pollutants. In addition, Section 30240 of the Coastal Act, which has been included in the certified LRDP, provides that environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values.

The certified LRDP designates all beaches on campus (including the project site) as environmentally sensitive habitat area (ESHA). The steep bluff slope on the project site is designated as ESHA buffer area by the LRDP. The impending development consists of the partial demolition of an existing 43 ft. high deteriorated timber stairway for public access to the beach and the construction of a new 43 ft. high timber stairway in approximately the same location. All components of the existing stairway (timber and concrete platforms, wood steps, runners, and rails) will be replaced with the exception of nine existing timber piles to be retained.

The University has indicated that some components of the existing timber stairway to be demolished have been previously treated with preservatives, such as creosote, to adequately preserve the timber structure in the marine/beach environment. The Commission notes that creosote is classified a hazardous waste by the United States Environmental Protection Agency and that, therefore, the demolition of the existing stairway may result in potential adverse effects to the surrounding marine and beach habitat. In addition, the proposed project includes

the installation of new timber components, including four new timber piles, which will also be treated with creosote.

The Commission notes that the proposed demolition and construction activity may result in potential leaching of hazardous chemicals (necessary for preservation of timber structures) into the sensitive marine and beach habitat. In addition, the proposed demolition/construction activity will also result in the potential generation of debris and or presence of equipment and materials that could be subject to tidal action. The presence of construction equipment and materials on the subject site could potentially be discharged into the marine environment if left inappropriately/unsafely exposed on the project site resulting in adverse effects to offshore habitat from increased turbidity caused by erosion and siltation of coastal waters. Therefore, in order to ensure that adverse effects to the marine and beach habitat from hazardous materials are minimized, Special Condition Three (3) requires that any hazardous materials, such as, but not limited to, timber containing creosote, shall either be temporarily stored in an area of the project site which is not subject to wave action using a plastic sheet barrier between the ground and the wood or be immediately removed from the project site to an appropriate location for the disposal of such materials. Special Condition Three (3) further requires that a plastic sheet be placed underneath the stairway during all demolition/construction activity to ensure that no debris or materials enter the marine or beach environment. In addition, no stockpiling of dirt or materials shall occur on the beach, nor will machinery be allowed in the intertidal zone at any time.

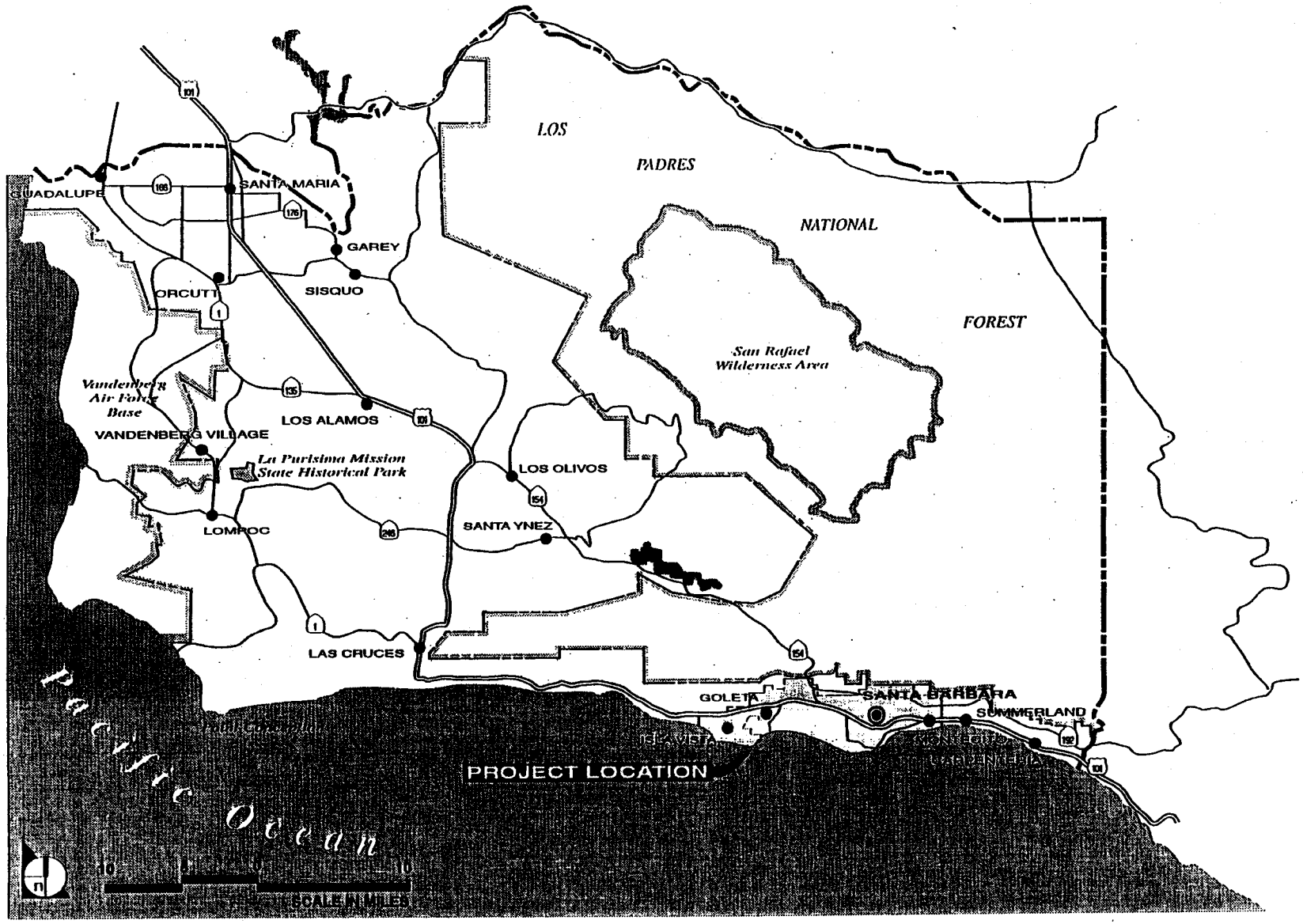
In addition, in order to minimize potential adverse effects to the marine and beach environment that may result from the construction of the new timber stairway, the University is proposing to encase all new timber piles in a HDPE (high-density polymer emulsion) sheathing. The proposed sheathing would be attached to the piles by the manufacturer. The piles would then be set by the University at the project site with the HDPE sheathing extending down to the bedrock and up to the base of the landing. The Commission notes that the proposed use of the protective sheathing would minimize exposure of the creosote-treated piles to the marine environment.

Further, the University has previously submitted information which indicates that the beaches on campus are periodically used by grunion for spawning. California grunion may utilize the project site beach for spawning during high, nocturnal tides from March through August. Potential spawning events or "runs" are predicted by the California Department of Fish and Game. Construction/demolition activities on the sandy beach during these predicted tides could prevent the grunion from spawning on the beach. Therefore, in order to ensure that the biological productivity of coastal waters is maintained and to avoid any adverse impacts to grunion spawning events, as consistent with the Sections 30230, 30231, and 30240 of the Coastal Act, which have been included in the LRDP, and with Policies 30231.1 and 30231.2 of the LRDP, Special Condition Two (2) has been required. Special Condition Two (2) requires that construction activity involving the demolition and reconstruction of the stairway or the

operation of tractor-tread machinery on the sandy beach shall be restricted within the seasonally predicted run period and egg incubation period for the California grunion as identified by the California Department of Fish and Game. If any construction activity on the beach will occur during grunion running and incubation season, then the beach shall be monitored by a biologist(s) or environmental specialist(s) with appropriate qualifications acceptable to the Executive Director. The biological monitor(s) shall be present on the project site each night, for the entire night, from one night before the beginning of each seasonally predicted grunion run until one night after the end of each run to monitor the presence of any grunion present on the site. If any adult grunion are present on the project site beach, then no construction activities shall be allowed until after the next predicted grunion run in which no adult grunion have been observed on the project site beach unless otherwise approved by the Executive Director. The biological monitor(s) will immediately notify the Executive Director after each run during the construction period whether adult Grunion were found to be present.

The Commission, therefore, finds that the notice of impending development, as conditioned, is consistent with the applicable LRDP policies with regards to environmentally sensitive habitat areas and the marine environment.

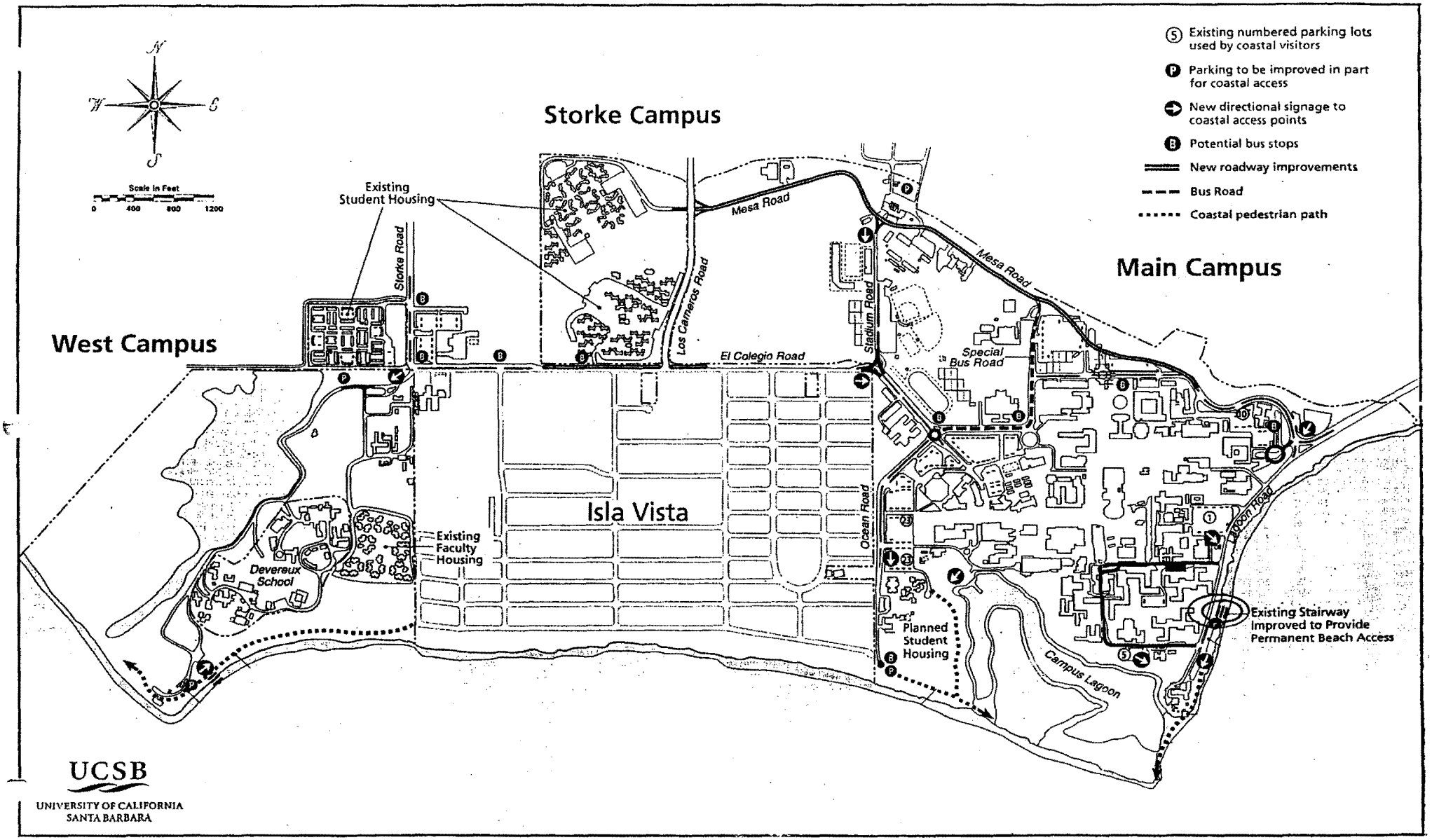
SMH-VNT
File: smh/ucsb/noid 1-00



SOURCE: U.S.G.S. *"State of California (South Half) 1:500,000"*, 1981.

EXHIBIT 1
UCSB NOID 1-00
Regional Map

160-03•10/99



UCSB
UNIVERSITY OF CALIFORNIA
SANTA BARBARA

UPDATED DECEMBER 1994

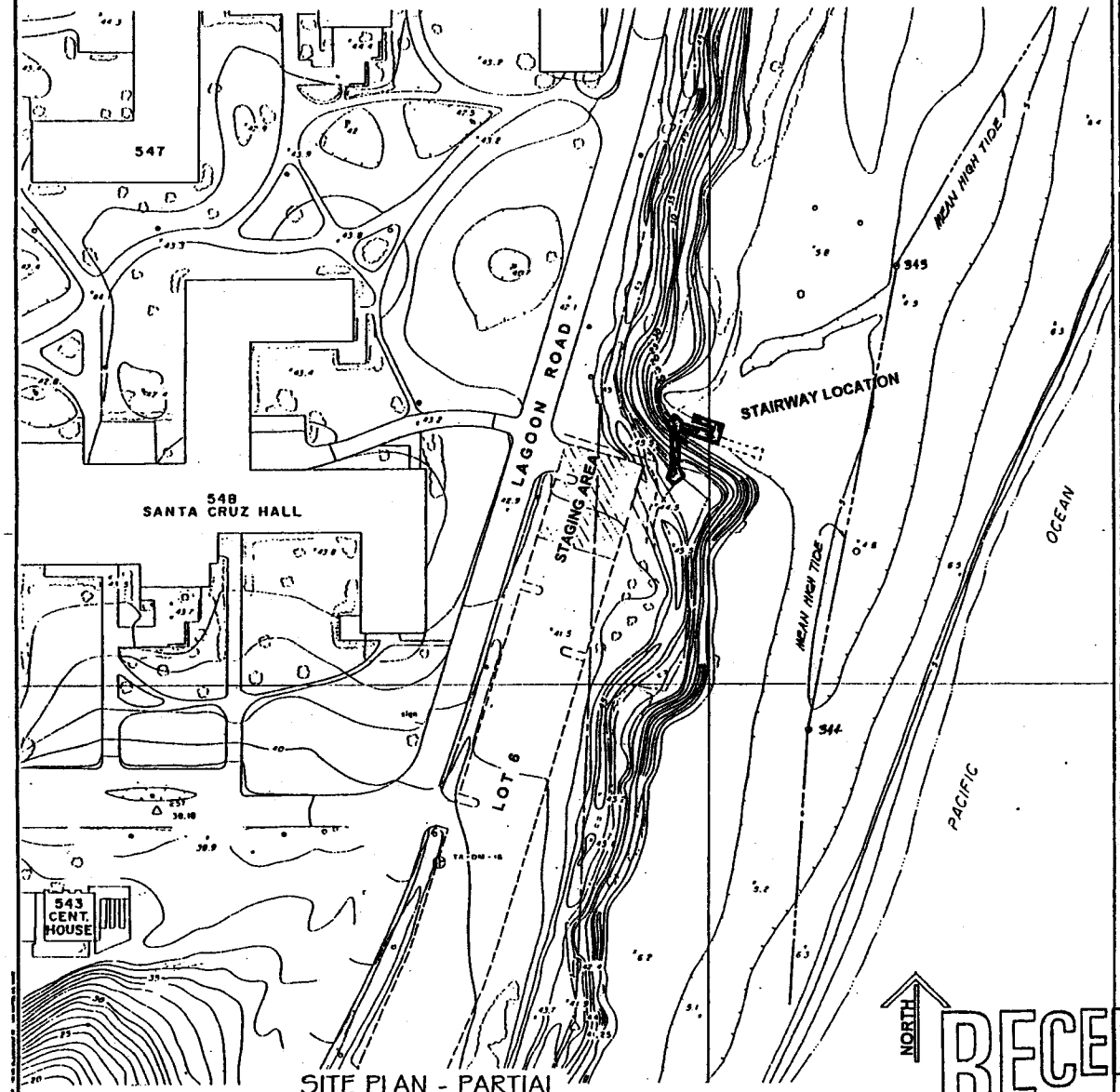
FIGURE 27

EXHIBIT 2
UCSB NOID 1-00
Project Location Map

BEACH ACCESS STAIRWAY REHABILITATION

UNIVERSITY CAMPUS POINT

UNIVERSITY OF CALIFORNIA
SANTA BARBARA, CA.



SITE PLAN - PARTIAL

SCALE: 1" = 40' - 0"

SCOPE OF WORK

REMOVE AND REPLACE EXISTING STAIRWAY SYSTEM CONNECTING THE BEACH WITH TOP OF BLUFFS. SELECTED EXISTING WOOD PILES SHALL REMAIN AND BE RE-USED FOR THE NEW STAIRWAY SYSTEM. DEMOLITION WORK INCLUDES REMOVAL OF WOOD-FRAMED STAIRWAY COMPONENTS, CONCRETE PILASPOOTINGS AND DESIGNATED WOOD PILES. NO PLUMBING NOR ELECTRICAL WORK. THE NEW WORK SHALL NOT ALTER AND PROTECT THE EXISTING BLUFFS IN SHORE NATURAL STATE.

PROJECT DATA

PROJECT AREA: 800 S.F. (APPROX)
OCCUPANCY GROUP: R
TYPE OF CONSTRUCTION: TYPE V-N

APPLICABLE CODES

1997 UBC and 1998 California Building Code - Part 2, Title 24, CCR.
1997 UFC and 1998 California Fire Code - Part 9, Title 24, CCR.

DRAWING INDEX

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A3.0	STAIRWAY NORTH ELEVATION, NUMBERED NOTES
A4.0	DETAILS
	STRUCTURAL
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S0.2	TYPICAL DETAILS
S1.1	FOUNDATION PLAN, FRAMING PLAN, BRACE ELEVATIONS
S2.1	SECTIONS
S2.2	SECTIONS

REFERENCE DRAWINGS ONLY
(EXISTING CONSTRUCTION SYSTEM)

1 PLAN, SITE LOCATION KEY, SPECIFICATIONS
2 STRUCTURAL PLAN AND DETAILS
3 FOUNDATION PLAN AND DETAILS
4 ELEVATION, FRAMING DETAILS.

LEGEND

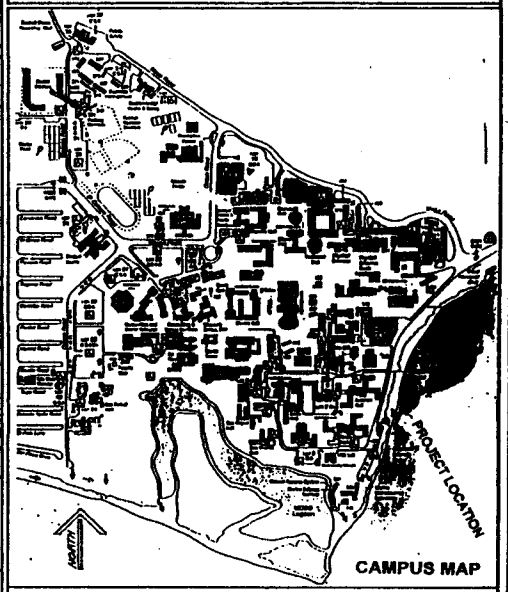
GRID LINE
WORK POINT or CONTROL POINT
CENTERLINE
TYP TYPICAL
[3] NUMBERED NOTES
(E) EXISTING
(N) NEW
NTS NOT TO SCALE
NIC NOT IN CONTRACT
DETAIL
REMOVE (R) ITEM

GENERAL NOTES

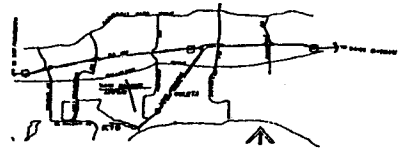
A. SITE.
1. EXISTING BLUFF SHALL BE PROTECTED FROM DAMAGE, EROSION, AND BE MAINTAINED IN ITS NATURAL STATE THROUGHOUT OPERATIONS OF NEW WORK.
2. STAGING AREA: A SECTION OF THE EXISTING PARKING LOT WILL BE DEDICATED FOR THE CONTRACTOR'S USE AS A STAGING AREA, STORAGE AREA, AND LIMITED PARKING AND A TEMPORARY POWER AND IRRIGATION. CONTRACTOR WILL BE PERMITTED TO USE EXISTING ADJACENT SOURCES OF POWER AND WATER. POINTS OF CONNECTION SHALL BE COORDINATED WITH THE UNIVERSITY.

B. FIELD SURVEY & TOPOGRAPHY.
1. TOPOGRAPHY AND GRADES SHOWN ON THESE DRAWINGS ARE BASED ON UNIVERSITY'S CIVIL DRAWINGS AND SHALL NOT BE RELIED TO BE ACCURATE. CONTRACTOR SHALL HIRE THE SERVICES OF A CALIFORNIA LICENSED CIVIL ENGINEER, OR SURVEYOR, APPROVED BY THE UNIVERSITY'S REPRESENTATIVE, TO ESTABLISH ACCURATE LINES, GRADES, AND ELEVATIONS FOR THE PROPER EXECUTION OF THIS WORK.

C. FINISHES.
1. CONCRETE WALLS AND STAIRS: COLORED CONCRETE TO MATCH EXISTING ADJACENT CONCRETE WALL.
2. WOODS: ALL WOOD FOR RAILINGS, BALUSTERS, TREADS, AND RISERS SHALL BE SANDED SMOOTH AND BE FREE OF SPLINTERS AND ROUGH SURFACES. WOOD AND RISERS SHALL BE SEALED PRIOR TO APPLICATION OF SEMI-TRANSPARENT STAIN. ALL WOOD THREADS SHALL BE FINISHED WITH A TRANSPARENT STAIN FINISH.



CAMPUS MAP



RECEIVED
FEB 15 2000
CALIFORNIA
COASTAL COMMISSION
SOUTH CENTRAL COAST DISTRICT

EXHIBIT 3
UCSB NOID 1-00
Site Plan

REVISIONS

architect
salvador melendez
3210 CALLE ROSALES
SANTA BARBARA, CA 93105

HOWARD AND VAN SANDE
STRUCTURAL CONSULTANTS INC.

VICINITY MAP, CAMPUS MAP, LEGEND, SCOPE OF WORK, PROJECT DATA, APPLICABLE CODES, DRAWING INDEX

BEACH ACCESS STAIRWAY REHABILITATION
UNIVERSITY CAMPUS POINT
UNIVERSITY OF CALIFORNIA
SANTA BARBARA, CALIFORNIA

DATE 27 July 99
SCALE AS SHOWN
DRAWING BASEMENT

SHEET A1.0

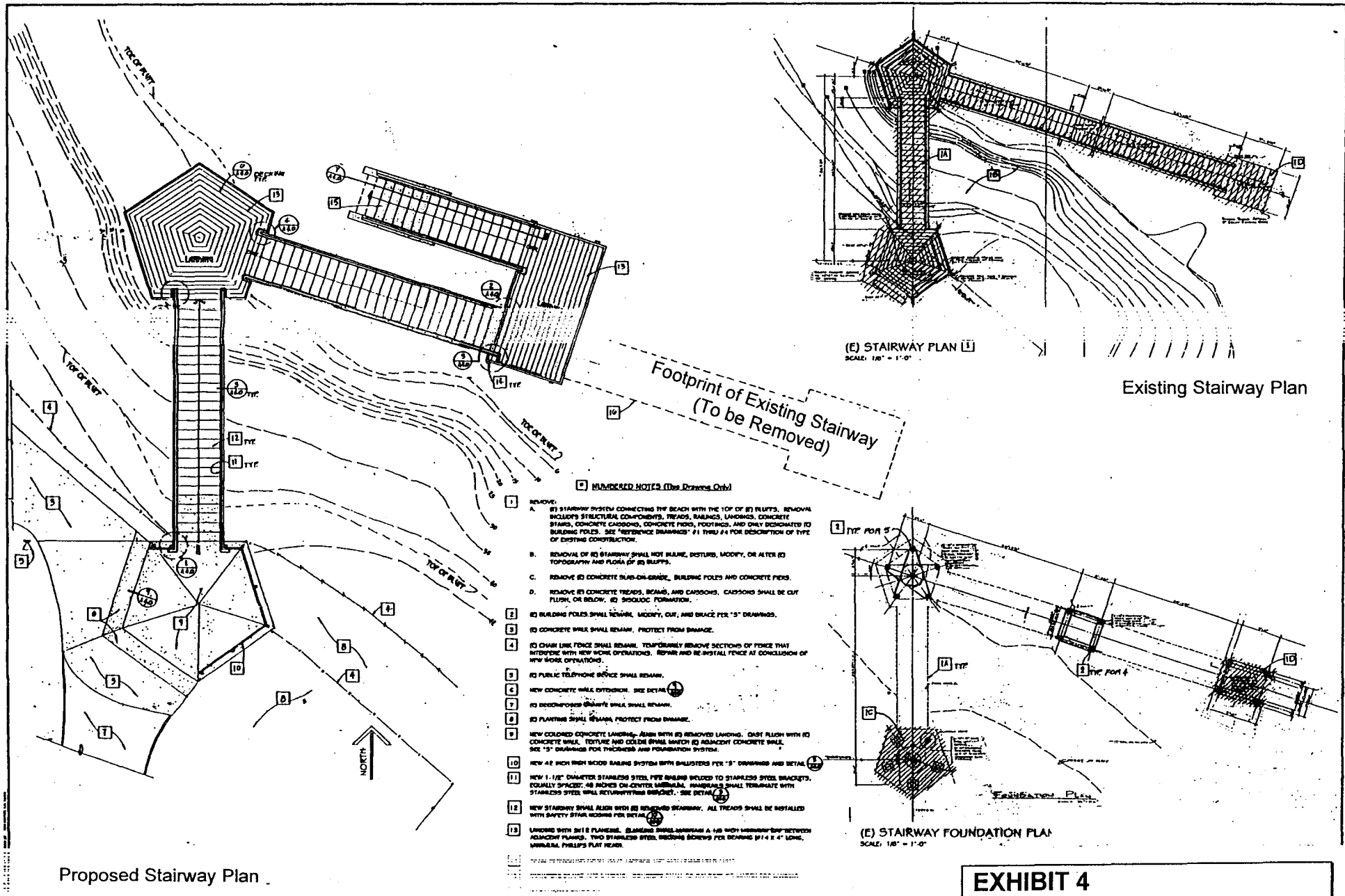
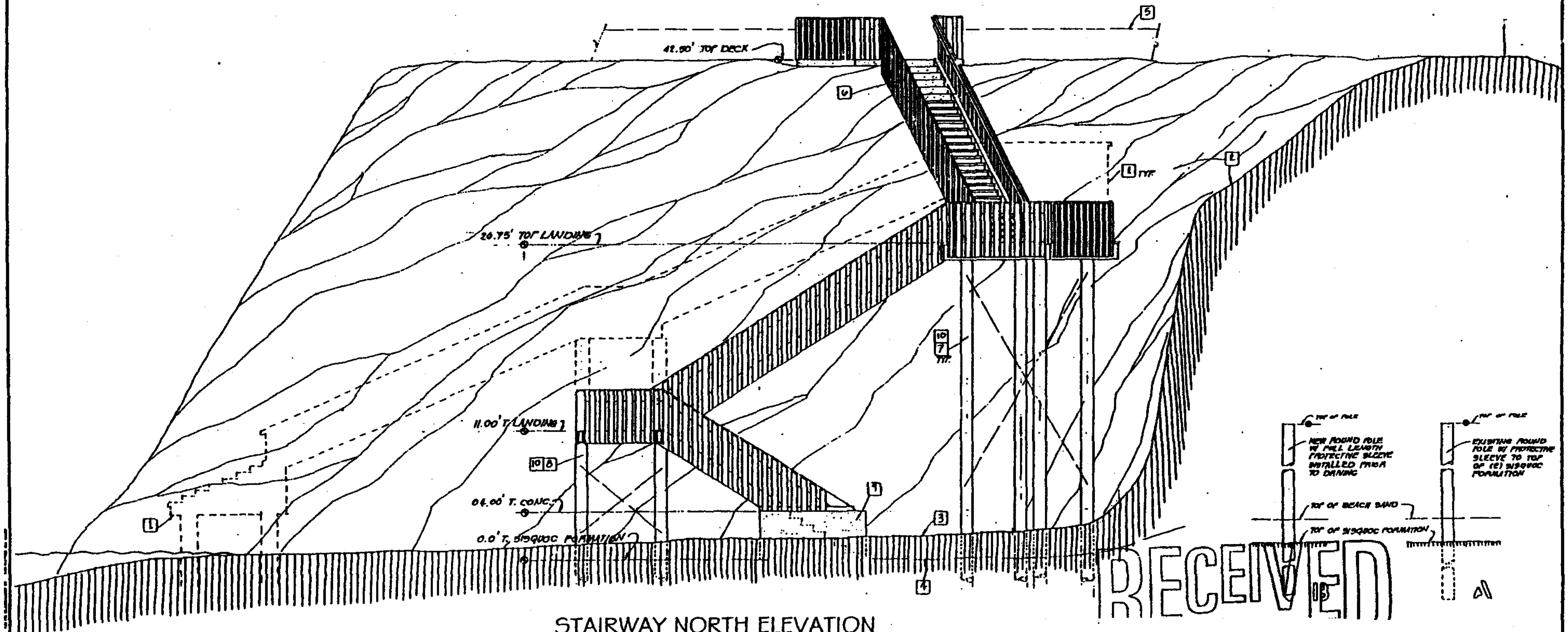


EXHIBIT 4
UCSB NOID 1-00
Detailed Site Plan

[0] NUMBERED NOTES (This Drawing Only)

1. (E) STAIRWAY REMOVED.
2. (E) BLUFFS WITH FLORA
3. (E) BEACH LEVEL.
4. APPROXIMATE LOCATION (E) SISQUOC FORMATION. VERIFY EXACT LOCATION IN FIELD.
5. TOP OF (E) CHAIN LINK FENCE, BEYOND.
6. NEW STAIRWAY SYSTEM. SAND AND STAIN ALL WOOD RAILINGS, BALUSTERS, BEAM STRINGERS, WOOD TREADS, WOOD DECKING AND WOOD BEAMS.
7. (E) ROUND POLES. SEE "S" DRAWINGS FOR HEIGHT MODIFICATION AND REQUIRED CROSS BRACING.
8. NEW AND (E) ROUND POLES FOR THIS LANDING. SEE "S" DRAWINGS FOR HEIGHT MODIFICATION AND REQUIRED CROSS BRACING.
9. NEW CONCRETE BASE WITH CAISSONS. SEE "S" DRAWINGS. EXPOSED CONCRETE SURFACES SHALL BE COLORED CONCRETE.
10. NEW & (E) ROUND POLES SHALL BE WRAPPED W/ NEW POLYETHYLENE OR EPDM COATED POLYESTER SLEEVE. SEE SPECIFICATIONS & DETAIL 1.



STAIRWAY NORTH ELEVATION

SCALE: 1/4" = 1'-0"

HOWARD AND VAN SANDE STRUCTURAL CONSULTANTS INC.

STAIRWAY NORTH ELEVATION, NUMBERED NOTES

A3.0

EXHIBIT 5
UCSB NOID 1-00
Stairway Elevations

CALIFORNIA STATE LANDS COMMISSION
100 Howe Avenue, Suite 100-South
Sacramento, CA 95825-8202

PAUL D. THAYER, *Executive Officer*
(916) 574-1800 FAX (916) 574-1810
California Relay Service From TDD Phone **1-800-735-2922**
from Voice Phone **1-800-735-2929**

Contact Phone: **(916) 574-1833**
Contact FAX: **(916) 574-1925**

February 29, 2000

File Ref: YC - 2000

Paul Calderwood, Senior Planner
University of California, Santa Barbara
Office of Budget and Planning
Physical and Environmental Planning
Santa Barbara, California 93106-2030

Dear Mr. Calderwood:

Subject: University of California, Santa Barbara, (UCSB) Campus Point Stairway Project, Santa Barbara County

This is in response to your request for a determination by the California State Lands Commission (CSLC) whether it asserts a sovereign title interest in the property that the subject project will occupy and whether it asserts that the project will intrude into an area that is subject to the public easement in navigable waters.

We understand that project involves two components: (1) removal of the deteriorated portions of the existing Campus Point Stairway and (2) replacement of the removed stairway elements and realignment of the lower portion of the stairway.

The facts pertaining to the project, as we understand them, are these: Based on the information provided, the site is located in the southeast portion of the main campus adjacent to Parking Lot 6. The existing stairway is approximately 42 years old and is in need of reconstruction due to extensive structural damage caused by exposure to the marine environment, termites and decay of the wood structural members. The stairway has been closed to the public for approximately two years due to public health and safety concerns. The proposed reconstruction of the Campus Stairway would consist of the following: 1) replacing the existing wooden landing located on the bluff top with a concrete landing, 2) the lower two middle landings would be enlarged and will require the placement of four new round poles to support the structure and 3) the bottom landing would be relocated from its present location to a new location that is more landward and located near the toe of the bluff. The existing concrete landing and caissons would be removed and the new lower landing would be

EXHIBIT 6
UCSB NOID 1-00
State Lands Determination

constructed using a similar design and concrete materials. Construction of the new stairway would provide safe public access to the beach areas along the eastern boundary of the main campus at UCSB and has been designed to protect the stairway structure from storm damage and winter storms.

We do not at this time have sufficient information to determine whether this project will intrude upon state sovereign lands or interfere with other public rights. Development of information sufficient to make such a determination would be expensive and time-consuming. We do not think such an expenditure of time, effort, and money is warranted in this situation, given the limited resources of this agency and the circumstances set forth above. This conclusion is based on the size and location of the property, the character and history of the adjacent development, and the minimal potential benefit to the public, even if such an inquiry were to reveal the basis for the assertion of public claims and those claims were to be pursued to an ultimate resolution in the state's favor through litigation or otherwise.

Accordingly, the CSLC presently asserts no claims that the project intrudes onto sovereign lands or that it would lie in an area that is subject to the public easement in navigable waters. This conclusion is without prejudice to any future assertion of state ownership or public rights, should circumstances change, or should additional information come to our attention.

If you have any questions, please contact Barbara Dugal, Public Land Management Specialist, at (916) 574-1833.

Sincerely,

Robert L. Lynch, Chief
Division of Land Management

cc: Steve Hudson
California Coastal Commission
89 South California Street, #200
San Buenaventura, CA 93001

Barbara Dugal

UNIVERSITY OF CALIFORNIA, SANTA BARBARA UCSB

BERKELEY · DAVIS · IRVINE · LOS ANGELES · RIVERSIDE · SAN DIEGO · SAN FRANCISCO SANTA BARBARA · SANTA CRUZ

Office of the Assistant Chancellor –
Budget and Planning
Santa Barbara, CA 93106-2030
Tel: (805) 893-3971
Fax: (805) 893-8388

September 17, 1997

RECEIVED
SEP 19 1997
CALIFORNIA
COASTAL COMMISSION
SOUTH CENTRAL COAST DISTRICT

Mr. Gary Timm
Assitant District Director
California Coastal Commission
89 S. California Street, Suite 200
Ventura CA 93001

Dear Gary:

Re: Closure of beach stairway

I have been notified that the Office of Environmental Health and Safety has closed the east bluff stairway to the beach because it has been deemed unsafe. The incident that precipitated the closure was one of the railings breaking away from the stairway. This damage was the latest in a series of maintenance problems with the stairway. In the past UCSB has maintained the stairway and repaired it as problems have arisen. However, the inspection conducted after the railing broke determined that the existing structure is beyond repair.

Coastal access to this beach from the Marine Lab remains open, and will continue to be open as the campus considers how best to meet public safety and coastal access requirements.

Please call Tye Simpson, Manager, or Catriona Gay, Senior Planner, if you have any questions, or want additional information about the stairway closure.

Sincerely,

Robert W. Kuntz

Robert W. Kuntz
Assistant Chancellor

Rebecca K. Richardson
David Coon
Tye Simpson
Catriona Gay

EXHIBIT 7
UCSB NOID 1-00
UCSB Stairway Closure Letter