

## CALIFORNIA COASTAL COMMISSION

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## RECORD PACKET COPY

**DATE:** October 17, 2002

**TO:** Commissioners and Interested Persons

**FROM:** Charles Damm, Senior Deputy Director  
Gary Timm; South Central Coast District Manager  
Melanie Hale, Supervisor, Planning and Regulation  
Shana Gray, Coastal Program Analyst

AD

**SUBJECT:** Proposed Major Amendment (2-02) to the University of California Santa Barbara Certified Long Range Development Plan for Public Hearing and Commission Action at the November 5, 2002, Commission Meeting in San Diego.

### SUMMARY AND STAFF RECOMMENDATION

The University of California at Santa Barbara (UCSB or University) is requesting an amendment to its Long Range Development Plan (LRDP) to (1) create a new Potential Building Area (No. 35) designated for the Recreation and Aquatic Center Expansion; (2) allocate 37,600 "assignable"<sup>1</sup> (useable) sq. ft. of useable building area and 189,230 sq. ft. of total site development to Potential Building Area No. 35; (3) designate Potential Building Location "Site 32" (approximately 3 acres) for habitat restoration together with an additional adjacent area for a total of approximately 4.7 acres of restoration area; (4) designate the project for Potential Building Location No. 4 as the Existing Recreation and Aquatic Center, on Main Campus. The proposed changes to the LRDP involve textual changes to Table 13 of the LRDP (included as Exhibit 1; deletions to text are shown with strike-out and additions are underlined); figurative changes to Figure 12 of the LRDP (included as Exhibit 2); and figurative changes to Figure 23 of the LRDP (included as Exhibit 3).

Staff is recommending that the Commission, after public hearing, **deny** the amendment to the certified LRDP as submitted; then **approve, only if modified**, the amendment to the LRDP. The modifications are necessary because, as submitted, the LRDP amendment is not consistent with the Chapter 3 policies of the Coastal Act. The motions to accomplish this recommendation are found on **pages 3-4**. The suggested modifications are found on **page 4**. Staff notes that University staff have worked constructively with Commission staff to identify measures to fully mitigate the impacts on coastal resources that will result from the development authorized if the amendment is certified. These measures will be implemented through the suggested modifications.

<sup>1</sup> Assignable square feet is a standard measure of space used for state funding purposes by the University which measures useable area within a building available to occupants, typically 60-90% of total building square footage.

amendment does not contain adequate provisions to ensure the long-term protection of grassland habitat on campus. Therefore, Modification One (1) has been suggested to provide a mitigation concept that requires restoration of offsite habitat elsewhere on campus at an approved mitigation ratio, subject to the review and approval of the Executive Director. In addition, the amendment does not contain adequate provisions to ensure that visual resources are protected consistent with the Chapter 3 policies of the Coastal Act. Therefore, Modification Two (2) has been suggested to ensure that height restrictions are applied to the development site. In addition, the proposed amendment would result in a discrepancy regarding designated locations for future development identified in the LRDP. Such discrepancies would result in potential conflict during implementation of the LRDP, potentially lessening the intent of the land use and access policies of the certified LRDP, and would, therefore, not be consistent with the Chapter 3 policies of the Coastal Act. Therefore, Modification Three (3) and Modification Four (4) have been required to ensure that identified locations for potential new development are identified in a consistent manner by the LRDP (updating LRDP exhibits, etc.).

### **SUBSTANTIVE FILE DOCUMENTS**

University of California, Santa Barbara, 1990 Long Range Development Plan (Sedway Cooke Associates, Richard Morehouse Associates, et. al, September 1990); Findings, Facts in Support of Findings and Statement of Overriding Considerations Regarding the Final Environmental Impact Report for the University of California, Santa Barbara 1990 Long Range Development Plan; Final Environmental Impact Report for 1990 Long Range Development Plan, Revised Draft (EIP Associates, September 1990); Environmental Impact Report, Recreation and Aquatics Center Expansion & Intercollegiate Athletics Building (Rodriguez Consulting, Inc. October 2001); Notice of Impending Development 4-92-08 (Recreation Center and Aquatics Complex Project); Draft EIR Recreation Center and Aquatics Complex (Envicom Corporation, September 1991); Notice of Impending Development 2-96 (Tennis Court Relocation);

### **STANDARD OF REVIEW**

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

### **COASTAL ACT CONSISTENCY**

The proposed LRDP amendment does not meet the requirements of the Coastal Act. The matters that are at issue are discussed in the following sections according to the issue raised under the LRDP proposal and the related Coastal Act analysis.

### **PUBLIC PARTICIPATION**

Section 30503 of the Coastal Act requires public input in preparation, approval, certification and amendment of any LRDP. The University held a public hearing and

received written comments regarding the project from public agencies, organizations and individuals. The hearing was duly noticed to the public consistent with Sections 13552 and 13551 of the California Code of Regulations which require that notice of availability of the draft LRDP amendment (LRDPA) be made available six (6) weeks prior to the Regents approval of the LRDP amendment and Final EIR. Notice of the subject amendment has been distributed to all known interested parties.

### **PROCEDURAL REQUIREMENTS**

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

### **CAMPUS DEVELOPMENT/PAST COMMISSION ACTIONS**

On March 17, 1981, the Commission effectively certified the University's Long Range Development Plan (LRDP). The LRDP has been subject to eleven 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. The proposed amendment will be consistent with the new development policy of the LRDP.

## **I. STAFF RECOMMENDATION**

### **A. Denial as Submitted**

**MOTION:** *I move that the Commission certify the University of California at Santa Barbara Long Range Development Plan Amendment 2-02 as submitted.*

### **STAFF RECOMMENDATION FOR DENIAL OF LRDP/LRDP AMENDMENT:**

Staff recommends a **NO** vote. Failure of this motion will result in denial of the Long Range Development Plan Amendment 2-02 and the adoption of the following resolution and findings. The motion to certify passes only by an affirmative vote of a majority of the appointed Commissioners.

**RESOLUTION I:**

The Commission hereby denies certification of the University of California at Santa Barbara Long Range Development Plan Amendment 2-02 and adopts the findings stated below on the grounds that the amendment is inconsistent with Chapter 3 of the Coastal Act. Certification of the amendment would not comply with the California Environmental Quality Act because there are feasible mitigation measures or alternatives that would substantially lessen the significant adverse effects that the approval of the amendment would have on the environment.

**B. Certification with Suggested Modifications**

**MOTION:** *I move that the Commission certify the University of California at Santa Barbara Long Range Development Plan Amendment 2-02 if modified as suggested in the staff report.*

**STAFF RECOMMENDATION FOR CERTIFICATION OF LRDP AMENDMENT WITH SUGGESTED MODIFICATIONS:**

Staff recommends a **YES** vote. Passage of this motion will result in certification of the Long Range Development Plan 2-02 as modified. The motion to certify passes only by an affirmative vote of a majority of the appointed Commissioners.

**RESOLUTION II:**

The Commission hereby certifies the University of California at Santa Barbara Long Range Development Plan Amendment 2-02 as modified and adopts the findings stated below on the grounds that the amendment as modified is consistent with Chapter 3. Certification of the amendment if modified as suggested complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the amendment on the environment, or 2) there are no further feasible mitigation measures or alternatives that would substantially lessen any significant adverse impacts of the amendment on the environment.

**II. SUGGESTED MODIFICATIONS**

The staff recommends the Commission certify the following, with four modifications as shown below. Language presently contained within the certified LRDP is shown in straight type. Language recommended by Commission staff to be deleted is shown in ~~line-out~~. Language proposed by Commission staff to be inserted is shown underlined. Other suggested modifications to revise maps or figures are shown in italics.

1. Modification 1

Add new policy to the Land Resources Section of the LRDP as follows:

Policy 30240(b).19

In order to mitigate loss of grassland habitat and open space associated with the proposed expansion of the Recreation and Aquatics Center, and to avoid cumulative impacts to Campus grasslands, the University shall:

Restore habitat at a mitigation ratio of 1:1 for impact to grassland and grassland mitigation site(s), when consistent with the 1.2 million ASF and 830,000 sq. ft. site area development ceiling approved in the 1990 LRDP. The restoration shall be accomplished by creating Environmentally Sensitive Habitat Area in the approximately 4.68-acre area that includes LRDP Site 32 (approximately 3 acres) and the contiguous additional acreage adjoining Site 32, bounded by Mesa Road, to achieve the total acreage of approximately 4.68 acres. The proposed ESHA mitigation site is shown on Exhibit 2 (indicated by "Habitat Restoration Boundary" of Proposed Figure 12, LRDP).

The proposed Recreation and Aquatics Center expansion shall be subject to the preparation and implementation of a habitat restoration and enhancement plan for the 4.68-acre mitigation site Shown in Exhibit 2; the plan shall be submitted pursuant to a Notice of Impending Development. The plan shall include provisions to ensure that propagules of the dwarf lupine identified on the proposed development site are successfully established in the restoration area in a similar-sized area as that impacted by the proposed development, and that the remainder of the mitigation site preserves the existing mature trees, provides for additional plantings of locally native trees where deemed important to the habitat functions of the grasslands/wetlands complexes within and adjacent to the mitigation site, and provides for native grassland restoration, wetlands protection and restoration where applicable, and the permanent management of the mitigation site to ensure that it functions continuously as restored ESHA.

2. Modification 2

Long Range Development Plan:  
(Figure 16)

*Revise Figure 16 (Building Height Limits) of the LRDP to show a maximum building height of 35 feet in Potential Building Area Number 35.*

### 3. Modification 3

Long Range Development Plan:  
(Figure 10 and Figure 28)

Revise Figure 10 (Land Use and Circulation) and Figure 28 (Environmentally Sensitive Habitat Area) of the LRDP to show the proposed use of Potential Building Site No. 32 as Environmentally Sensitive Habitat Area consistent with the proposed restoration to Figure 23 (Storke Campus Plan) of the LRDP.

### 4. Modification 4

Long Range Development Plan:  
(Figures 17, 18, 19, 20, 21 and 22)

Revise Figure 17 (Major Open Spaces), Figure 18 (Vehicular Circulation), Figure 19 (Potential Parking), Figure 20 (Bicycle Route Network), Figure 21 (Schematic Pedestrian Circulation Network), and Figure 22 (Service Vehicular Routes) of the LRDP, each of which identifies potential building locations on Main Campus, to show the footprint of Potential Building Site No. 35 consistent with the proposed changes to Figure 12 (Potential Building Locations) of the LRDP.

## III. FINDINGS FOR THE APPROVAL OF THE LONG RANGE DEVELOPMENT PLAN IF MODIFIED AS SUGGESTED

The following findings support the Commission's denial of the LRDP amendment as submitted, and approval of the LRDP amendment if modified as indicated in Section II (*Suggested Modifications*) above. The Commission hereby finds and declares as follows:

### A. Amendment Description

The University of California at Santa Barbara (UCSB or University) is requesting an amendment to its Long Range Development Plan (LRDP) to (1) create a new Potential Building Area (No. 35) designated for the Recreation and Aquatic Center Expansion; (2) allocate 37,600 "assignable"<sup>2</sup> (useable) sq. ft. of useable building area and 189,230 sq. ft. of total site development to Potential Building Area No. 35; (3) designate Potential Building Location No. Site 32 for habitat restoration; (4) designate the project for Potential Building Location No. 4 as the Existing Recreation and Aquatic Center, on Main Campus. The proposed changes to the LRDP involve textual changes to Table 13 of the LRDP (included as Exhibit 1; deletions to text are shown with strike-out and additions are underlined); figurative changes to Figure 12 of the LRDP (included as Exhibit 2); and figurative changes to Figure 23 of the LRDP (included as Exhibit 3).

<sup>2</sup> Assignable square feet is a standard measure of space used for state funding purposes by the University which measures useable area within a building available to occupants, typically 60-90% of total building square footage.

The proposed amendment would result in a new development footprint northeast of the existing Recreation and Aquatics Center to allow the University to expand the Recreation Center's services. The proposed new development area will be designated as Potential Building Site Number 35. This area is currently recognized by the LRDP as recreation but is not designated for additional development. The proposed amendment has been submitted in conjunction with a related notice of impending development (NOID 2-02) for the construction of a 56,100 gross sq. ft. (37,600 assignable sq. ft.), maximum 33 feet high Recreation and Aquatic Center Expansion building on Potential Building Site No. 35. This project could not be approved without the proposed amendment to the LRDP. Therefore, the proposed amendment to the LRDP to designate a new potential development site with an assignable development area is necessary in order for the related NOID 2-02 to be found consistent with the certified LRDP.

Potential Building Site No. 35 is located adjacent to the existing Recreation and Aquatics Center in an undeveloped area consisting of disturbed grassland and oak savannah habitat (Exhibit 4). The western perimeter of the site is defined by an earthen berm approximately 100 feet wide and 5 to 7 feet above the surrounding grade, part of a historic eucalyptus windrow. Approximately 200 feet of the northern portion of the berm would be removed to accommodate the western portion of the Recreation and Aquatics Center Expansion building, requiring the removal of three mature eucalyptus trees. This portion of the windrow experienced a major die out in the mid-1990s reportedly as a result of extreme windstorms. The project would also require the removal of an oak tree that is partially uprooted. (See Section E, below, for more details on the impact to sensitive species and habitat).

The subject amendment to the LRDP has two primary functions, the designation of a new building footprint and the assignment of developable square footage to that footprint. A third component is the assignment of Potential Building Site No. 32 as a permanent habitat restoration area.

### **B. Project Description (NOID 2-02)**

The impending development, which is not reviewed as part of this staff report, but will be on a future agenda (likely agenda is December 2002) consists of the construction of a 56,100 gross sq. ft. (37,600 assignable sq. ft.), maximum 33 feet high Recreation and Aquatic Center Expansion building, located on Potential Building Site No. 35, Main Campus. The impending development also includes approximately 5,110 cu. yds. of grading (4,600 cut, 450 cu. yds. fill), demolition and relocation of an existing tennis court, and pedestrian and landscaping improvements. The existing tennis court (constructed pursuant to NOID 2-96) would be removed to allow for the proposed building footprint. The tennis court is proposed on a location shown as grassland (not mowed) on the vegetation map submitted by the University (Exhibit 8).

The project includes two additional roadways. A new paved fire/service access road would extend southward from Mesa Road and a new portion of paved road would

extend from an existing gravel drive (which provides access to the existing 66kv electric substation) to the west end of the Recreation Center. This road will extend southward from an existing gravel road that begins east of Stadium Road and north of Parking Lot 30.

### **C. Commission History**

There have been two projects previously approved in the old golf course site directly adjacent to or within the current project site: the 1992 Recreation Center and Aquatics Complex (NOID 4-92-08) and the relocation of six tennis courts in 1996 (NOID 2-96).

The Commission approved Notice of Impending Development 4-92-08 in May 1992 for construction of a 59,748 gross sq. ft. (50,128 assignable sq. ft.), maximum 35 feet high Recreation Center and Aquatic Complex located in the approximate location of Potential Building Site No. 4 on Main Campus. The existing Recreation Center and Aquatics Complex is comprised of a 34,759 assignable square foot (ASF) Recreation Center Building, a 11,739 ASF stand-alone gymnasium, and a 3,630 ASF Aquatics Complex, and associated landscape and hardscape features. The existing Recreation Center, completed in January 1995, provides a variety of recreational uses including racquetball courts, weight room, locker rooms, meeting room, lobby, equipment storage, bathrooms, offices, and swimming pools. The project was shown in the approved site plan to avoid the grassland habitat preservation area proposed in the 1990 LRDP EIR and adopted by the U.C. Regents in the Statement of Overriding Considerations to offset impacts of cumulative development associated with buildout of the 1990 LRDP.

The site was the subject of further review by the Commission in 1996. The Commission found Notice of Impending Development 2-96 for the construction of six tennis courts, a shed, and bleachers to accommodate 210 spectators consistent with the policies of the LRDP. The information provided indicated the proposed tennis courts were located adjacent to, and directly to the north of, the grassland mitigation site. However, there is some discrepancy between the mitigation area recognized in the 1992 Recreation Center Project and the mitigation site shown in NOID 2-96. It now appears that a portion of one of the tennis courts (the single tennis court located south of the other five) is located within the mitigation area (Exhibit 9). This is the tennis court that is proposed for demolition and relocation under the pending NOID associated with the subject amendment.

### **D. New Development and Public Access**

Coastal Act Section 30210 states:

*In carrying out the requirement of Section 4 of Article X of the California Constitution, maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse.*



Coastal Act Section 30211 states:

***Development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.***

Coastal Act Section 30213 states (in part):

***Lower cost visitor and recreational facilities shall be protected, encouraged, and, where feasible, provided. Developments providing public recreational opportunities are preferred.***

Coastal Act Section 30220 states:

***Coastal areas suited for water-oriented recreational activities that cannot readily be provided at inland water areas shall be protected for such uses.***

In addition, Section 30252 of the Coastal Act states:

***The location and amount of new development should maintain and enhance public access to the coast by (1) facilitating the provision or extension of transit service, (2) providing commercial facilities within or adjoining residential development or in other areas that will minimize the use of coastal access roads, (3) providing non-automobile circulation within the development, (4) providing adequate parking facilities or providing substitute means of serving the development with public transportation, (5) assuring the potential for public transit for high intensity uses such as high-rise office buildings, and by (6) assuring that the recreational needs of new residents will not overload nearby coastal recreation areas by correlating the amount of development with local park acquisition and development plans with the provision of onsite recreational facilities to serve the new development.***

One of the basic mandates of the Coastal Act is to maximize public access and recreational opportunities along the coast. In addition, new development raises issues as to whether the location and amount of new development maintains and enhances public access and recreational opportunities to and along the coast. Coastal Act Sections 30210 and 30211 mandate that maximum public access and recreational opportunities be provided and that development not interfere with the public's right to access the coast. In addition, Section 30213 requires that lower cost visitor and recreational opportunities be protected, encouraged and, where feasible provided. Finally, Section 30220 of the Coastal Act requires coastal areas suited for coastal recreational activities that cannot be provided at inland water areas be protected.

### **Cumulative Development Potential**

The University is requesting an amendment to its Long Range Development Plan (LRDP) to allow for 37,600 assignable sq. ft. of potential building area to be designated as Potential Building Site No. 35 with an allowable building footprint of 51,100 gross sq.

ft., and reduce the previously allocated building area for the Potential Building Site No. 32 (which pursuant to Modification 1 would become part of the overall mitigation site for Site 35 development) by a corresponding amount, with residual square footage accruing at Site 5. No net change in the allocated development potential (1.2 million assignable square feet of new structural improvements and 830,000 of site area) of the UCSB Campus would occur as a result of this amendment. The adjustments to Table 13 of the LRDP are reflected in Exhibit 1.

Although the amendment includes a proposed revision to Figure 12 of the LRDP to identify the new Potential Building Area 35, the proposed amendment does not include any revisions to Figure 17 (Major Open Spaces), Figure 18 (Vehicular Circulation), Figure 19 (Potential Parking), Figure 20 (Bicycle Route Network), Figure 21 (Schematic Pedestrian Circulation Network), and Figure 22 (Service Vehicular Routes) of the LRDP, each of which identifies potential building locations on Main Campus, to show the footprint of Potential Building Site No. 35 consistent with the proposed changes to Figure 12 (Potential Building Locations) of the LRDP. Therefore, the amendment, as proposed, would result in a discrepancy between the different figures of the LRDP which identify the footprint and location of all potential building sites on campus. The Commission further notes that such discrepancy between the different figures of the certified LRDP, due to the potential for conflict to arise during implementation of the LRDP, would lessen the intent of the land use and public access policies of the certified LRDP and would, therefore, not be consistent with the Chapter 3 policies of the Coastal Act. Therefore, to ensure that all figures in the certified LRDP which delineate potential building sites are consistent, Suggested Modification Four (4) requires Figures 17, 18, 19, 20, 21 and 22 of the LRDP (which identify potential building locations) to show the amended footprint of Potential Building Site No. 35 consistent with the proposed changes to Figure 12 of the LRDP.

Furthermore, although the amendment includes a proposed revision to Figure 23 of the LRDP to designate Potential Building Site 32 for permanent habitat restoration, the proposed amendment does not include any revisions to Figure 10 (Land Use) or Figure 28 (Environmentally Sensitive Habitat Area). Commission staff notes that such discrepancy between the different figures of the certified LRDP, due to the potential for conflict to arise during implementation of the LRDP, would lessen the intent of the land use and public access policies of the certified LRDP and would, therefore, not be consistent with the Chapter 3 policies of the Coastal Act. Therefore, to ensure that all figures in the certified LRDP which designate the land use and function of Site No. 32 are consistent with the significant restoration of habitat, Suggested Modification Four (4) requires Figure 10 and Figure 28 of the LRDP to show Potential Building Site No. 32 as ESHA consistent with the proposed changes to Figure 23 of the LRDP.

Consistent with the above sections of the Coastal Act, the UCSB Long Range Development Plan (LRDP) provides for maximum public coastal access on campus. Public pedestrian access is available to and along the entire 2½ 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 approximately 6,187 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 overflow parking for the County of Santa Barbara operated Goleta Beach Park located adjacent to the campus. Several parking lots on campus have been specifically identified in the LRDP to accommodate public parking demand during Goleta Beach peak use periods. The Recreation Center Expansion project does not include the removal or addition of any parking spaces on campus.

### **Parking and Circulation**

The Harder Stadium Office project would not generate additional demand for campus parking because, as surge space, the facility would accommodate existing staff and students. The University asserts that users of the Harder Stadium Offices project would use Parking Lot 30, east of Stadium Road. Parking Lot 30 is available to both students and faculty and has a capacity of 353 cars. The University provided the quarterly parking inventory from Winter 2001 which indicated that from 9 a.m. to 4 p.m., the lot has an occupancy rate of 29% to 37%. The peak occupancy (37%) was recorded at noon. The University also provided information that indicated that a maximum of approximately 60 full-time persons would be able to utilize the facilities. Additional use of the facilities would be generated by use of the six classrooms. An exact account of the usage is not possible since by definition, surge space serves temporary relocation needs. The space is designed to be flexible and may take on a variety of configurations for administrative, student support, and academic uses. Based on the potential occupancy and the general availability of parking spaces in Lot 30, the proposed project would not result in inadequate parking capacity. Therefore the proposed project would not result in a significant impact to campus-wide parking resources.

Therefore, the Commission finds that the proposed amendment to the LRDP, as modified, is consistent with Sections 30210, 30211, 30213, 30220, and 30252 of the Coastal Act.

### **E. Environmentally Sensitive Habitat**

Section 30230 of the Coastal Act states:

***Marine resources shall be maintained, enhanced, and where feasible, restored. Special protection shall be given to areas and species of special biological or economic significance. Uses of the marine environment shall be carried out in a manner that will sustain the biological productivity of coastal waters and that will maintain healthy populations of all species of marine organisms adequate for long-term commercial, recreational, scientific, and educational purposes.***

Section 30231 of the Coastal Act states:

***The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be***

*maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges- and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.*

Section 30240 of the Coastal Acts states:

**(a) *Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on those resources shall be allowed within those areas.***

**(b) *Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade those areas, and shall be compatible with the continuance of those habitat and recreation areas.***

Sections 30230 and 30231 of the Coastal Act 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. In addition, Section 30240 of the Coastal Act states that environmentally sensitive habitat areas shall be protected and that development within or adjacent to such areas must be designed to prevent impacts which could degrade those resources.

The University of California at Santa Barbara (UCSB or University) is requesting an amendment to its Long Range Development Plan (LRDP) to (1) create a new Potential Building Area (No. 35) designated for the Recreation and Aquatic Center Expansion; (2) allocate 37,600 "assignable"<sup>3</sup> (useable) sq. ft. of useable building area and 189,230 sq. ft. of total site development to Potential Building Area No. 35; (3) designate Potential Building Location No. Site 32 for habitat restoration; (4) designate the project for Potential Building Location No. 4 as the Existing Recreation and Aquatic Center, on Main Campus. The proposed changes to the LRDP involve textual changes to Table 13 of the LRDP (included as Exhibit 1; deletions to text are shown with strike-out and additions are underlined); figurative changes to Figure 12 of the LRDP (included as Exhibit 2); and figurative changes to Figure 23 of the LRDP (included as Exhibit 3).

The project site is located on what once was part of a golf course. The project includes approximately 4.3 total acres, including 51,100 sq. ft. building footprint, 49,520 sq. ft. access road and hardscape improvements, and 87,610 sq. ft. of campus landscaping.

The site is not identified as Environmentally Sensitive Habitat Area in the University of California, Santa Barbara Long Range Development Plan. The results of the University's biological analysis did not indicate the presence of any sensitive species.

<sup>3</sup> Assignable square feet is a standard measure of space used for state funding purposes by the University which measures useable area within a building available to occupants, typically 60-90% of total building square footage.

However, a potentially sensitive species as yet unrecognized (an unnamed dwarf lupine), is present in the project site within grassland areas. The University is proposing, as part of its restoration component, to harvest and sow seeds in an alternate location (the Site 32 mitigation area).

The impacts associated with developing the Recreation Center Expansion in the proposed new location (Site 35) are greater than the impacts that would have resulted from developing the project at Potential Building Location #5 (the designated location in the LRDP). This is so because a majority of the proposed site (in contrast to Location 5) is presently designated as a mitigation site for the cumulative development approved under the 1990 LRDP. The grasslands area, although disturbed, contains mature oak trees. The combination of oaks and grasslands provides habitat values that exceed the individual components considered separately. On the other hand, Location #5 is developed with recreation fields and a bike path and in its disturbed state harbors no sensitive resources or significant habitat (potential or otherwise). Thus, the recreation center is now proposed on a part of the campus that was in part previously set aside for permanent open space protection, contains habitat resources, and if developed constitutes a greater loss of resources when compared with similar development undertaken instead at Location 5.

The University has elected not to undertake the proposed expansion at Site 5 because its existing recreation fields (including Robertson Field) and bicycle path would be lost, and the benefits of the project would be more fully realized if undertaken adjacent to existing recreational structures.

Under the initial amendment submittal, the University proposed to simply relocate Potential Building Site No. 5 northward. However, while this would deal with the mechanics of building out the development potential of the campus, this option did not adequately address the loss of resources associated with the transposition of potential development to the new Site 35. This proposal represented development of an area not contemplated in the 1990 LRDP (hence the need for the pending LRDP amendment). In fact, the LRDP indicated that a portion of the proposed development area was set aside as mitigation for the cumulative adverse impacts to grassland habitat caused by buildout of the campus identified in the certified LRDP.

#### 1: Grassland Habitat

The 1990 LRDP EIR determined there would be a cumulative loss of grassland habitat on campus that could not be fully mitigated by building out the 1990 campus development plan; however cumulative impacts to grassland would be partially mitigated through three mitigation measures:

***LRDP 4.4-48 As much of the mesa grasslands on the Main and West Campuses shall be retained as is feasible. Such grassland areas should be maintained as natural communities to preserve suitable wildlife foraging areas.***

**LRDP 4.4-49 Mowing for fire protection shall be avoided in areas other than the Coal Oil Point Reserve prior to the time plants go to seed and restricted to the minimum area necessary for adequate fire protection.**

**LRDP 4.4-50 A portion of the area known as the "old golf course" (north of Robertson Gym) shall be preserved and allowed to revert to natural grassland/oak woodland by suspending mowing in this area (see Figure 4.31 [Note, no such figure could be found in the EIR]). The consequent increase in wildlife value of this area will partially mitigate losses of grassland habitat.**

In the 1991 EIR prepared for the existing Recreation and Aquatic Center, recognized that the development of the recreation center would impact one of the last, relatively isolated grassland/woodland habitats on campus. The EIR mapped an area of the "old golf course" proposed to be a mitigation site.

The project as proposed would result in the loss of grassland habitat. This includes 1.45 acres of grassland that were identified in the 1990 LRDP as a mitigation site to minimize project-specific cumulative impacts resulting from the loss of grassland habitat for buildout of the 1990 LRDP. The FEIR estimated that approximately 1.8 acres of grassland habitat would be lost as a result of the project and identified five areas along Mesa Road totaling approximately 1.8-acres to create and/or restore grassland habitat. However, the University has supplied more detailed information which shows that it is closer to 3.23 acres.

#### *FEIR Grassland Mitigation*

To offset the loss of grassland habitat that would occur as a result of the designation of Potential Building Location No. 35 for construction of the Recreation Center Expansion Project, Mitigation Measure BIO-5a of the Final Environmental Impact Report (FEIR), incorporated by reference in the Amendment submittal, states:

**To offset the loss of grassland habitat, a 1.8 acre areas that is located along Mesa Road, west of Ocean Road, and east of the Facilities Management Complex (see Figure 5.2-1) shall be used for the creation and/or restoration of grassland habitat. Restoration activities shall include preparation of a Restoration Plan by a qualified biologist, and implementation of the Plan under the direction of the qualified biologist. Restoration may be implemented by the Museum of Systematics and Ecology. In addition to the restoration activities that have been proposed, restoration activities may also include tilling, application of pre-emergent herbicide, planting native grasses, and occasional weeding. Some mowing may be required by the Fire Marshall. The final restoration plan shall be implemented concurrent with the construction of the Recreation and Aquatics Center Expansin project, an dduring the installation of the project's landscaping and irrigation systems. Restoration efforts will be considered successful after non-native grass planting achieves 80% ground coverage, and there is a survival rate of approximatley 80% of shrub plantings after a period of three years.**

Exhibit 9 provides an illustration of the grassland restoration areas identified in the FEIR as mitigation areas. However, in reviewing the FEIR restoration proposal, staff found three important issues that indicated that the proposed restoration site would not provide similar habitat value or level of mitigation necessary to offset the development of the site. First, the grassland habitat to be removed is one contiguous habitat whereas the proposed restoration area was fragmented into roughly five linear strips aligning either side of Mesa Road and separated by driveways, buildings, roads, and pathways. Staff notes that the fragmentation of habitat in this manner provides unequal habitat value by allowing increased human disturbance in and around the proposed restoration area.

Second, the areas identified for restoration were not designated under the certified LRDP for future development. The approximately 0.4-acre area identified as Area #3 on the Mitigation Map (Exhibit 9) is located north of Mesa Road and is presently designated as part of the Goleta Bluff ESHA. The three areas designated as Area #2, totaling approximately 1.0-acre, located on the south side of Mesa Road fall into three land use categories: Recreation, Administrative and Student Support, and Open Space. The approximately 0.4-acre Restoration Area #1 is contiguous with the north side of the existing Recreation Center Gym and is presently designated Recreation. The areas of restoration that are designated as ESHA and Open Space are not thought to be appropriate mitigation to offset the impact of development because presently they are reserved for preservation and/or a natural open space buffer and would not be available for development. The areas identified for restoration in areas of Administrative and Student Support facilities are proposed in the front of the building in lieu of existing Campus landscaping and turf. There is limited development potential in this case because the sites are primarily built-out within existing facilities, and the proposed restoration would occur between the building and setback from the street, acting more as an enhancement of native landscaping. Finally, the majority of the proposed restoration area is designated as Recreation. According to the LRDP, this designation allows for field sports, court sports and indoor athletic facilities. However, since the LRDP does not identify the site for future development, the construction of sports courts and other structural facilities would not be consistent with the approved LRDP. Thus, the existing potential for the restoration site development is for its use as recreational fields. However, there is limited potential to develop the site into recreational fields because the configuration does not lend itself to the use of playing fields. Furthermore, the project would need to be consistent with other policies or the LRDP, including LRDP Policy 30251.7 which requires the preservation of native trees to the maximum extent feasible. Thus the removal of the oak trees to construct recreational fields would not be consistent with the LRDP. For the above reasons, the proposed restoration sites were deemed to have limited potential to serve as appropriate mitigation since these areas, for all intents and purposes, were already to remain in their natural, albeit disturbed, existing state. As proposed, the project would allow for additional development without extinguishing development potential on other grassland sites, invalidating the purpose of the restoration as mitigation.

Third, staff recognizes that the proposed project site is significant in two ways, (1) it provides some of the last remaining oak and grassland habitat on the campus and (2) a

portion of the site was specifically designated as a mitigation area to offset the cumulative impacts resulting from the loss of grassland habitat for build-out of the 1990 LRDP. Because the project site was not identified in the LRDP as a potential development area, the 1990 LRDP and accompanying FEIR did not contemplate the potential adverse impacts that would result from developing this area. To the contrary, the LRDP EIR recognized a portion of the site for preservation of grassland via its mitigation program. The U.C. Regents adopted a Statement of Overriding Considerations for the significant unavoidable impacts associated with the 1990 LRDP which included specific findings on the cumulative impacts to grassland habitat and the implementation of three mitigation measures which would partially offset cumulative impacts to development, including:

***LRDP 4.4-48 As much of the mesa grasslands on the Main and West Campuses shall be retained as is feasible. Such grassland areas should be maintained as natural communities to preserve suitable wildlife foraging areas.***

***LRDP 4.4-49 Mowing for fire protection shall be avoided in areas other than the Coal Oil Point Reserve prior to the time plants go to seed and restricted to the minimum area necessary for adequate fire protection.***

***LRDP 4.4-50 A portion of the area known as the "old golf course" (north of Robertson Gym) shall be preserved and allowed to revert to natural grassland/oak woodland by suspending mowing in this area (see Figure 4.31 [Note, no such figure could be found in the EIR]). The consequent increase in wildlife value of this area will partially mitigate losses of grassland habitat.***

Mitigation Measure 4.4-50 refers to the preservation of grassland in a portion of the old golf course. There were no specific descriptions or illustrations provided to determine the extent or location of this preservation area. In 1992, the University moved forward with the existing Recreation and Aquatic Center on Potential Building Location No. 4 and provided, at that time, a diagram of the mitigation site. This appears to be the first time in the record that the grassland preservation area is identified. The 1992 Recreation Center facilities border the east and south boundaries of the grassland preservation site, with no setback. The entire 1.45-acre mitigation site would be removed for the proposed Expansion project.

Because of the dual role of the project site, staff notes that appropriate mitigation would offset the specific impact to the resources on the site and would also mitigate for the loss of a cumulative mitigation area. Therefore, staff calculates that the new impact as a result of this project would be closer to 4.68 acres (approximately 1.45 acres of impact to the previously designated mitigation site and approximately 3.23 acres of direct impact to coastal resources that would not have occurred if the recreation center expansion was developed in an approved Potential Building Location). (Refer to "Mitigation Calculation" Section below for details on how the mitigation area was assessed.) Therefore, the FEIR proposed mitigation area of 1.8 acres is not adequate to offset the new impacts resulting from the project.



*Proposed Mitigation Alternative*

Upon discussions with University staff regarding these issues, the University amended its mitigation proposal to designate Potential Building Site No. 32 for habitat restoration. This approximately three-acre site is located immediately north of Harder Stadium, northwest of the proposed Recreation Center Expansion site. Site No. 32 would be permanently retired from development and beneficially restored as habitat in accordance with the guidance provided by the University (Exhibit 10). Site No. 32 is designated for Administrative and Student Support uses. It is largely undeveloped with the exception of an existing pump station and associated service area. In addition, there are utilities easements through a portion of Site 32 for Isla Vista Sanitary District. The site supports a mix of oak woodland, coastal sage scrub, freshwater wetlands, and grasslands dominated by non-native annuals.

Staff recognizes the unique benefits of this area for restoration, including the permanent extinguishment of development potential, the connectivity with existing high value habitat, and the site's relative isolation. Furthermore, Site No. 32 is designated for 21,900 assignable sq. ft. of development. The University is proposing to designate the entire three-acre Site No. 32 for habitat restoration purposes and extinguish all future development potential on the site (the development potential is transferred to the new recreation site). As proposed, the full three acres of site area would be designated for habitat restoration with the exception of the existing pump station facilities, service area, and the utility easements. The University proposes to restore these areas if the facilities are abandoned (not used for more than 12 consecutive months) in the future. Staff notes that shifting the mitigation site to Site 32 offers the prospect of connecting the mitigation area to other open space areas that will remain undeveloped due to their status as wetlands or wetland buffers, and therefore the cumulative gain of adjacent protected habitat enhances the value of each component.

However, even with the dedication of Site No. 32 for habitat restoration, there will nevertheless be a shortfall of approximately 1.7 acres.

To address this shortfall, the University staff, in consultation with Commission staff, identified an additional approximately 1.7 acres of area adjoining Site 32 that is presently a disturbed, ruderal grassland that functions as a buffer area for campus wetlands. The University staff also proposed that the entire approximately 4.7 acres of potential habitat identified by combining this area with the 3 acres contained within Site 32 be enhanced and restored to Environmentally Sensitive Habitat Area, and provided a conceptual proposal prepared by the University's Museum of Systematics and Ecology staff (Exhibit 10).

The Commission recognizes that there will be impacts to grassland habitat that must be mitigated to protect sensitive coastal resources consistent with the Coastal Act. Therefore, to protect grassland habitat and avoid cumulative impacts to Campus grasslands for the planned expansion of the Recreation and Aquatics Center, the Commission finds that in accordance with the University's proposal, the University shall restore habitat 4.68 acres of habitat to offset the impact to grassland and grassland

mitigation site(s), including appropriate restoration and enhancement activities that address the wetlands on and adjacent to the mitigation site, and the retention of mature trees on site. The implementation of the University's proposal would result from the implementation of the Restoration and Enhancement Plan identified in **Suggested Modification One (1)**.

The protection of the approximately 4.7-acre total area shown in Exhibit 3 for habitat restoration and enhancement will be reviewed as permanent mitigation for project impacts. As such, the associated area will be considered Environmentally Sensitive Habitat Area upon completion of the restoration and enhancement plan, and shall continue to be maintained as ESHA in accordance with the requirements of Suggested Modification One (1).

The Commission notes that future proposals by the University to convert the resultant habitat and open space area, unless such proposal resulted from a project complementary to the continued function of the site as ESHA, would not be consistent with this commitment.

*Mitigation Calculation*

Upon reviewing the amendment proposal, staff determined that there were two impacts to be offset as a result of designating a new building site for development of the Recreation Center Expansion: (1) the impact associated with the physical displacement of habitat and (2) the displacement of a designated cumulative mitigation site. Staff calculates the need for approximately 4.7 acres of restored habitat to mitigate for the proposed Recreation Center Expansion. The details of how staff determined this amount is described below.

Construction of the project, as proposed, would represent the loss of existing habitat. Based on the information provided by the University, the total development footprint is approximately 4.3 acres, including (information provided by the University on July 3, 2002 correspondence):

Building Footprint	51,100 sq. ft.
Hardscape Area (gravel, concrete and pavers)	49,520 sq. ft.
Landscaped area (shrub and turf areas)	87,610 sq. ft.
<b>Total Area</b>	<b>189,230 sq. ft., or 4.3 acres</b>

The University asserts that the 4.3 acres reported above, represents the total development footprint of the proposed project, including existing developments that do not require mitigation (October 10, 2002 correspondence):

- An existing tennis court with associated ornamental landscaping,
- Concrete or asphalt pedestrian paths from the existing Recreation Center to the tennis courts,

- Mowed grass along Mesa Road and adjacent to the existing Recreation Center which are exotic, invasive, and because of their fragmented nature not suitable wildlife or plant habitat,
- Oak trees and canopy which are not being removed,
- An artificially bermed area and partial eucalyptus windrow to be restored, and
- A gravel access road to the 66kv Edison Substation.

The University also submitted a vegetation map (Exhibit 8) and the following coverage (April 3, 2002 Correspondence):

Community Type	Percentage of Site Coverage
Oak trees (canopy)	10%
Existing tennis court	5%
Eucalyptus trees	10%
Grassland (not mowed)	40%
Grassland (mowed)	25%
Gravel access road	2.5%
Turf athletic fields	2.5%
Turf courtyards	5%

Based on the information submitted by the University, staff calculates that the project would result in approximately 3.2 acres of direct physical displacement of grassland habitat on site, as follows:

Community Type	Percentage of Site Coverage	Site Coverage (acre)
Oak trees (canopy)	10%	.43
Grassland (not mowed)	40%	1.72
Grassland (mowed)	25%	1.08
Total	75%	3.23

Note, the above calculation does not include the site area developed with the tennis court, the eucalyptus windrow, or the gravel access road. However, staff recognizes both mowed and non-mowed grassland habitat in the project area because disturbed grassland may still have remnant habitat function due to its proximity and contiguity with the non-mowed habitat. Furthermore, staff recognizes the oak trees as an important component in what previously was oak savannah habitat. The oak and grassland habitats function together on this site. Though the University proposes to retain six of the seven existing oak trees, the design of the project is such that the trees will serve primarily as a landscape feature. The habitat value of the oak trees will be reduced significantly without the surrounding open grassland buffer, and therefore the oak trees are included as part of the habitat mitigation ratio.

In addition to the actual impact of siting the project in a new building location that was not contemplated by the 1990 LRDP, approximately 1.45 acres of the project site have been determined to be part of a mitigation site to offset the cumulative unavoidable impact to grassland habitat as a result of building-out the 1990 LRDP. Because the project site was not identified in the LRDP as a potential development area, the 1990

LRDP and accompanying FEIR did not contemplate the potential adverse impacts that would result from developing this area. To the contrary, the LRDP EIR recognized a portion of the site for preservation of grassland via its mitigation program. The U.C. Regents adopted a Statement of Overriding Considerations for the significant unavoidable impacts associated with the 1990 LRDP which included specific findings on the cumulative impacts to grassland habitat and the implementation of three mitigation measures which would partially offset cumulative impacts to development, including the preservation of this 1.45-acre mitigation site.

Therefore staff concludes that there are two impacts to be mitigated as follows:

<b>Impact</b>	<b>Appropriate Mitigation (acres)</b>
Loss of Identified Cumulative Grassland Mitigation Site (partially mitigating for 1990 LRDP Buildout)	1.45 acres
Loss of Habitat Resulting from the Designation of New Potential Building Site No. 35 (for the Recreation Center Expansion Project)	3.23 acres
<b>Total</b>	<b>4.68 acres</b>

In many cases, the Commission requires more than a 1:1 mitigation ratio for disturbance of habitat. However, in this case, staff recognizes that a certain level of campus development was contemplated in the certified 1990 LRDP. The total area set aside for proposed building sites on the Main Campus is 1.2 million assignable square feet of development and 830,000 sq. ft. of site area, for buildings other than potential parking garages and student housing. In practice, the LRDP development ceilings are implemented through the mapped potential building location footprints and the associated square footage of allowable development specified in Table 13. Staff notes that if the project development is maintained within these development caps, the actual loss of habitat (including habitat mitigation sites) impact is offset, and an associated amount of development potential are extinguished, a 1:1 ratio is appropriate.

## **2. Oak Trees**

There are seven oak trees are located on site. The project requires the removal of one oak tree that is significantly uprooted. Development of the Recreation Center Expansion has the potential to result in significant adverse impacts to the six healthy coast live oaks that are located on the site. To address this potential impact, mitigation measure BIO-3 of the EIR, and incorporated by reference into the Amendment submittal, for the proposed project provides:

***The following measures shall be implemented to minimize impacts to oak trees:***

- 1. Oak trees shall be fenced prior to the initiation of construction, and the fencing shall be maintained for the duration of the construction period.***

2. *Oak tree fencing shall be located five-feet outside the canopy margin (drip-line).*
3. *No ground disturbance shall occur within the fenced area.*
4. *No artificial surfaces (paving, brick, etc.) shall be allowed under oak tree canopies.*
5. *The oak trees located on the southern-central portion of the project site shall be protected from paint-overspray during project construction.*
6. *Landscaping planted under oak tree canopies shall be drought tolerant.*
7. *Irrigation of landscaping adjacent to oaks shall be designed to prevent ponding under oaks and minimize soil saturation during the dry season.*

In addition, the University modified their project to setback all development five feet from the dripline of the oak trees.

### 3. Lupine

The project as proposed would result in the removal of an unidentified, and potentially sensitive species of lupine in the location of the access driveways. The FEIR for the proposed project identified mitigation measure BIO-2a to address this impact. BIO-2a, incorporated by reference into the Amendment submittal, states:

*To minimize the number of miniature lupine plants that are removed by the proposed project, the minimum area of ground disturbance required for the development of the access driveway between Mesa Road and the building site shall be flagged prior to construction. Construction and other ground-disturbing activities shall not occur outside of the flagged area. Ripe seeds from miniature lupine shall be collected in the spring prior to the initiation of construction and sown in a grassland restoration area.*

This is a site specific impact that will be addressed in the accompanying Notice of Impending Development 2-02.

### 4. Eucalyptus Windrow

The proposed project will result in the removal of three eucalyptus trees from the windrow along the western project boundary. The FEIR for the proposed project found that the removal of these trees has the potential to result in significant impacts to raptors and migratory birds. BIO-4a of the FEIR provides:

*To avoid disturbance of raptors that may be nesting in the windrows that are located on the Recreation and Aquatics Center Expansion and ICA Building [ICA Building was approved by the Commission under separate amendment and NOID 3-02] sites, surveys for the presence of raptor nests shall be conducted prior to the start of construction related activities. If no raptor*

**nests are detected, no further mitigation is required. If nesting raptors are present on the project sites, no project-related construction or site preparation activities shall occur within 200 feet of any identified nesting site(s) from February through August.**

Mitigation measure BIO-4b provides:

**New windrow trees consisting of blue gum or equivalent large tree species shall be planted along the west side of the proposed Recreation and Aquatic Center Expansion building and on the east side of the Pavilion Gym (see Figure 5.2-1). In total, approximately 270 feet of windrow shall be provided to replace nesting and roosting habitat for raptors and migratory birds. Replacement trees shall consist of a combination of approximately 50% 5-gallon trees, and approximately 50% 15-gallon trees.**

Consistent with this, the University proposes to plant a new row of eucalyptus trees along the western edge of the Recreation and Aquatics Center Expansion building, west of the proposed access road, and also along Ocean Road east of the proposed site (Exhibit 9). Other landscaping would be installed at the project site that would emphasize the use of drought-tolerant plant species. Irrigation of new landscaping would use reclaimed water.

Therefore, the Commission finds that the proposed amendment to the LRDP, as modified, is consistent with Section 30240 of the Coastal Act.

## **F. Visual Resources**

Section 30251 of the Coastal Act states that:

**The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinated to the character of its setting.**

Coastal Act Section 30251 requires that visual qualities of coastal areas shall be considered and protected, landform alteration shall be minimized, and where feasible, degraded areas shall be enhanced and restored. The use and character of the proposed Site 35 and its vicinity is primarily recreation and natural open space with the developed Recreation Center and Aquatics Complex the dominant visual feature.

The LRDP contains several policies to ensure that the scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance consistent with Section 30251 of the Coastal Act, including setback and building height

restrictions. Buildings on the campus range in height from one to three story structures up to 114 feet in height on the Main Campus. Main Campus buildings are developed in concentric zones consistent with 35-foot, 45-foot, and 65-foot maximum height profiles. Higher profile buildings are designated at the core of the Main Campus with lower height buildings maintained along the perimeter to allow views from inland buildings to the coast. Proposed Site 35 is located along the periphery of the Main Campus development core and is adjacent to areas limited to a maximum of 35 feet.

The policies of the LRDP indicate that buildings shall not exceed the height limits established in Figure 16. However, the area proposed as Potential Building Location Number 35 is not assigned a development footprint under the 1990 LRDP and therefore is not assigned a height restriction for new development on Figure 16 of the LRDP. Figure 16 indicates that the potential building areas, in this portion of Campus, nearby and adjacent to proposed Potential Building Location 35 are limited to 35 feet in height. Given that Site 35 will be adjacent to the Existing Recreation Center facilities which are assigned a maximum 35-foot height limit, the Commission finds that a height limitation of 35 feet for development on Potential Building Location 35 is necessary to ensure compatibility with the surrounding environment and existing development. To establish the maximum 35-foot height restriction in the LRDP, Suggested Modification Two (2) requires Figure 16 of the LRDP to show a maximum building height of 35 feet in Potential Building Area Number 35.

Therefore, the Commission finds that the proposed amendment to the LRDP, as modified, is consistent with Section 30251 of the Coastal Act.

### **C. California Environmental Quality Act**

Pursuant to Section 21080.9 of the California Environmental Quality Act ("CEQA"), the Coastal Commission is the lead agency responsible for reviewing Long Range Development Plans for compliance with CEQA. The Secretary of Resources Agency has determined that the Commission's program of reviewing and certifying LRDPs qualifies for certification under Section 21080.5 of CEQA. In addition to making the finding that the LRDP amendment is in full compliance with CEQA, the Commission must make a finding that no less environmentally damaging feasible alternative exists. Section 21080.5(d)(1) of CEQA and Section 13540(f) of the California Code of Regulations require that the Commission not approve or adopt a LRDP, "...if there are feasible alternative or feasible mitigation measures available which would substantially lessen any significant adverse impact which the activity may have on the environment."

The environmental analysis for the proposed amendment is tiered from the University of California, Santa Barbara, Long Range Development Plan (LRDP) 1990 Environmental Impact Report (EIR). The 1990 LRDP EIR is a Program EIR, pursuant to Section 15168 of the California Environmental Quality Act (CEQA) Guidelines. The 1990 LRDP is a long-range plan that guides development by UCSB necessary for the University to meet its broad mission of instruction, research, and public service for the period 1990-2005/2006.

The CEQA concept of "tiering" refers to the coverage of general environmental matters in broad program level EIRs, with subsequent focused environmental documents for individual projects that implement the program. In accordance with CEQA Sections 15152 and 15168(C), this project is tiered to the 1990 LRDP EIR (SCH# 87022516) which is incorporated into the Initial Study by reference and which is available for review during normal operating hours at the UCSB Office of Budget and Planning at 1325 Cheadle Hall and at the California Coastal Commission's Ventura office.

For the reasons discussed in this report, the LRDP amendment, as submitted is inconsistent with the Chapter 3 policies of the Coastal Act and that there are feasible alternatives or mitigation measures available which would lessen any significant adverse effect which the approval would have on the environment. The Commission has modified the proposed LRDP to include such feasible measures as will reduce environmental impacts of new development. As discussed in the preceding section, the Commission's suggested modifications bring the proposed LRDP amendment into conformity with the Coastal Act. Therefore, the Commission finds that the LRDP amendment, as modified, is consistent with CEQA and the Chapter 3 policies of the Coastal Act.



Table 13

**Potential Non-Residential Building Development Intensity & Type**

Site Number	Site Area (000 GSF)	Building Area (000 ASF)	Potential Site Uses
[1]	42	74	<p>Project: No major capital project currently planned at this location</p> <p>Range of Uses:</p> <ul style="list-style-type: none"> <li>• Non Classroom building within Arts &amp; Humanities disciplinary area</li> <li>• Campus-Community serving function befitting location adjacent to new entrance and turnabout.</li> </ul>
2	16	31	<p>Project: Alternative Site for Potential Art Museum</p> <p>Range of Uses:</p> <ul style="list-style-type: none"> <li>• Expansion of Snidecor Hall (speech, hearing, dramatic arts and dance)</li> <li>• Expansion of Faculty Club recreation amenities (e.g., squash and racquetball courts)</li> <li>• Campus-Community serving function befitting location close to parking, faculty club, and visibility from Campus periphery.</li> </ul>
3	28	24	<p>Project: Potential Alumni Center</p> <p>Range of Uses:</p> <ul style="list-style-type: none"> <li>• Meeting rooms, offices &amp; food service</li> <li>• Expansion of faculty club functions</li> </ul>
4	55	54	<p>Project: <del>Alternative Site for Recreation &amp; Aquatics Center</del></p> <p>Range of Uses:</p> <ul style="list-style-type: none"> <li>• Recreation, athletic functions</li> <li>• Gymnasiums, swimming pools, weight room, ball courts, fields, athletic faculty offices, small to mid range classrooms and related recreation and physical education facilities &amp; functions.</li> </ul>
[5]	55 85.7	46 30.3	<p>Project: <del>Alternative Site for Potential Recreation &amp; Aquatics Center</del></p> <p><u>No major capital project currently planned at this location</u></p> <p>Range of Uses:</p> <ul style="list-style-type: none"> <li>• Recreation, athletic functions</li> <li>• Gymnasiums, swimming pools, weight room, ball courts, fields, athletic faculty offices, small to mid range classrooms and related recreation and physical education facilities &amp; functions</li> </ul>
6	54	46(1)	<p>Project: Intercollegiate Athletics Building</p> <p>Range of Uses:</p> <ul style="list-style-type: none"> <li>• Recreation, athletic functions</li> <li>• Gymnasiums, swimming pools, weight room, ball courts, fields, athletic faculty offices, small to mid range classrooms and related recreation and physical education facilities &amp; functions</li> </ul>

(1) Not including pools

Table 13

**Potential Non-Residential Building Development Intensity & Type**

Site Number	Site Area (000 GSF)	Building Area (000 ASF)	Potential Site Uses
[7]	269	385	<p>Project: No current major capital projects planned at this location</p> <p>Range of Uses:</p> <ul style="list-style-type: none"> <li>• Social and Behavioral Sciences and/or Arts and Humanities discipline functions consisting of offices, classrooms, class and research laboratories, and support functions</li> <li>• Multiple instruction and research buildings arranged around a large, central quad linked to pedestrian and bicycle circulation corridors</li> <li>• Multidisciplinary undergraduate programs</li> <li>• Student and administrative service functions</li> <li>• Computer and/or instructional development facilities.</li> </ul>
8	58	113	<p>Project: Potential Humanities and Social Sciences Building</p> <p>Range of Uses:</p> <ul style="list-style-type: none"> <li>• Humanities and Social Sciences discipline area</li> <li>• Offices, classrooms, class and research laboratories, and academic support functions</li> </ul>
9	62	64	<p>Project: Alternative Site for Potential Art Museum</p> <p>Range of Uses:</p> <ul style="list-style-type: none"> <li>• Art gallery and support functions</li> <li>• Expansion of Snidecor Hall (speech, hearing, drama and dance) and/or arts building functions</li> <li>• Expansion of Faculty Club</li> </ul>
[10](2)	310	60	<p>Project: No major capital project currently planned at this location</p> <p>Range of Uses:</p> <ul style="list-style-type: none"> <li>• Relocation of University Road</li> <li>• Parking structure &amp; surface parking</li> <li>• Administrative &amp; student support functions</li> </ul>
[11]	67	87	<p>Project: No major capital project currently planned at this location</p> <p>Range of Uses:</p> <ul style="list-style-type: none"> <li>• Administrative &amp; student support functions</li> </ul>
[12]	35	82	<p>Project: No major capital project currently planned at this location</p> <p>Range of Uses:</p> <ul style="list-style-type: none"> <li>• Computer laboratories and/or instructional development</li> <li>• Instructional and research facilities for behavioral and social sciences, arts and/or humanities</li> </ul>
13	46	72	<p>Project: Potential University Center Expansion</p> <p>Range of Uses:</p> <ul style="list-style-type: none"> <li>• Student and UCen administrative offices, food services, retail, mid-range to large meeting rooms, lounges</li> </ul>

(2) Parking also permitted

Table 13

**Potential Non-Residential Building Development Intensity & Type**

Site Number	Site Area (000 GSF)	Building Area (000 ASF)	Potential Site Uses
[14](2)	31	28	Project: No major capital project currently planned at this location Range of Uses: <ul style="list-style-type: none"> <li>• Campus-community serving function</li> <li>• Visitor center</li> <li>• Mixed use academic and administrative functions</li> </ul>
15	69	126	Project: Potential Library Expansion Range of Uses: <ul style="list-style-type: none"> <li>• Library stacks, special collections, study carrels, open study space, small meeting rooms, administrative offices</li> </ul>
[16]	28	41	Project: No major capital project currently planned at this location Range of Uses: <ul style="list-style-type: none"> <li>• Library expansion space</li> <li>• Instruction and research building for the sciences including: departmental administrative offices, class and research laboratories, small-mid range classrooms, conference rooms, support space</li> <li>• Instructional development functions</li> </ul>
[17]	25	39	Project: No major capital project currently planned at this location Range of Uses: <ul style="list-style-type: none"> <li>• Instructional and research building for physical, natural and/or behavioral sciences to including administrative and faculty office, class and research laboratories, conference/seminar rooms and support space</li> <li>• Expansion of psychology building</li> </ul>
[18](2)	44	51	Project: No major capital project currently planned at this location Range of Uses: <ul style="list-style-type: none"> <li>• Parking structure</li> <li>• Student services</li> <li>• Campus-community related services</li> </ul>
19	32	33	Project: Potential Expansion of Ortega (Dining) Commons Range of Uses: <ul style="list-style-type: none"> <li>• Student dining facilities, administrative operations, student activity rooms</li> </ul>
[20](2)	48	41	Project: No major capital project currently planned at this location Range of Uses: <ul style="list-style-type: none"> <li>• Instruction and research building for the sciences and engineering, and/or education</li> <li>• Campus-community related services</li> </ul>

(2) Parking also permitted

Table 13

**Potential Non-Residential Building Development Intensity & Type**

Site Number	Site Area (000 GSF)	Building Area (000 ASF)	Potential Site Uses
21	50	72	<p>Project: Potential Physical Sciences Building (North Building)</p> <p>Range of Uses:</p> <ul style="list-style-type: none"> <li>• Expansion of existing chemistry facility</li> <li>• Class laboratories</li> <li>• Research laboratories</li> <li>• Academic and support offices and conference rooms</li> <li>• Storage, stores, machine shop, glassblowing and other support space</li> </ul>
22	22	26	<p>Project: Potential Physical Sciences Building (South Building)</p> <p>Range of Uses:</p> <ul style="list-style-type: none"> <li>• Class laboratories for geological sciences</li> <li>• Physics shops</li> <li>• Loading dock</li> </ul>
[23]	27	37	<p>Project: No major capital project currently planned at this location</p> <p>Range of Uses:</p> <ul style="list-style-type: none"> <li>• Expansion of Broida Hall (Physics Building)</li> <li>• Instruction and research activities for the sciences and engineering including: departmental administrative offices, class and research laboratories, small classrooms, conference rooms, academic support space</li> </ul>
[24]	7	9	<p>Project: No major capital project currently planned at this location</p> <p>Range of Uses:</p> <ul style="list-style-type: none"> <li>• Expansion of Broida Hall (Physical Building)</li> <li>• User facilities for free electron laser including: reception, offices, preparation rooms and support space</li> </ul>
25(2)	81	103	<p>Project: Alternative site for Potential School of Environmental Sciences and Management (ESM) Building</p> <p>Range of Uses:</p> <ul style="list-style-type: none"> <li>• Academic offices and support space for natural and physical sciences disciplines</li> <li>• Marine Sciences Institute functions including: academic and administrative offices, conference rooms, research laboratories, research storage and support space</li> <li>• ESM class and research laboratories, academic and administrative offices and space, and support space for ancillary functions (e.g. storage, instrument rooms, computer service etc.)</li> <li>• Expansion of geological sciences</li> <li>• Academic office and support space for natural sciences disciplines</li> </ul>

(2) Parking also permitted

Table 13

Potential Non-Residential Building Development Intensity & Type

Site Number	Site Area (000 GSF)	Building Area (000 ASF)	Potential Site Uses
26	33	69	<p>Project: Alternative site for Potential Environmental Sciences and Management (ESM) Building</p> <p>Range of Uses:</p> <ul style="list-style-type: none"> <li>• Academic offices and support space for natural sciences disciplines</li> <li>• Marine Sciences Institute functions including: academic and administrative offices, conference rooms, research laboratories, research storage and support space</li> <li>• ESM class and research laboratories, academic and administrative offices and space, and support space for ancillary functions (e.g., storage, instrument rooms, computer service etc.)</li> <li>• Expansion of Noble Hall (Biological Sciences)</li> </ul>
[27] *	47.5*	59.5*	<p>Project: No major capital project currently planned at this location</p> <p>Range of Uses:</p> <ul style="list-style-type: none"> <li>• Parking structure</li> <li>• Expansion of engineering</li> <li>• Visitor center</li> </ul>
[28] (2) *	12.5*	25.5*	<p>Project: No major capital project currently planned at this location</p> <p>Range of Uses:</p> <ul style="list-style-type: none"> <li>• Expansion of engineering</li> <li>• Visitor center</li> </ul>
29	15	29	<p>Project: Potential site for Institute of Theoretical Physics</p> <p>Range of Uses:</p> <ul style="list-style-type: none"> <li>• Academic offices</li> <li>• Conference, seminar, and meeting rooms</li> <li>• Support space for computing, library, and other ancillary functions</li> </ul>
[30]	9	14	<p>Project: No major capital project currently planned at this location</p> <p>Range of Uses:</p> <ul style="list-style-type: none"> <li>• Class laboratories for sciences and engineering discipline area</li> <li>• Academic offices and support space</li> </ul>
[31]	27	28	<p>Project: No major capital project currently planned at this location</p> <p>Range of Uses:</p> <ul style="list-style-type: none"> <li>• Expansion of functions located in Marine Biotechnology Laboratory</li> <li>• Class and research laboratories for biological sciences related to seawater system</li> <li>• Aquaria for research and visitor serving functions</li> </ul>

• Support space for equipment related to seawatersystem (e.g. filter, pumps, tanks)

\* Amended by Engineering Science Building LRDP Amendment, 2000.

(2) Parking also permitted

Table 13

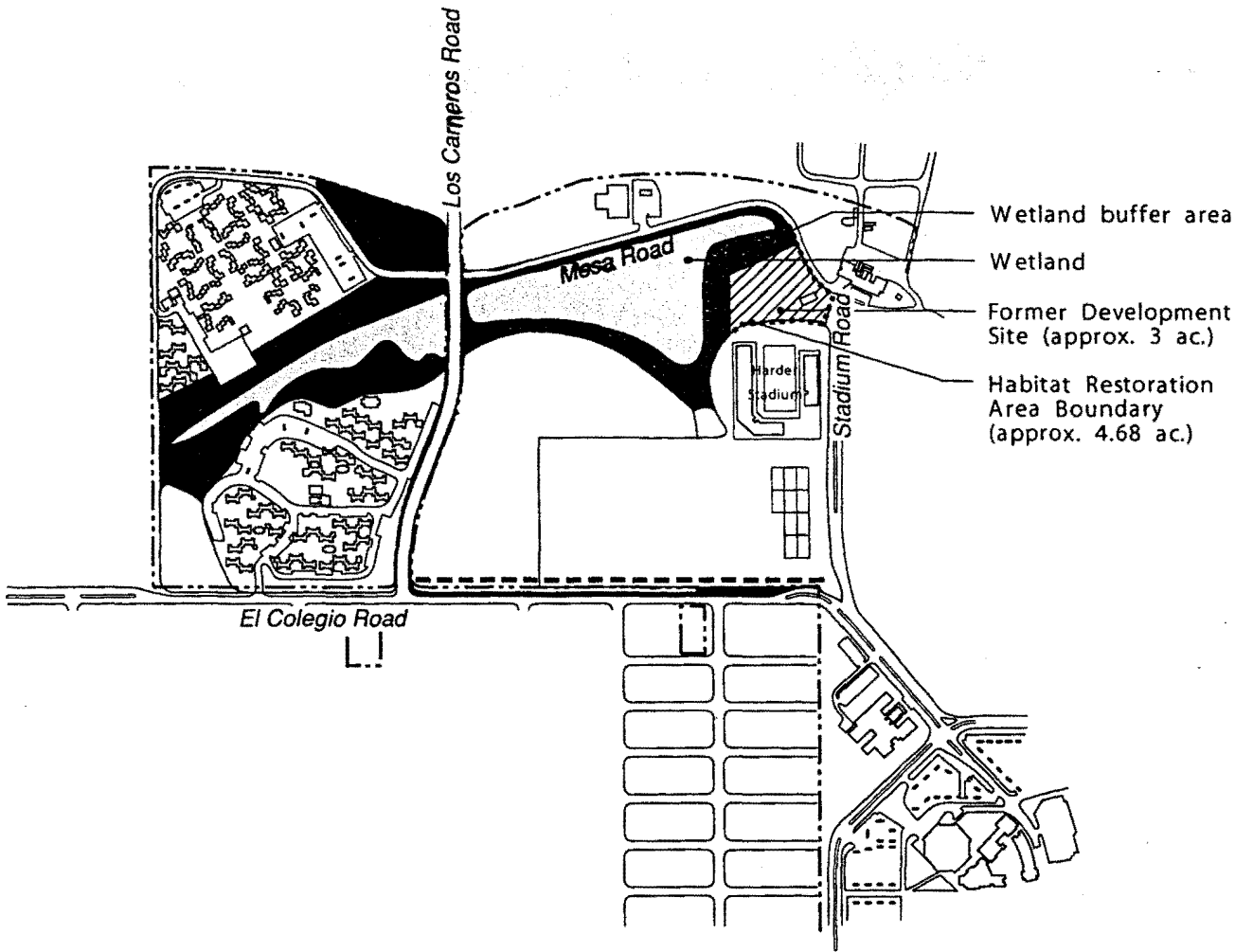
Potential Non-Residential Building Development Intensity & Type

Site Number	Site Area (000 GSF)	Building Area (000 ASF)	Potential Site Uses
32	220 <sup>i</sup> 0 <sup>ii</sup>	21.9 <sup>i</sup> 0 <sup>ii</sup>	<p>Project: <del>Potential location for Administrative Services functions</del>  <u>Open Space</u></p> <p>Range of Uses:</p> <ul style="list-style-type: none"> <li>• <del>Administrative offices, meeting rooms and conference space</del></li> <li>• <del>Housing and residential services support functions</del></li> <li>• <del>Offices, meeting rooms, and conference space</del></li> <li>• <del>Warehouse and storage space</del></li> <li>• Service and loading docks</li> <li>• <u>Habitat restoration</u></li> <li>• <u>Existing pump station</u></li> <li>• <u>Existing service area</u></li> <li>• <u>Existing utility related functions</u></li> </ul>
[33]	318	25	<p>Project: No major capital project currently planned at this location</p> <p>Range of Uses:</p> <ul style="list-style-type: none"> <li>• Expansion of existing functions in public safety building</li> <li>• Housing and residential services support functions</li> <li>• Offices, meeting rooms, and conference space</li> <li>• Warehouse and storage space</li> <li>• Service loading docks</li> </ul>
34 <sup>i</sup>	20 <sup>i</sup>	3.1 <sup>i</sup>	<p>Project: Harder Stadium Offices</p> <p>Range of Uses:</p> <ul style="list-style-type: none"> <li>• Surge space including academic and administrative offices, dry teaching/research space, and storage space.</li> </ul>
35 <sup>ii</sup>	189.3 <sup>ii</sup>	37.6 <sup>ii</sup>	<p>Project: <u>Recreation and Aquatics Center Expansion</u></p> <p>Range of Uses:</p> <ul style="list-style-type: none"> <li>• <u>Recreation, athletic functions</u></li> <li>• <u>Gymnasiums, swimming pools, weight room, ball courts, fields, athletic faculty offices, small to mid range classrooms and related recreation and physical education facilities &amp; functions</u></li> </ul>

[ ] No major capital project currently planned at this location

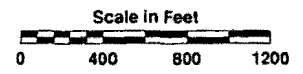
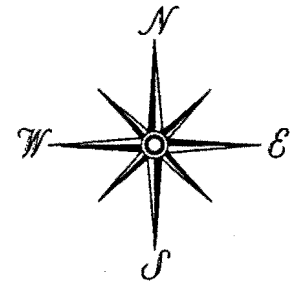
<sup>i</sup> Amended by Harder Stadium Offices LRDP Amendment, April 2002.

<sup>ii</sup> Amended by Recreation and Aquatics Center Expansion LRDP Amendment, November 2002.



**UCSB**

UNIVERSITY OF CALIFORNIA  
SANTA BARBARA



**EXHIBIT 2**  
**UCSB LRDP A 2-02**  
**Figure 12 of the LRDP**  
**(Proposed)**

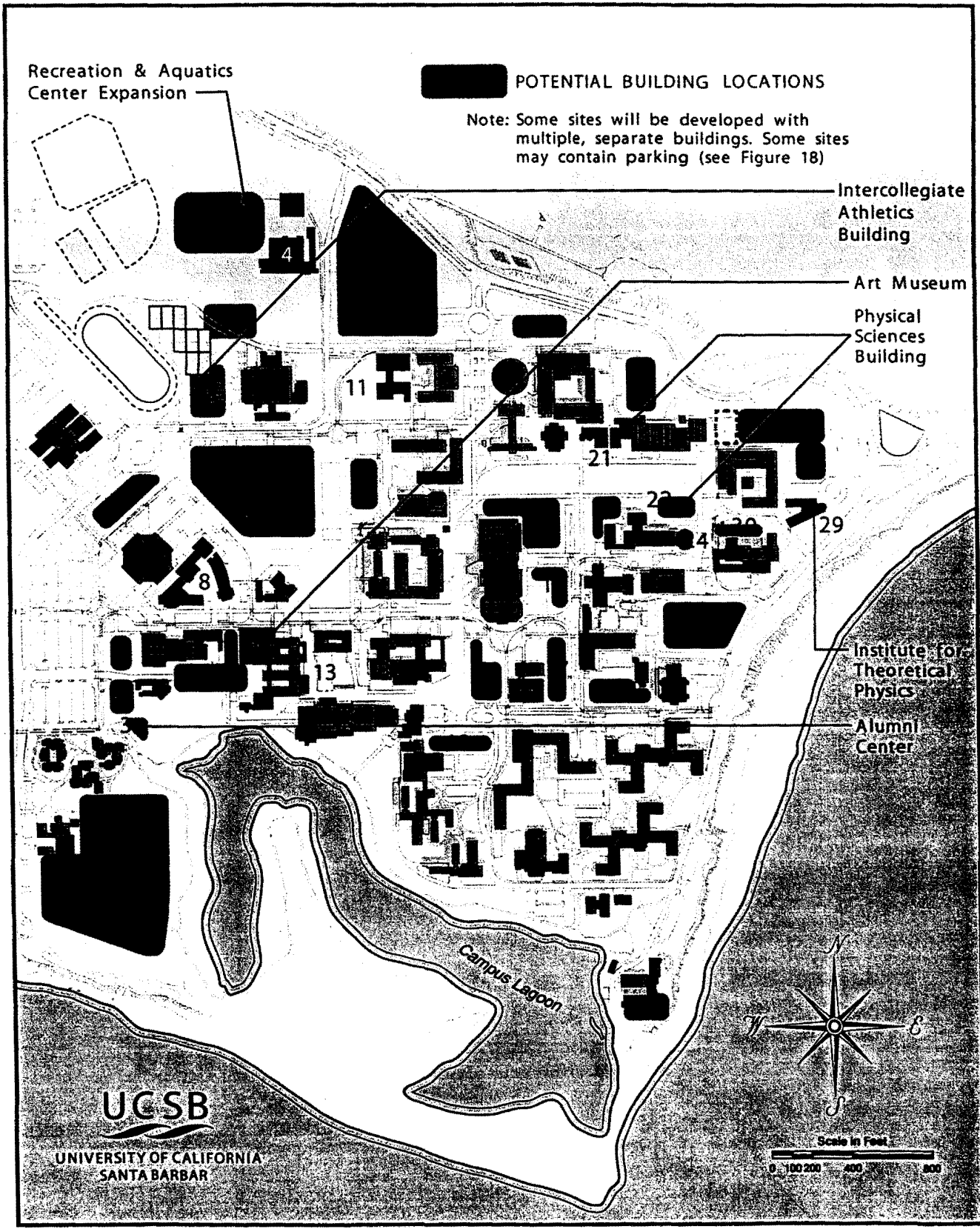
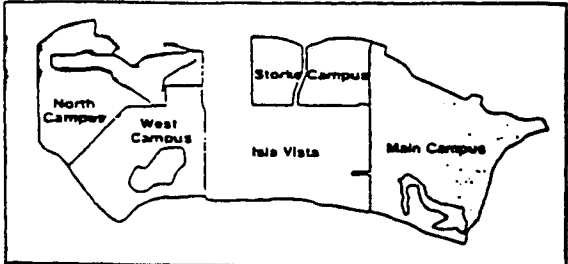
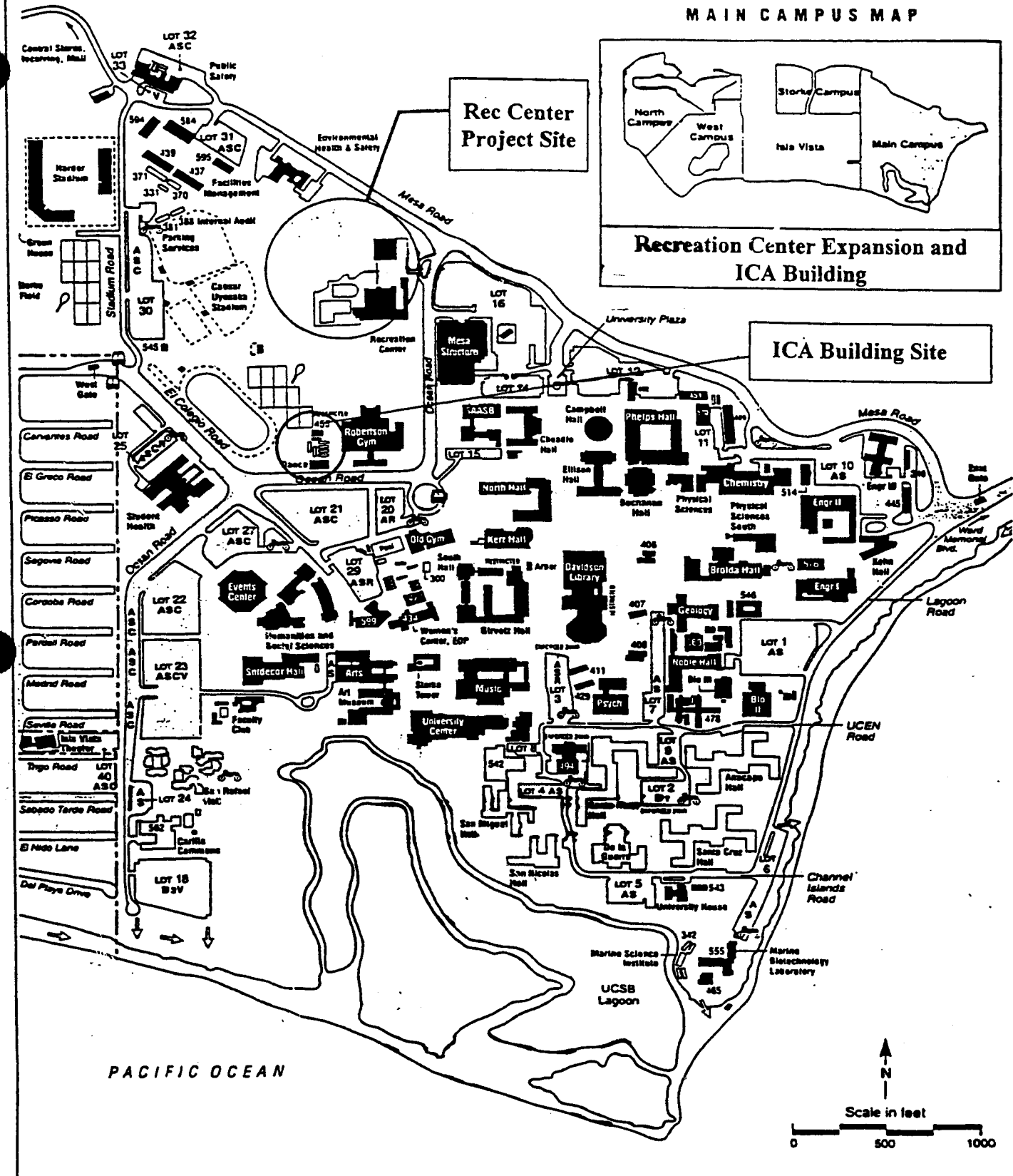


FIGURE 12 Amended Potential Building Locations 1.III.3 LRDP

EXHIBIT 3
UCSB LRDP 2-02
Figure 23 of the LRDP (Proposed)



University of California, Santa Barbara  
MAIN CAMPUS MAP



Recreation Center Expansion and  
ICA Building

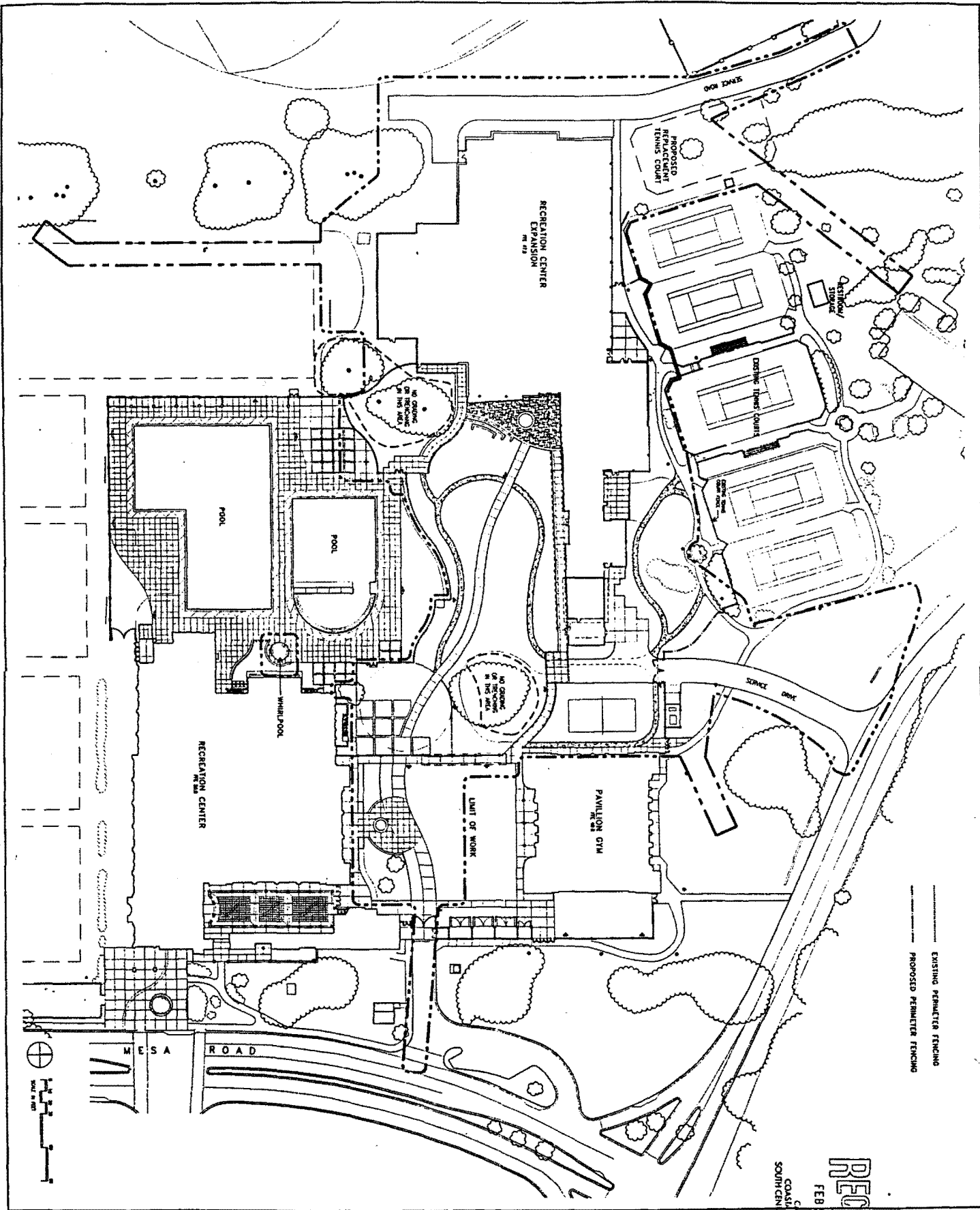
ICA Building Site

University of California, Santa Barbara  
Recreation Center Expansion and  
Intercollegiate Athletic Building

Figure 2.2-1  
Project Location

EXHIBIT 4  
UCSB LRDPA 2-02  
Vicinity Map





EXISTING PERIMETER FENCING  
 PROPOSED PERIMETER FENCING

**RECEIVED**  
 FEB 28 2002  
 CALIFORNIA  
 COASTAL COMMISSION  
 SOUTH CENTRAL COAST DISTRICT

**SASA**  
 1000 16th Street, Suite 100  
 San Francisco, CA 94133  
 Tel: 415.774.2000  
 Fax: 415.774.2001  
 www.sasa.com

**EXHIBIT 6**  
**UCSB LRDPA 2-02**  
**Site Plan**

No.	Description	Date
1	PRELIMINARY SITE PLAN	02/17/01
2	REVISED PRELIMINARY SITE PLAN	02/17/01
3	FINAL PRELIMINARY SITE PLAN	02/17/01

Project Name:  
**UNIVERSITY OF CALIFORNIA  
 SANTA BARBARA  
 RECREATION CENTER  
 EXPANSION**

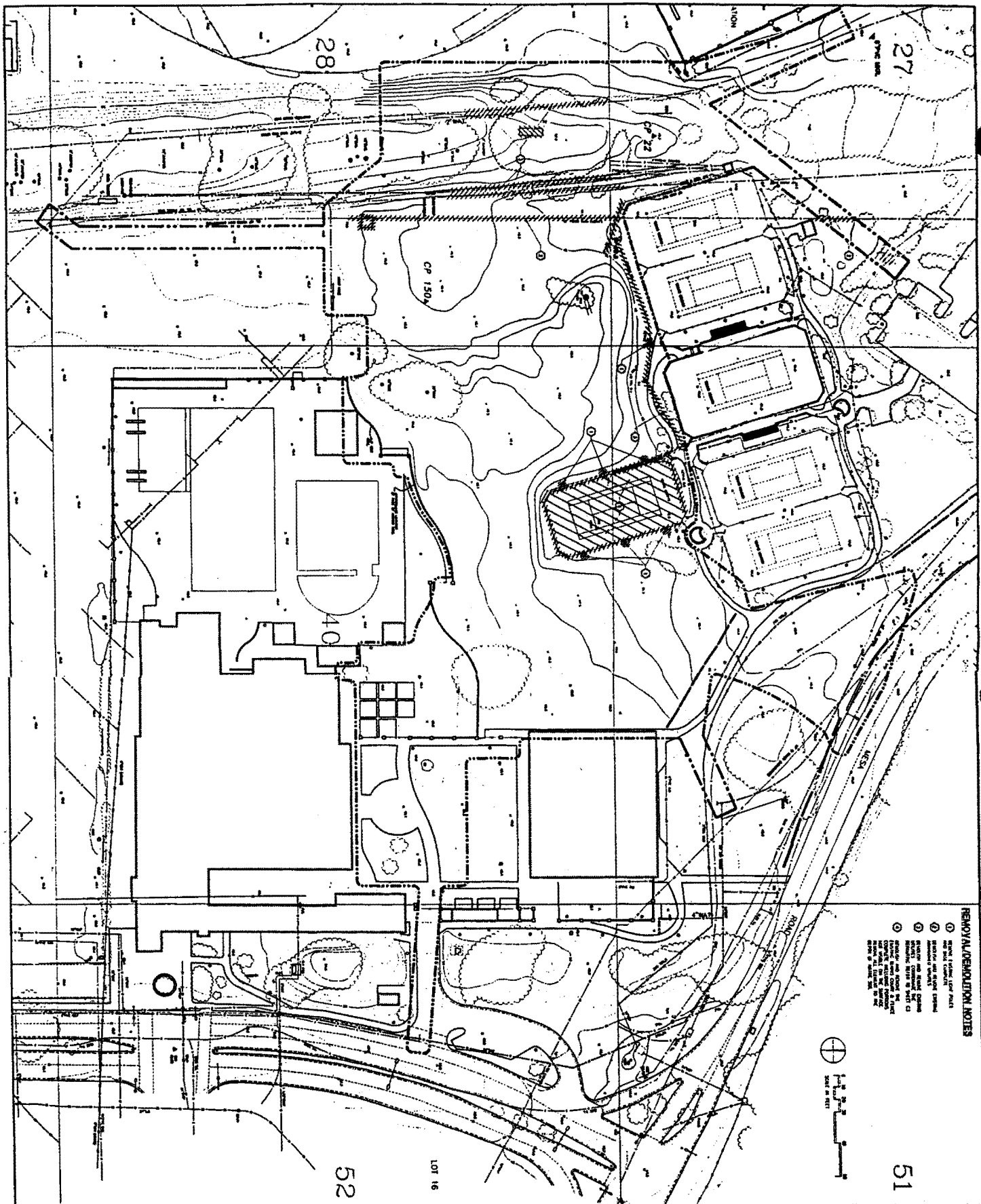
Client:  
**UNIVERSITY OF CALIFORNIA  
 SANTA BARBARA**

Site Plan  
 Scale: 1" = 20'

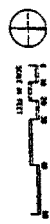
Project No. 02-001-001-001  
 Drawing No. 02-001-001-001-001

Scale: 1" = 20'

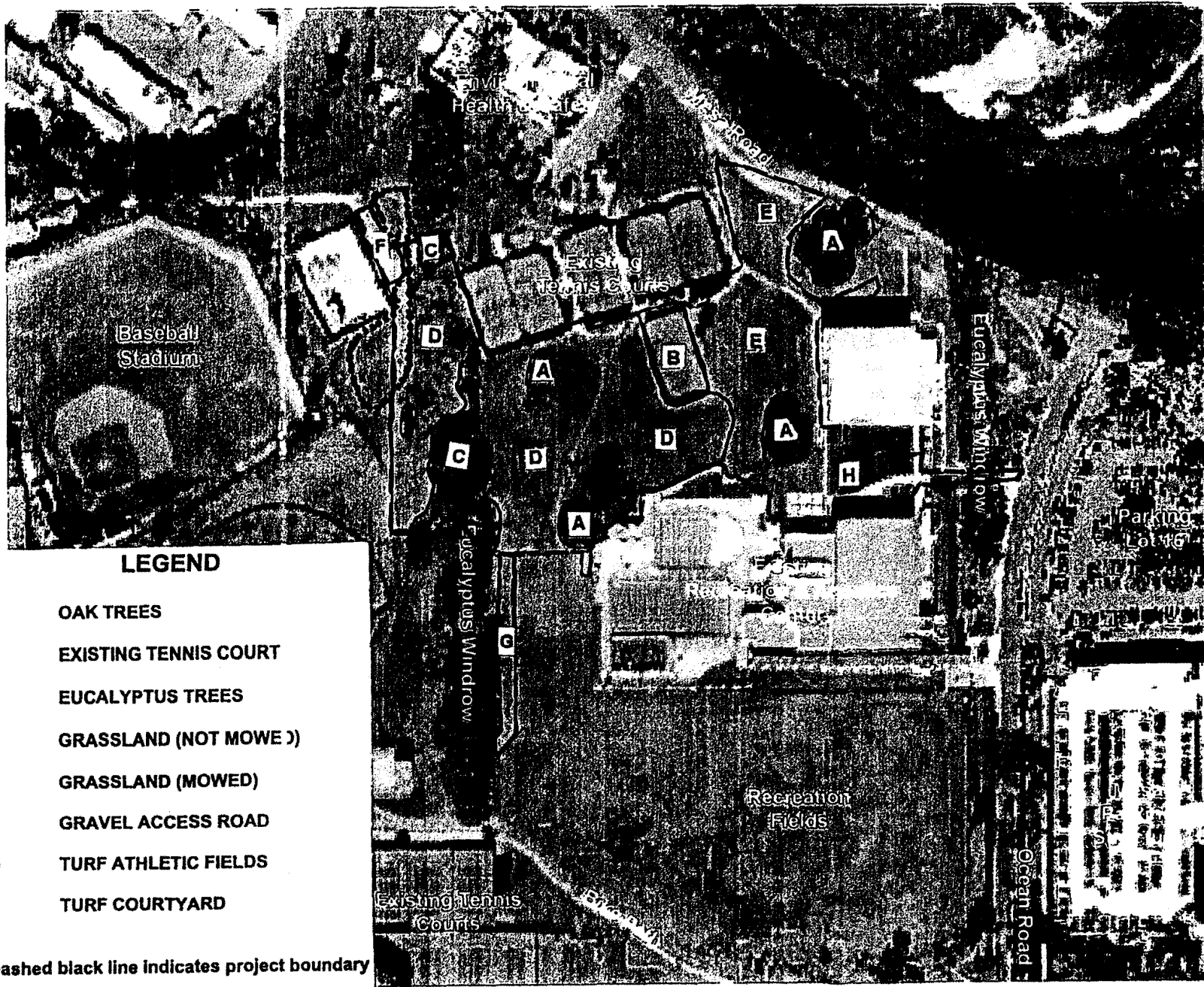
LO.1



- REMOVAL/DEMOLITION NOTES**
- ① Remove all existing footprints
  - ② Remove all existing landscape
  - ③ Remove all existing site work
  - ④ Remove all existing site work
  - ⑤ Remove all existing site work
  - ⑥ Remove all existing site work
  - ⑦ Remove all existing site work
  - ⑧ Remove all existing site work
  - ⑨ Remove all existing site work
  - ⑩ Remove all existing site work



<p><b>SASA</b> SANTA ANA SITE ANALYSIS &amp; SURVEY ASSOCIATES 1000 WEST 17TH AVENUE DENVER, COLORADO 80202 (303) 733-3300</p>		<p><b>PUTNER/ORD &amp; CO</b> Consulting Engineers 4277 Thompson Street Berkeley, California 94705 (415) 863-3300</p>	
<p><b>EXHIBIT 7</b> <b>UCSB LRDP A 2-02</b> <b>Demolition Plan</b></p>		<p><b>Project Name:</b> UNIVERSITY OF CALIFORNIA SANTA BARBARA RECREATION CENTER EXPANSION</p> <p><b>Site No.:</b> 11/02/76</p> <p><b>Scale:</b> 1/4" = 1'-0"</p> <p><b>Drawn by:</b> [Name]</p> <p><b>Checked by:</b> [Name]</p> <p><b>Date:</b> 11/02/76</p> <p><b>Sheet No.:</b> C2.0</p>	



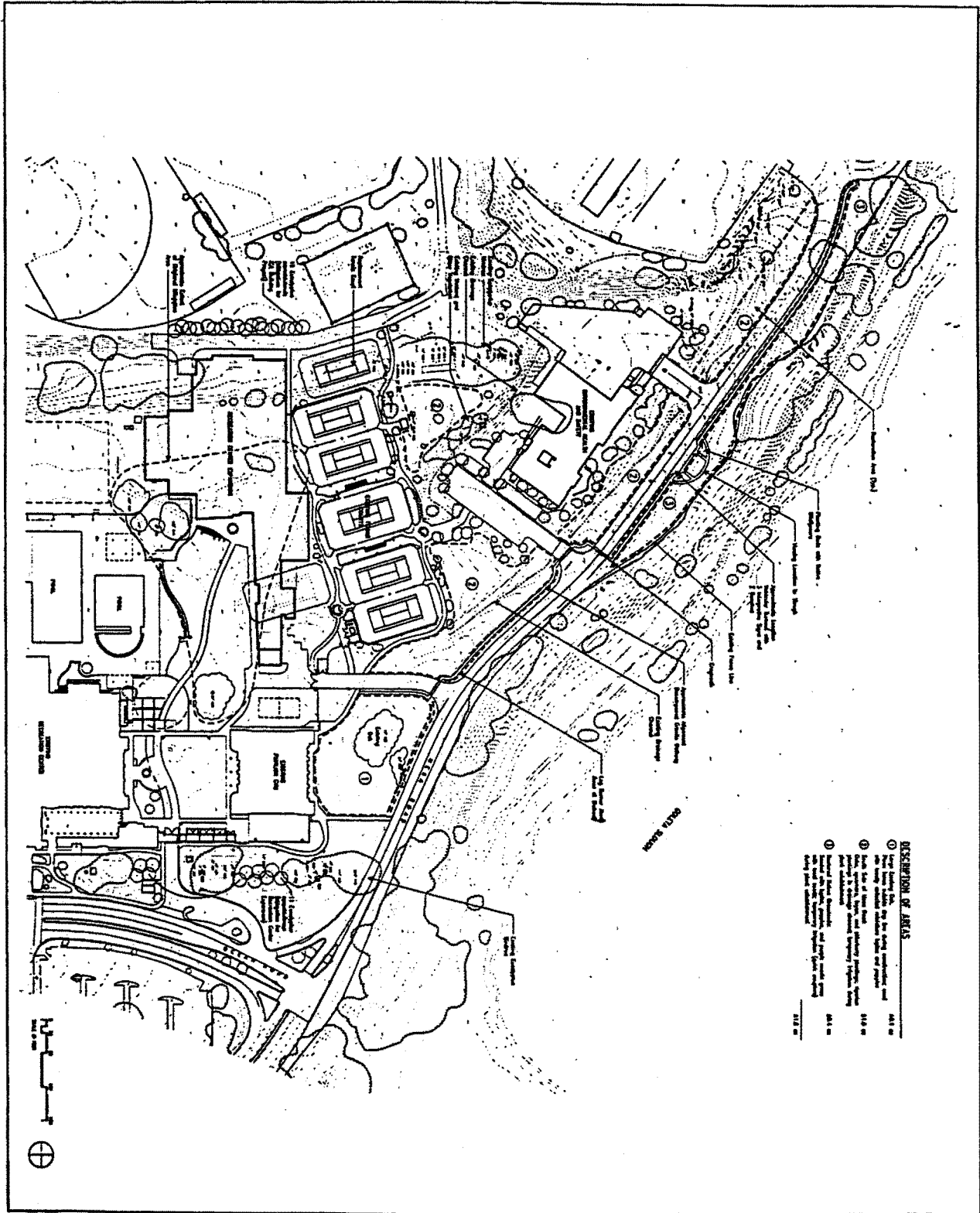
**LEGEND**

- A OAK TREES
- B EXISTING TENNIS COURT
- C EUCALYPTUS TREES
- D GRASSLAND (NOT MOWED)
- E GRASSLAND (MOWED)
- F GRAVEL ACCESS ROAD
- G TURF ATHLETIC FIELDS
- H TURF COURTYARD

Dashed black line indicates project boundary

Red dotted line indicates Lupine distribution in the grassland areas on and off site

**Vegetation Map**



- DESCRIPTION OF AREAS**
- ① Areas to be demolished
  - ② Areas to be constructed
  - ③ Areas to be retained
  - ④ Areas to be relocated
  - ⑤ Areas to be removed



<p><b>SASAKI</b></p> <p>ARCHITECTS</p> <p>1000 BROADWAY</p> <p>NEW YORK, N.Y. 10018</p>	<p><b>NOT FOR CONSTRUCTION</b></p>	<p>UNIVERSITY OF CALIFORNIA SANTA BARBARA RECREATION CENTER DIVISION</p> <p>MITIGATION MEASURES</p>
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**EXHIBIT 9**  
**UCSB LRDPA 2-02**  
**FEIR Mitigation Map**

Jennifer Metz  
Budget and Planning  
University of California,  
Santa Barbara, CA 93106

August 20, 2002

Dear Jennifer,

I am writing to respond to your recent request for information and my professional opinion on the proposed habitat enhancement associated with the Recreation Center Expansion project. I am pleased to recommend the enhancement of the site north of Harder Stadium. The site has many existing assets and could be enhanced in several ways. The ~~existing habitats~~ reflect the natural context of the southern edge of Goleta Slough with some of the site's original oak woodland on the north-facing slope and a mix of grassland, coastal scrub and vernal wetlands below. The location, adjacent to Storke Wetlands, provides a rare opportunity to preserve substantial areas of un-fragmented open space with minimal constraints from road edges, horticultural landscapes and structures.

The site supports a mix of vegetation types including oak woodland, coastal sage scrub (Coyote brush, *Baccharis pilularis*, California sagebrush, *Artemisia californica*, Toyon, *Heteromeles arbutifolia*, and Santa Barbara honeysuckle *Lonicera subspicata*), freshwater wetlands (with *Distichlis spicata*, and spikerush, *Eleocharis macrostachya*) and grasslands dominated by non-native annuals.

The site has important functions for wildlife. Perhaps the most notable of these functions is regular nesting of White-tailed Kites in recent years. The surrounding area supports nesting Red-tailed Hawks and Red-shouldered Hawks.

Enhancement of the site should include several components:

- 1) Removal of dense stands and outlying patches of invasive exotic species,
- 2) Disposal of trash and debris, and
- 3) Planting local genotype native plants.

Priorities for invasive exotic tree removal should include *Acacia*, *Myoporum*, tamarisk, palms and blue gum invading the oak woodland. To increase the function of the site several other invasive species should be controlled (Pampas grass, honeysuckle, Fennel, Harding grass, iceplant, Italian thistle).

I support the preservation and enhancement of this site for the long-term.

Sincerely,



David M. Hubbard  
Natural Areas Manager  
Museum of Systematics and Ecology  
Ecology, Evolution and Marine Biology  
University of California,  
Santa Barbara, CA 93106

EXHIBIT 10
UCSB LRDP A 2-02
MSE Letter

