

CALIFORNIA COASTAL COMMISSION

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



RECORD PACKET COPY

June 20, 2002

TO: Commissioners and Interested Persons

FROM: Charles Damm, Senior Deputy Director
Melanie Hale, Supervisor, Planning and Regulation *MH*
Shana Gray, Coastal Program Analyst

RE: **Notice of Impending Development 3-02, Pursuant to the University of California Santa Certified Long Range Development Plan for Public Hearing and Commission Action at the July 11, 2002 Commission Meeting in Huntington Beach.**

SUMMARY AND STAFF RECOMMENDATION

The impending development consists of the demolition of seven trailers and two existing temporary buildings (Bldg. No. 455 and 377) totaling approximately 8,275 gross sq. ft., and the construction of a new 40,000 gross sq. ft. (28,600 assignable sq. ft.¹), 33 ft. high Intercollegiate Athletics Building. The impending development also includes approximately 2,190 cu. yds. of grading (1,270 cu. yds. of cut, 920 cu. yds. of fill), landscaping, and pedestrian path improvements.

The required items necessary to provide a complete notice of impending development were received in the South Central Coast Office on May 31, 2002, and the notice was deemed filed on June 14, 2002. 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 five special conditions regarding (1) plans conforming to geologic recommendations, (2) removal of structures and excavated material, (3) an erosion control plan, and (4) a drainage and polluted runoff control program, and (5) consistency with the LRDP and which are necessary to bring the development into conformance with the LRDP. LRDP Minor Amendment 3-02 was submitted concurrently with this Notice of Impending Development (NOID) to designate and establish Potential Building Location No. 6 for development of the ICA building and clarify bicycle circulation. This NOID will be consistent with the provisions of the LRDP, only as amended by LRDP Amendment 3-02.

SUBSTANTIVE FILE DOCUMENTS: 1990 Long Range Development Plan (UCSB, 1990, 1994 Update); Final Environmental Impact Report, October 2001; Preliminary Geotechnical Report (CFS Geotechnical Consultants, Inc., March 2, 2001);

¹ 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.

Geotechnical Report (CFS Geotechnical Consultants, Inc. March 2002); Geotechnical Evaluation (CFS Geotechnical Consultants, Inc., March 5, 2002);

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 3-02, 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 3-02, 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 3-02, 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 Preliminary Geotechnical Report by CFS Geotechnical Consultants, Inc., dated March 2, 2001; Geotechnical Report by CFS Geotechnical Consultants, Inc. dated March 2002; and a Geotechnical Evaluation by CFS Geotechnical Consultants, Inc. dated March 5, shall be incorporated into all final design and construction plans, including foundation, grading and drainage. All plans must be reviewed and approved by the geologic and geotechnical consultant. Prior to the commencement of development, the applicant shall submit, for review and approval by the Executive Director, evidence of the geologic and geotechnical consultant's review and approval of all project plans.

2. Removal of Structures and Excess Materials

Prior to the commencement of development, the University shall provide evidence to the Executive Director of the location of the disposal site for all structures, debris, and excavated material from the site, including temporary trailers and buildings. Should the disposal site be located in the Coastal Zone, a coastal development permit or notice of impending development shall be required.

3. Landscape and Erosion Control Plans

Prior to the commencement of development, the University shall submit, for the review and approval of the Executive Director, landscape and interim erosion control plans designed by a licensed landscape architect, licensed engineer, or other qualified specialist. The plans shall be reviewed and approved by the consulting engineering geologist as required pursuant to Special Condition Number One (1) to ensure that the plans are in conformance with the consultants' recommendations and shall provide the following:

A) Landscaping Plan

- (1) All disturbed areas on the subject sites shall be planted with and maintained for erosion control purposes within (60) days of completion of construction for each segment of the project. Such planting shall be adequate to provide 90 percent coverage within three (3) years, and this requirement shall apply to all disturbed soils.
- (2) All development noticed herein shall be undertaken in accordance with the final approved plans. Any proposed changes to the approved final landscape plans shall be reported to the Executive Director to determine if a notice of impending development or amendment to the certified Long Range Development Plan is required to authorize such work.

B) Interim Erosion Control Plan

- (1) The plan shall delineate the areas to be disturbed by grading or construction activities and shall include any temporary access roads, staging areas, and stockpile areas.
- (2) The plan shall specify that should grading take place during the rainy season (November 1 – March 31) the applicant shall install or construct temporary sediment basins (including debris basins, desilting basins or silt traps), temporary drains and swales, sand bag barriers, silt fencing, stabilize any stockpiled fill with geofabric covers or other appropriate cover, install geotextiles or mats on all cut or fill slopes and close and stabilize open trenches as soon as possible. These erosion control measures shall be required on the project site prior to or concurrent with the initial grading operations and maintained throughout the development process to minimize erosion and sediment from runoff waters during construction. All sediment should be retained on-site unless removed to an appropriate approved dumping location either outside the coastal zone or to a site within the coastal zone permitted to receive fill.
- (3) The plan shall also include temporary erosion control measures should grading or site preparation cease for a period of more than 30 days, including but not limited to: stabilization of all stockpiled fill, access roads, disturbed soils and cut and fill slopes with geotextiles and/or mats, sand bag barriers, silt fencing; temporary drains and swales and sediment basins. These temporary erosion control measures shall be monitored and maintained until grading or construction operations resume.

4. Drainage and Polluted Runoff Control Program

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

- (a) Selected BMPs (or suites of BMPs) shall be designed to treat, infiltrate or filter the amount of stormwater runoff produced by all storms up to and including the 85th percentile, 24-hour runoff event for volume-based BMPs, and/or the 85th percentile, 1-hour runoff event, with an appropriate safety factor (i.e., 2 or greater), for flow-based BMPs.
- (b) Runoff shall be conveyed off site in a non-erosive manner.
- (c) Energy dissipating measures shall be installed at the terminus of outflow drains.

- (d) The plan shall include provisions for maintaining the drainage system, including structural BMPs, in a functional condition throughout the life of the approved development. Such maintenance shall include the following: (1) BMPs shall be inspected, cleaned and repaired when necessary prior to the onset of the storm season, no later than September 30th each year and (2) should any of the project's surface or subsurface drainage/filtration structures or other BMPs fail or result in increased erosion, the applicant/landowner or successor-in-interest shall be responsible for any necessary repairs to the drainage/filtration system or BMPs and restoration of the eroded area. Should repairs or restoration become necessary, prior to the commencement of such repair or restoration work, the applicant shall submit a repair and restoration plan to the Executive Director to determine if an amendment or new coastal development permit is required to authorize such work.

5. Consistency with LRDP

Prior to the commencement of development, Long Range Development Plan Minor Amendment 3-02 must be effectively certified and deemed legally adequate by the California Coastal Commission.

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 ten 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.

B. Description of Impending Development

The impending development consists of the demolition of seven temporary trailers and two temporary buildings (Bldg. No. 455 and 377) totaling approximately 8,275 gross sq. ft., and the construction of a new 40,000 gross sq. ft. (28,600 assignable sq. ft.²), 33 ft. high Intercollegiate Athletics (ICA) Building (Exhibits 3-6). The impending development also includes approximately 2,190 cu. yds. of grading (1,270 cu. yds. of cut, 920 cu. yds. of fill), landscaping, and pedestrian path improvements.

² Assignable Square Feet (ASF) is a standard measure of space used for state funding purposes by the University which measures useable area within a building available to occupants.

The approximately 2-acre project site is located on the west-side of the Main Campus immediately north of Ocean Road between Pauley Track and Robertson Gym (Exhibit 1-2). Access to the site is via an existing service driveway from Ocean Road, east of the intersection of El Colegio and Ocean roads. The area to be occupied by the proposed project is presently developed with seven temporary trailers, two temporary buildings, an access road, an earthen berm with eucalyptus windrow, and hardscape features.

The proposed ICA Building consists of a one- and two-story structure, a maximum of 33 feet in height. The ICA building is designed to provide for athletic and related support functions for student-athletes and coaches. The proposed Intercollegiate Athletics Building will provide new student-athlete training facilities, offices for coaches and administrative facilities. Office and training facilities would be used by the men's and women's basketball, gymnastics, softball, baseball, swimming, tennis, track and cross-country, men's and women's volleyball, and water polo teams. According to the University, the facility would provide space for the existing ICA program, totaling 82 personnel. No additional students or faculty/staff positions would be created by the ICA project.

The certified UCSB LRDP indicates that the project site may be developed with a range of potential uses including recreation and athletic functions, gymnasiums, swimming pools, weight room, ball courts, fields, athletic faculty offices, small to mid-range classrooms and related recreation and physical education facilities and functions. The University's proposal to re-develop the project site with expansion and consolidation of athletic training facilities and related support functions consistent with the identified uses for the project site set forth in the LRDP.

The impending development does not include the removal or addition of any parking spaces on campus. In addition, the project would not result in a change in the cumulative parking demand on the Main Campus since the project will accommodate existing students and faculty.

The site is not designated environmentally sensitive habitat area (ESHA) on the LRDP maps, and the project does not require the removal of any existing native vegetation. However, it would require the removal of a mature eucalyptus and cypress tree windrow along the central portion of the site. The University conducted a biological investigation at the project site in 2001, which concluded that the windrow is not known to support monarch butterflies or nesting raptors. In addition no monarch butterfly aggregations have been identified in the vicinity of the project site.

Finally, the project is a maximum of 33 ft. high and therefore does not exceed the 45-foot height requirement for that area of the campus.

C. Campus Development Consistency

The certified LRDP provides the basis for the physical and capital development of the campus to accommodate a student population of 20,000 in the academic year 2005/06.

Policy 30250(a).1 provides for new development of no more 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. An account of site development has been provided by the University indicating that a total of approximately 465,000 sq. ft. have been approved for development consistent with the 1990 LRDP provision. Development of the proposed Intercollegiate Athletics Building and hardscape improvements would cover an additional 45,420 sq. ft. of site area. This would bring the total to 510,420 sq. ft., an amount well under the 830,000 sq. ft. allowed under the LRDP. As described above, the proposed ICA Building will be consistent with the new development policy of the LRDP.

D. Site Development Consistency

Potential new building locations, uses, and structural development guidelines have been designated in the certified LRDP. The proposed project site is located on identified Potential Building Site No. 6. The certified UCSB LRDP indicates that the project site may be developed with two potential uses including: (1) recreation and athletic functions; (2) gymnasiums, swimming pools, weight room, ball courts, fields, athletic faculty offices, small to mid-range classrooms and related recreation and physical education facilities and functions. The proposed ICA Building is planned to meet the training and support facility needs of student-athletes and coaches, including coaches offices, administrative offices, student life, a ticket office, and assorted common space areas including an auditorium, conference rooms, therapeutic training, weight training, video editing, kitchen, storage, lobby and reception areas. As an expansion of the athletic functions of the University, the proposed project is consistent with the location and building uses designated in the LRDP.

The LRDP also designates that structures developed at this site have a maximum of 46,000 assignable square feet and utilize a maximum site area of 54,000 square feet. The ICA Building is proposed to be 40,000 gross square feet with 28,600 assignable square feet. Development of the structure and associated hardscape improvements would cover approximately 45,420 sq. ft. of site area. The proposed project is designed within the development guidelines for Potential Building Site No. 6, and therefore, the proposed ICA Building would be consistent with the allowable size designated in the LRDP.

The LRDP further specifies the project site an alternative site for potential recreation and aquatic center. The University has submitted a concurrent LRDP Amendment (3-02) to specifically identify the site for the Intercollegiate Athletic Building (see Exhibit 7). The impending development is subject to the Commission's review and certification of an amendment to the LRDP (LRDP Minor Amendment 3-02). Only by amending the LRDP to modify the LRDP project description will the impending development be consistent with the LRDP. As such, the subject Notice of Impending Development 3-02 can only be found consistent with the LRDP, if LRDP Minor Amendment 3-02 is approved and effectively certified by the Commission. Therefore, in order to ensure that the University does not proceed with development prior to completing the

amendment process, **Special Condition Five (5)** requires that Long Range Development Plan Amendment 3-02 must be effectively certified and deemed legally adequate by the California Coastal Commission prior to the commencement of development.

Therefore, the Commission finds that the notice of impending development, as conditioned, is consistent with the applicable LRDP policies with regards to building location, use, and corresponding building area guidelines.

D. Visual Resources

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 which has been included in the certified LRDP. For instance, Policy 30251.12 allows primary view corridors to the ocean and scenic coastal areas to be reinforced by the removal of temporary buildings. Policy 30251.5 requires that new structures on campus shall be consistent with the scale and character of surrounding development and that clustered developments and innovative designs are encouraged. In addition, Policy 30251.6 restricts new buildings to certain height limits specified in the LRDP.

The impending development consists of the demolition of seven temporary trailers and two temporary buildings (Bldg. No. 455 and 377) approximating a total of 8,275 sq. ft., and the construction of a new 40,000 gross sq. ft. (28,600 assignable sq. ft.), 33 ft. high Intercollegiate Athletics Building. The impending development also includes landscaping, and pedestrian path improvements. In addition, the project requires approximately 2,190 cu. yds. of grading (1,270 cu. yds. of cut, 920 cu. yds. of fill), primarily to remove the six foot high earthen berm.

As described previously, the project site is located in a developed portion of the Main Campus between Pauley Track to the west, Robertson Gym to the east, several sports courts to the north, and Ocean Road fronting the project site to the south. The project is contiguous to existing recreational and athletic facilities and is characterized as in-fill development. The site is located in the interior of the campus and is therefore not visible from public coastal viewing locations.

The project site is presently developed with seven temporary trailers and two temporary buildings (Bldg. No. 455 and 377) along the eastern site perimeter. In addition, there is an approximately 50 ft. wide by 185 ft. long by 6 ft. high earthen berm planted with a mature windrow of eucalyptus and cypress trees along the west-central portion of the site. Construction of the proposed project would result in the removal of the trailers, buildings, and windrow to be replaced with a one- and two-story, maximum 33-foot high building and associated hardscape and landscape features. As a result, construction of the new building would result in a more intensive use of the project site and increase the structural bulk than that of the temporary units. The University has submitted a landscape plan with components designed to soften any adverse visual effects that result from the proposed development. In addition, the proposed landscaping will

provide for landscape elements consistent with the character of other landscaping on campus. The Commission finds that **Special Condition Three (3)**, which requires the applicant to submit final landscape plans subject to the approval of the Executive Director, is necessary to ensure the proposed development will minimize visual impacts.

The LRDP restricts the height of new buildings on the Main Campus 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. Development at the project site is limited to a maximum of 45 feet. As proposed, the building would be a maximum of 33 feet in height. Therefore the proposed development is consistent with the building height restrictions required by the LRDP.

For the above reasons, the Commission finds that the proposed development (structure and landscaping) is located in a built-out section of Main Campus and will be visually consistent with the surrounding development. Further, the proposed development is consistent with all building height restrictions required by the LRDP and with the scale, color, and character of other structures located on Main Campus.

Therefore, the Commission finds that the notice of impending development, as conditioned, is consistent with the applicable visual resource policies of the LRDP.

E. Circulation and Public Access

Consistent with Section 30210 of the Coastal Act, the 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 impending development does not include the removal or addition of any parking spaces on campus, nor does the project require any changes to the public availability of the existing parking stock on campus.

The impending development consists of the demolition of seven temporary trailers and two temporary buildings (Bldg. No. 455 and 377) approximating a total of 8,275 sq. ft., and the construction of a new 40,000 gross sq. ft. (28,600 assignable sq. ft.), 33 ft. high Intercollegiate Athletics Building. The impending development also includes landscaping, and pedestrian path improvements. In addition, the project requires approximately 2,190 cu. yds. of grading (1,270 cu. yds. of cut, 920 cu. yds. of fill), primarily to remove the six foot high earthen berm. The impending development does not include the removal or addition of any parking spaces on campus. An existing

pedestrian crossing at Rob Gym across Ocean road would connect the project site with Parking Lot No. 21, to the south.

As described previously, the project site is located in a developed portion of the Main Campus between Pauley Track to the west, Robertson Gym to the east, and several sports courts to the north. Directly adjoining the site to the south is Ocean Road.

The Final Environmental Impact Report (FEIR) prepared by the University indicates that a majority of persons utilizing this site would relocate to the new building. The proposed project would alleviate overcrowded conditions in Rob Gym, the Old Gym, and Harder Stadium. The ICA program consists of 82 personnel: 17 head coaches, 31 assistant coaches, 34 administrative personnel, and numerous volunteers and interns that support the athletic program. The proposed ICA building would house the department's existing 82 personnel. Currently ICA uses only 9,530 assignable square feet throughout the campus, which has resulted in significant crowding conditions.

The University's environmental documentation for the proposed project includes a study of campus parking resources in relation to the proposed development. The study indicates that the operation of the new ICA Building would not generate any additional demand for parking spaces on campus because the facility would accommodate existing staff and students. A recent campus-wide parking study indicated that some reserve parking is generally available on-campus but with limited core area parking. The core parking area applicable to the new building, which represents a ten-minute walk from the project site, contains a total of 4,804 parking spaces. Occupancy surveys for this are indicated 75%-78% occupancy during the a.m. and p.m. peak periods. The study anticipated future demands to reach the 80% occupied level, with 977 reserve spaces in the core parking area. Based on this data, the proposed project would not result in inadequate parking capacity, nor any significant impact to campus-wide parking resources.

The LRDP indicates that the primary mode of transportation for many UCSB students is the bicycle. The University has indicated that approximately 14,000 students at UCSB have bicycles and use them on a regular basis. The campus has more than seven miles of bikeways which provide access around the campus, as well as connect to bicycle routes leading to the surrounding urban areas including Isla Vista, Goleta, and Santa Barbara. Further, the UCSB bikeways constitute an important alternative to automobile transportation in providing for public access to the coast. Consistent with Section 30252 of the Coastal Act, which requires that non-automobile circulation be provided for within new development, the LRDP provides that the Campus' existing network of bicycle routes should be expanded in conjunction with new development. In addition, Policy 30210.15 of the LRDP requires the University to maintain and improve bicycle and pedestrian accessways to the beach as necessary to protect sensitive habitat areas and public safety.

The LRDP shows the planned bicycle network on the Main Campus (Figure 20 attached as Exhibit 8). A future bike path alignment, trending north-south, is identified west of the project. The future alignment would connect to an existing east-west trending route

which provides circulation from Isla Vista to the Main Campus. The University has indicated that the construction of the ICA Building would not effect the location of this bicycle path alignment. Furthermore, the alignment necessary to complete the north-south connection to the existing bicycle path, shown immediately north of the subject site between the tennis courts and the track, is not developable at this time because the space existing between tennis courts and track is not adequate to construct the bike path. However, the University has indicated that they would like to maintain the potential of the future north-south alignment, and would not propose any changes to the future alignment. The bicycle path would be constructed in the future, as the potential to develop it becomes available. Therefore, existing and future bicycle alignments are adequately protected and the proposed ICA Building project would not adversely effect circulation or public access as provided for by the policies of the LRDP.

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

F. Geologic Stability

Section 30253 of the Coastal Act, which has been included in the certified LRDP, requires that new development minimize risks to life and property and assure structural stability and integrity. Consistent with Section 30253 of the Coastal Act, the LRDP contains many policies to ensure the stability of new development. In order to ensure that new development is not subject to geologic hazard Policy 30253.2 of the LRDP requires that subsurface and geotechnical studies be conducted to ensure structural and geologic stability.

The impending development consists of the removal of existing buildings, trailers, hardscape, and earthen berm, and the construction of a new 40,000 gross sq. ft. (28,600 assignable sq. ft.), 33 ft. high ICA Building. The impending development also includes approximately 2,190 cu. yds. of grading (1,270 cu. yds of cut, 920 cu. yds. of fill), landscaping, and pedestrian path improvements.

The University has submitted a preliminary Geotechnical Report prepared by CFS Geotechnical Consultants, Inc., dated March 2, 2001, a Geotechnical Report prepared by CFS dated March 2002, and a Geotechnical Evaluation by CFS Geotechnical Consultants, Inc. dated March 5, 2002 which indicates that the proposed project is feasible from a geologic standpoint. The evaluation states:

On the basis of our geotechnical evaluation, it is our opinion that the site will be safe from landslides, settlement, and slippage and will not pose any additional risks to adjacent sites.

The Commission notes that the geologic and engineering consultants have included 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, the Commission finds it necessary

to require the applicant, as required by **Special Condition One (1)**, to submit project plans certified by the consulting geologic and geotechnical engineering consultant as conforming to their recommendations.

In addition, the Commission finds that minimization of site erosion will add to the stability of the site. Erosion can best be minimized by requiring the applicant to landscape all disturbed and graded areas of the site. In the case of the proposed development, the University has submitted a landscaping plan for the project site, consistent with character of the surrounding campus which will be adequate to ensure that erosion on site will be minimized on the project site. To ensure that all areas impacted by the impending development are landscaped in accordance with the LRDP provision to minimize erosion, the Commission finds it necessary to require **Special Condition Three (3)** to submit final landscape plans subject to approval by the Executive Director.

Additionally, **Special Condition Three (3)** requires the University to submit interim erosion control plans which provide for the stabilization of all temporary stockpiled fill and disturbed areas on site and to utilize all best management practices including, but not limited to, the installation of temporary sediment basins (including debris basins, desilting basins or silt traps), temporary drains and swales, sand bag barriers, silt fencing during construction activity to minimize erosion on the project site.

The Commission also notes that the amount of excavation proposed by the University is larger than the amount of backfill to be placed and will result in approximately 350 cu. yds. of excess excavated material. Excavated materials that are placed in stockpiles are subject to increased erosion. The Commission also notes that additional landform alteration would result if the excavated material were to be retained on site. Section 30251 of the Coastal Act, which has been included in the certified LRDP, requires that landform alteration be minimized in relation to new development. In addition, Policy 30231.1 of the LRDP prohibits the storage or deposition of excavated materials on campus where such material will be subject to storm runoff in order to minimize soil erosion and sedimentation of coastal waters. Therefore, consistent with Policy 30231.1 of the LRDP and Section 30251 of the Coastal Act, which has been included in the LRDP, in order to ensure that excavated material will not be stockpiled on site and that landform alteration and site erosion is minimized, **Special Condition Two (2)** requires the University to remove all excavated material, including debris resulting from the demolition of existing structures, from the site to an appropriate location and provide evidence to the Executive Director of the location of the disposal site prior to the commencement of development. Should the disposal site be located in the Coastal Zone a separate coastal development permit or notice of impending development shall be required. Furthermore, should the University consider relocating any of the existing trailers or buildings to other locations on campus, a separate coastal development permit or notice of impending development shall be required.

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 and new development.

G. Water Quality

The Commission recognizes that new development has the potential to adversely impact coastal water quality through the removal of native vegetation, increase of impervious surfaces, increase of runoff, erosion, and sedimentation, introduction of pollutants such as chemicals, petroleum, cleaning products, pesticides, and other pollutant sources. Section 30231 of the Coastal Act, which has been included in the certified LRDP, states that:

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, minimizing alteration of natural streams.

In addition, Policy 30231.2 of the LRDP states, in part, that:

Projects shall be designed to minimize soil erosion and, where possible, to direct surface runoff away from coastal waters and wetlands...

Further, Policy 30231.3 of the LRDP states, in part, that:

Drainage and runoff shall not adversely affect the Campus wetlands.

...

b. Pollutants shall not be allowed to enter the area through drainage systems.

As described above, the impending development consists of the demolition of seven temporary trailers and two temporary buildings (Bldg. No. 455 and 377) totaling approximately 8,275 gross sq. ft., and the construction of a new 40,000 gross sq. ft. (28,600 assignable sq. ft.), 33 ft. high ICA Building. The impending development also includes approximately 2,190 cu. yds. of grading (1,270 cu. yds. of cut, 920 cu. yds. of fill), landscaping, and pedestrian path improvements. The eastern portion of the project site has been previously developed with existing structures, hardscape, and landscaping. The site drainage generally flows from the north to the south through the project's proposed storm drain system. Drainage from the proposed project will connect to the existing storm drain on Ocean Road, then continue southerly and eventually outlet into the Campus Lagoon.

Potential sources of pollutants such as chemicals, petroleum, cleaning agents and pesticides associated with new development, as well as other accumulated pollutants from rooftops and other impervious surfaces result in potential adverse effects to water quality to the Campus Lagoon and coastal waters. Such cumulative impacts can be minimized through the implementation of drainage and polluted runoff control measures. In addition to ensuring that runoff is conveyed from the site in a non-erosive

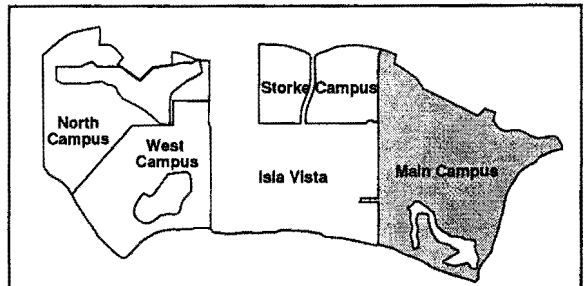
manner, such measures should also include opportunities for runoff to infiltrate into the ground. Methods such as vegetated filter strips, gravel filters, and other media filter devices allow for infiltration.

To minimize adverse effects to coastal waters resulting from either contamination or increased sedimentation, the Commission finds it necessary to require the applicant, as required by **Special Condition Four (4)**, to submit a Drainage and Polluted Runoff Control Plan. The drainage plan shall be certified by the consulting geologic and geotechnical engineering consultant as conforming to their recommendations. In addition, to ensure that proposed drainage and stormwater quality improvements are properly implemented, in order to ensure that adverse effects to coastal water quality do not result from the proposed project, **Special Condition Four (4)** also requires the University to monitor and maintain the drainage and polluted runoff control system to ensure that it continues to function as intended throughout the life of the development.

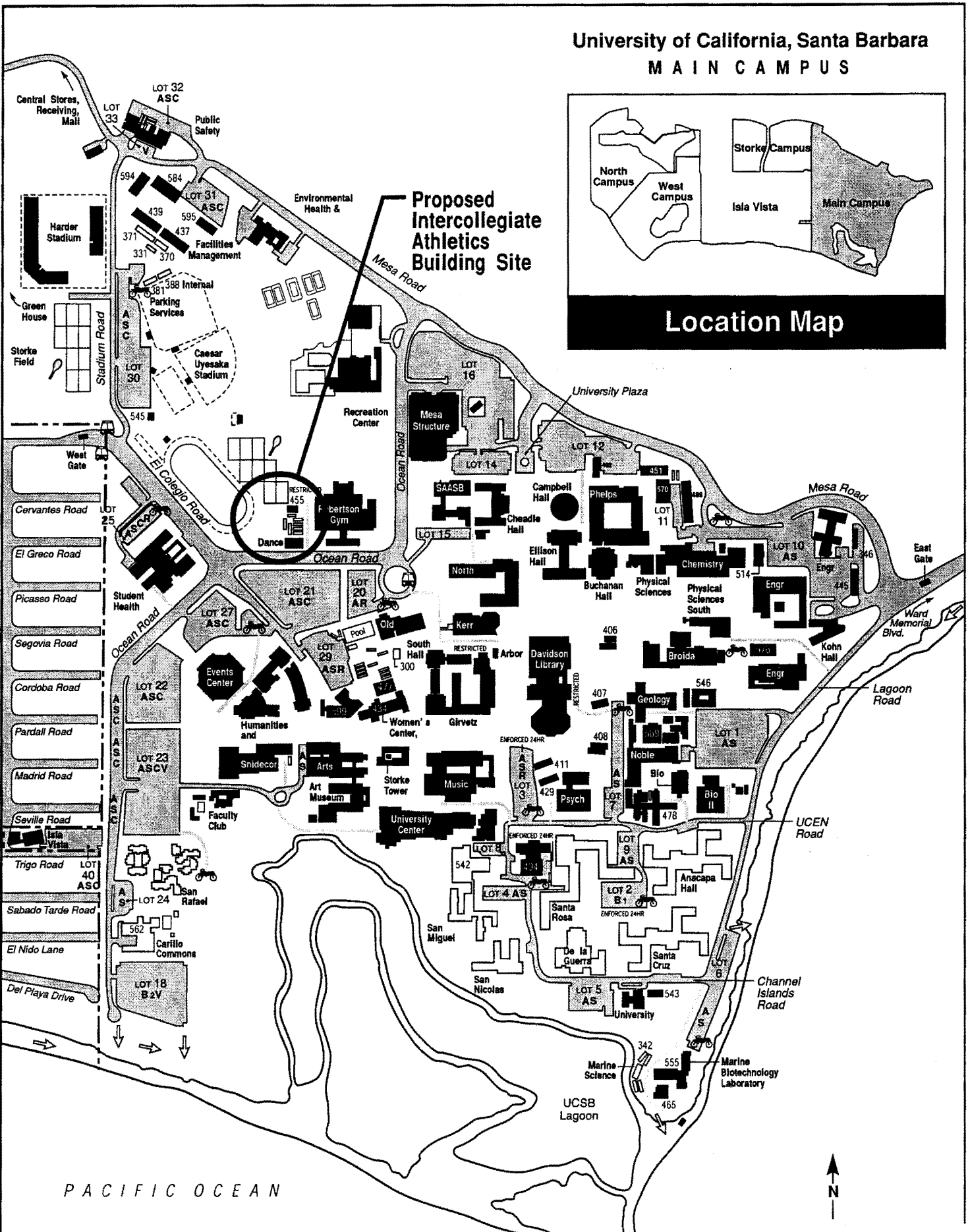
Furthermore, interim erosion control measures implemented during construction and post construction landscaping will serve to minimize the potential for adverse impacts to water quality resulting from drainage runoff during construction and in the post-development stage. Therefore, the Commission finds that **Special Condition Three (3)**, which requires the applicant to submit landscape and erosion control plans for all components of the project, is necessary to ensure the proposed development will not adversely impact water quality or coastal resources.

Therefore, the Commission finds that the notice of impending development, as conditioned, is consistent with the applicable policies of the LRDP with regards to water quality and new development.

University of California, Santa Barbara
MAIN CAMPUS



Location Map



PACIFIC OCEAN



EXHIBIT 1
UCSB NOID 3-02
Vicinity Map



UNIVERSITY OF CALIFORNIA
SANTA BARBARA

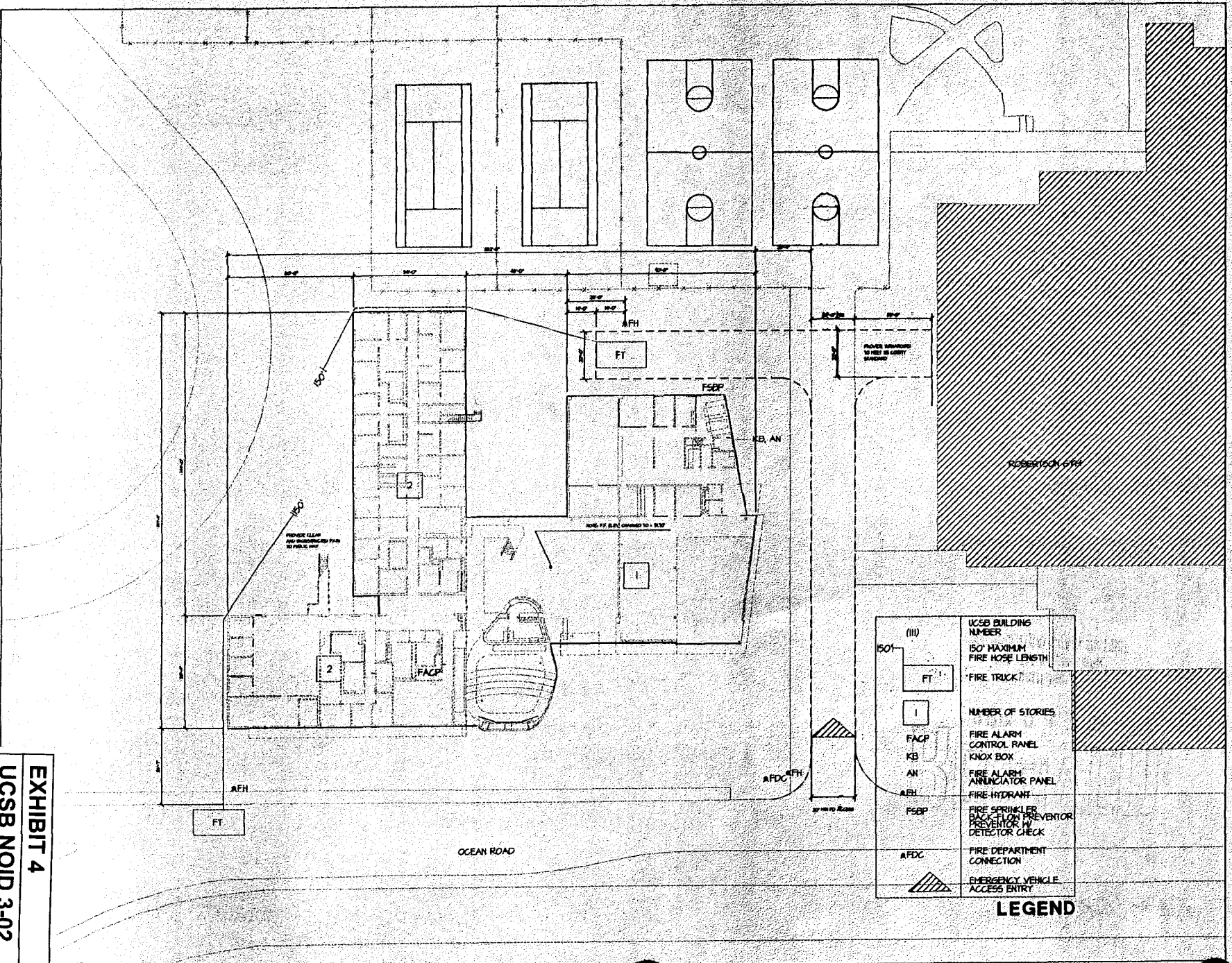
INTERCOLLEGIATE ATHLETIC BUILDING

CANNON/DWORSKY

BY ORDER OF THE CITY, STATE, AND FEDERAL FIRE DEPARTMENTS

THIS DOCUMENT IS THE PROPERTY OF THE CITY OF SANTA BARBARA. IT IS TO BE USED ONLY FOR THE PROJECT AND NOT FOR CONSTRUCTION. IT IS TO BE RETURNED TO THE CITY OF SANTA BARBARA UPON COMPLETION OF THE PROJECT.

NOT FOR CONSTRUCTION



(III)	UCSB BUILDING NUMBER
150'	150' MAXIMUM FIRE HOSE LENGTH
FT	FIRE TRUCK
I	NUMBER OF STORIES
FACP	FIRE ALARM CONTROL PANEL
KB	KNOX BOX
AN	FIRE ALARM ANNUNCIATOR PANEL
AEL	FIRE HYDRANT
FSBP	FIRE SPRINKLER DETECTOR PREVENTOR DETECTOR CHECK
AFDC	FIRE DEPARTMENT CONNECTION
(Hatched)	EMERGENCY VEHICLE ACCESS ENTRY

LEGEND

EXHIBIT 4
UCSB NOID 3-02
Site Plan

No.	Revisions	Date

UCSB PROJECT NUMBER: FM010736L/981300
UCSB DRAWING NUMBER: 243-101
Drawing Title: **SITE PLAN & FIRE ACCESS DIAGRAM**

ALL CONSTRUCTION REQUIREMENTS
Date Issued: August 18, 1998
Drawn by: [Name]
Checked by: [Name]
Project No.: 98000
Drawing No.: 243-101

A1.01



UNIVERSITY OF CALIFORNIA
SANTA BARBARA
**INTRACOLLEGIATE
ATHLETIC
BUILDING**

CANNONWORSKY

THE OFFICE OF THE ARCHITECT
UNIVERSITY OF CALIFORNIA
SANTA BARBARA, CALIFORNIA 93106
TELEPHONE (805) 893-2100
FACSIMILE (805) 893-2101
WWW.UCSB.EDU

NOT FOR CONSTRUCTION

PROJECT NO.	FA0707381/591500
DATE	08/11/00
DESIGNER	243-101
SCALE	FIRST FLOOR PLAN
CONTRACTOR	
DATE	
BY	
CHECKED	
DATE	

A2.01

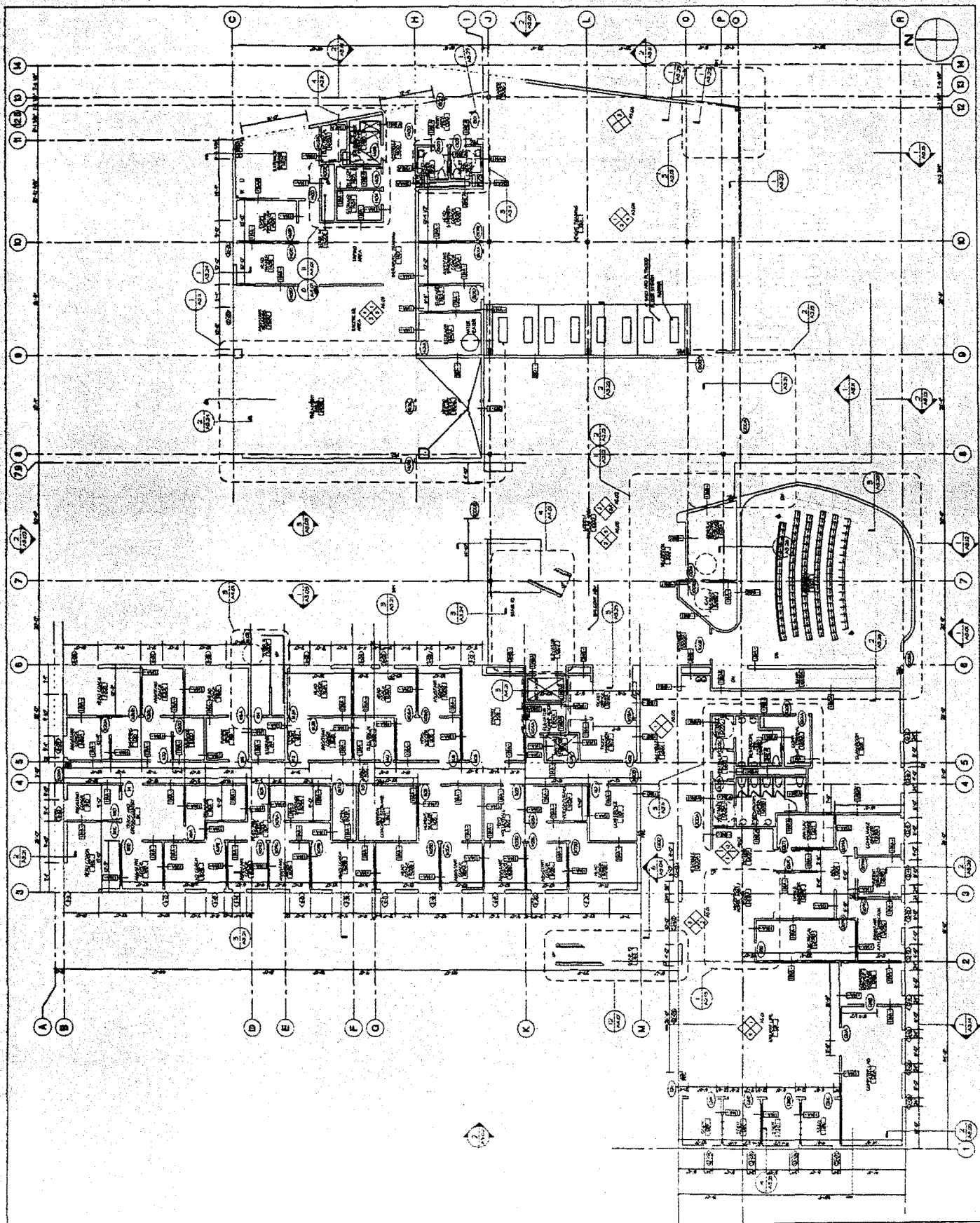


EXHIBIT 5a
UCSB NOID 3-02
First Floor Plan

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"> • Non Classroom building within Arts & Humanities disciplinary area • Campus-Community serving function befitting location adjacent to new entrance and turnabout.
2	16	31	<p>Project: Alternative Site for Potential Art Museum</p> <p>Range of Uses:</p> <ul style="list-style-type: none"> • Expansion of Snidecor Hall (speech, hearing, dramatic arts and dance) • Expansion of Faculty Club recreation amenities (e.g., squash and racquetball courts) • Campus-Community serving function befitting location close to parking, faculty club, and visibility from Campus periphery.
3	28	24	<p>Project: Potential Alumni Center</p> <p>Range of Uses:</p> <ul style="list-style-type: none"> • Meeting rooms, offices & food service • Expansion of faculty club functions
4	55	54 ⁽¹⁾	<p>Project: Alternative Site for Recreation & Aquatics Center</p> <p>Range of Uses:</p> <ul style="list-style-type: none"> • Recreation, athletic functions • Gymnasiums, swimming pools, weight room, ball courts, fields, athletic faculty offices, small to mid range classrooms and related recreation and physical education facilities & functions.
5	55	46 ⁽¹⁾	<p>Project: Alternative Site for Potential Recreation & Aquatics Center</p> <p>Range of Uses:</p> <ul style="list-style-type: none"> • Recreation, athletic functions • Gymnasiums, swimming pools, weight room, ball courts, fields, athletic faculty offices, small to mid range classrooms and related recreation and physical education facilities & functions
6	54	46 ⁽¹⁾	<p>Project: Alternative Site for Potential Recreation & Aquatics Center Intercollegiate Athletics Building</p> <p>Range of Uses:</p> <ul style="list-style-type: none"> • Recreation, athletic functions • Gymnasiums, swimming pools, weight room, ball courts, fields, athletic faculty offices, small to mid range classrooms and related recreation and physical education facilities & functions

[] No major capital project currently planned at this location

BIKE PATHS

ON-STREET BIKE ROUTES

BIKE PARKING LOTS

**POSSIBLE FEEDER BIKE PATHS TO
PARKING LOTS WITHIN BUILDING
LOCATIONS**

POTENTIAL BUILDING LOCATIONS

Note: For illustrative purposes only.
Exact alignments may change.



EXHIBIT 8
UCSB NOID 3-02
LRDP Figure 20 Bicycle
Route Network

FIGURE 20 Bicycle Route Network