

CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST AREA
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VENTURA, CA 93001
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RECORD PACKET COPY



DATE: October 16, 2003

TO: Commissioners and Interested Persons

FROM: South Central Coast District Staff *ml*

SUBJECT: **Proposed Major Amendment (1-03) to the UCSB Certified Long Range Development Plan (LRDP); Notices of Impending Development 6-03, 7-03, 8-03 and 9-03**, for Public Hearing and Commission Action at the November 4--7, 2003, Commission Meeting in Los Angeles.

STAFF RECOMMENDATION: staff recommends that the LRDP amendment be approved as submitted, and that the Commission condition the respective NOIDs as described within the staff report, to address project-specific impacts on coastal resources. **Motions and Resolutions: Pages 3 & 4.**

SUMMARY

The University of California at Santa Barbara (UCSB or University) is requesting an amendment to its certified Long Range Development Plan (LRDP) to undertake four new projects within the limits of its certified LRDP development cap. All four projects constitute infill within the core area of the Main Campus. The LRDP amendment is necessary because the certified LRDP for the campus does not specifically identify the proposed development sites for the four projects. No net change in the allocated development potential of the UCSB campus (set forth in the LRDP) would occur as the result of the amendment implemented by Notice of Impending Development (NOID) 6-, 7-, 8-, or 9-03.

The four projects for which LRDP Amendment 1-03 has been submitted include: NOID 6-03 – to construct a 10,550 sq. ft. second- and third-story addition, maximum of 44 ft. in height, to the existing Materials Research Laboratory building on the eastern side of the Main Campus near the East Gate entrance and Lagoon Road; NOID 7-03 – to construct a 8,800 sq. ft., two-story, 25 ft. in height building to house a new Residential Life Resource Center in the southeast, residential area of the Main Campus; NOID 8-03 – to relocate an existing Main Campus laboratory trailer to a new Main Campus location near the Davidson Library; and NOID 9-03 – to construct a 66,500 sq. ft., three-story, 40 ft. high Student Resource Building on an existing parking lot accessed by Ocean Road (on the Isla Vista side of campus).

The proposed projects are located within the area designated for infill of the main campus area. No net increase in campus development intensity would result, as

assigned development area previously authorized in the certified LRDP will be transferred to these projects. The amendment is necessary, however, because the certified LRDP identifies very specific areas for development and does not presently include a mechanism to shift approved "development bubbles" shown on the LRDP maps – even within the main campus area—without an LRDP amendment. UCSB and Commission staff continue to review potential LRDP amendment alternatives that could offer the University more flexibility for locating future infill projects within the Main Campus.

The University has demonstrated that the projects incorporated into the pending LRDP amendment will be adequately served with existing campus parking capacity, that existing coastal access parking supplies will be preserved (and potentially expanded in a second phase parking structure that the University anticipates constructing within the next two years on the Main Campus), that coastal views and access corridors (including bicycle and pedestrian pathways) will not be adversely affected, and that no environmentally sensitive habitat, habitat buffers, or open space preservation areas will be affected by the subject projects.

For these reasons, staff recommends that the LRDP amendment be approved as submitted, and that the Commission condition the respective NOIDs as described within the staff report, to address project-specific impacts on coastal resources.

Motions and Resolutions: Pages 3 & 4.

SUBSTANTIVE FILE DOCUMENTS

University of California, Santa Barbara, 1990 Long Range Development Plan.

STANDARD OF REVIEW/PROCEDURES

LRDP Amendment:

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.

Notices of Impending Development:

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.

PUBLIC PARTICIPATION

Section 30503 of the Coastal Act requires public input in preparation, approval, certification and amendment of any LRDP. The University held public hearings and received written comments regarding the projects from public agencies, organizations and individuals. The hearings were 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.

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 twelve 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: MOTIONS AND RESOLUTIONS

LRDP Amendment: Approval as Submitted

MOTION 1: *I move that the Commission certify the University of California at Santa Barbara Long Range Development Plan Amendment 1-03 as submitted.*

STAFF RECOMMENDATION FOR APPROVAL OF LRDP/LRDP AMENDMENT:

Staff recommends a YES vote. Passage of this motion will result in certification of the Long Range Development Plan Amendment 1-03 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 approves certification of the University of California at Santa Barbara Long Range Development Plan Amendment 1-03 and adopts the findings stated below on the grounds that the amendment is consistent with Chapter 3 of the Coastal Act. Certification of the amendment complies with the California Environmental Quality Act because there are no feasible mitigation measures or alternatives that would substantially lessen the significant adverse effects that the approval of the amendment would have on the environment.

**Notices of Impending Development 6-, 7-, 8- and 9-03:
Approval With Conditions**

MOTION 2: *I move that the Commission determine that the development described in the Notices of Impending Development 6-03 (Materials Research Laboratory), 7-03 (Residential Life Resource Center); and 8-03 (relocate laboratory trailer), and 9-03 (Student Resource Building), 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 Notices of Impending Development 6-03, 7-03, 8-03, and 9-03, as conditioned, is consistent with the certified University of California at Santa Barbara Long Range Development Plan as amended pursuant to LRDP Amendment 1-03, and adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of the Commissioners present.

RESOLUTION 2: TO DETERMINE DEVELOPMENT IS CONSISTENT WITH LRDP:

The Commission hereby determines that the development described in the Notices of Impending Development 6-03, 7-03, 8-03, and 9-03, as conditioned, is consistent with the certified University of California at Santa Barbara Long Range Development Plan, as amended pursuant to LRDP Amendment 1-03 for the reasons discussed in the findings herein.

II. SPECIAL CONDITIONS

Notices of Impending Development 6-03, 7-03, 8-03, and 9-03:

1. Mitigation Measures identified during Environmental Review

In accordance with the University's commitment to implement all mitigation measures identified in the Final Environmental Review documents prepared by the University for the respective projects identified in the Notices of Impending Development 6-03, 7-03, 8-03, and 9-03, all mitigation measures identified within the subject final environmental documents for the respective projects are hereby incorporated by reference as conditions of the respective Notices of Impending Development unless specifically modified by one or more of the special conditions set forth herein. In addition, within sixty (60) days of Commission action on these items, the University shall submit for the review and approval of the Executive Director, a comprehensive mitigation compliance and monitoring plan for all mitigation measures and special conditions identified in the subject EIRs or within these special conditions. The plan shall identify detailed performance standards, parties responsible for implementation and contact information, compliance milestones, written and photographic reporting requirements, and all applicable timelines.

2. Plans Conforming to Geologic Recommendation

All recommendations contained in the applicable geotechnical reports submitted for Notices of Impending Development 6-03, 7-03, 8-03, and 9-03 shall be incorporated into all final design and construction plans, including foundation, grading and drainage. All final plans must be reviewed and approved by the geologic and geotechnical consultants and verified as incorporating the applicable recommendations of the consultants. 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 final project plans.

3. Removal of 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 debris and excavated material from the site. Should the disposal site be located in the Coastal Zone, a coastal development permit or notice of impending development shall be required.

4. 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 include the following requirements:

A. Landscaping and Tree Replacement 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 years, and this requirement shall apply to all disturbed soils. Landscaping adjacent to open space or Environmentally Sensitive Habitat Areas or the identified buffer areas thereof, shall consist primarily of locally native plant materials. Mature specimen trees, including non-native trees, removed for implementation of any of the projects associated with Notices of Impending Development 6-03, 7-03, 8-03, or 9-03 shall be replaced with locally native trees selected for maximizing benefits to local and migratory wildlife, in consultation with the California Department of Fish and Game. Non-native species may be selected in consultation with the California Department of Fish and Game for landscape applications that are not adjacent to open space or environmentally sensitive habitat areas, and in these cases priority shall be given for species that provide food or shelter for local or migrating wildlife, consistent with the aesthetic goals of the campus landscape plan. Invasive, non-indigenous plant species which tend to supplant native species shall not be used.
- (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 Long Range Development 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 plans 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 or 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 open 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 or 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.

5. 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 the geologist's recommendations. In addition to the specifications above, the plans shall be in substantial conformance with the following requirements

- (a) Selected 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 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 to maintain 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 notice of impending development is required to authorize such work.

6. Visitor Parking Spaces Available for Public Coastal Access.

Prior to the construction of any of the projects subject to Notices of Impending Development 6-03, 7-03, 8-03, or 9-03, the University shall submit an inventory of all existing public coastal access/visitor parking spaces associated with Parking Lots 23N, 23S, 22, 27, and 21) or other campus parking lots that may be affected by the proposed projects, including public coastal visitor spaces that have been required by other campus projects subject to Commission approvals. Prior to construction, the University shall submit a plan demonstrating how the University will provide a continued supply of the same number of public coastal access/visitor parking spaces within the same general areas of campus both during and after construction of the subject projects. The University's plan shall show the specific parking lots and locations of coastal visitor spaces available and any terms of use, such as metering, hour or day of week limitations, and parking fees applicable to use of the spaces by coastal visitors. The coastal visitor spaces shall be clearly designated and signed, and information directing coastal visitors to these spaces shall be available to the public and University entry points.

III. FINDINGS FOR THE APPROVAL OF THE LONG RANGE DEVELOPMENT AMENDMENT AS SUBMITTED AND THE RESPECTIVE NOTICES OF IMPENDING DEVELOPMENT, AS CONDITIONED

The following findings support the Commission's approval of the LRDP amendment as submitted, and approval of the respective Notices of Impending Development, as conditioned by Special Conditions 1 – 6 set forth in Section II above. The Commission hereby finds and declares as follows:

A. Project Description

The University of California at Santa Barbara (UCSB or University) is requesting an amendment to its Long Range Development Plan (LRDP) to clarify the relationship of the identified potential building areas in the certified LRDP for authorized, infill development of the Main Campus. The changes requested will not result in any net increase in development buildout on the main campus, or in the loss of any previously identified open space, coastal access trails or parking, view corridors, or ESHA. All areas that are subject to this amendment either have existing development that will be replaced with the new development, or have been previously identified in the certified LRDP for future campus development. Thus, the amendment only represents a rearrangement of approved development envelopes. The University will publish revised "Tables 12 and 13" in the certified LRDP to reflect these revisions, immediately subsequent to Commission action on LRDA Amendment 1-03.

As stated previously, LRDP Amendment 1-03, upon certification, will update the Main Campus land use plan to allow the University as follows: NOID 6-03 – to construct a 10,550 sq. ft. second- and third-story addition, maximum of 44 ft. in height, to the

existing Materials Research Laboratory building on the eastern side of the Main Campus near the East Gate entrance and Lagoon Road; NOID 7-03 – to construct a 8,800 sq. ft., two-story, 25 ft. in height building to house a new Residential Life Resource Center in the southeast, residential area of the Main Campus; NOID 8-03 – to relocate an existing Main Campus laboratory trailer to a new Main Campus location near the Davidson Library; and NOID 9-03 – to construct a 66,500 sq. ft., three-story, 40 ft. high Student Resource Building on an existing parking lot accessed by Ocean Road (on the Isla Vista side of campus).

Because the proposed LRDP Amendment revises previously approved campus development patterns to shift authorized development envelopes within the Main Campus area, the amendment does not raise any new policy issues, and is consistent with the policies of the certified LRDP. The project-specific impacts on coastal resources associated with the subject Notices of Impending are fully mitigated through the special conditions outlined in Section II and as discussed in the sections below. Therefore, the Commission finds that the LRDP Amendment 1-03 is consistent with the applicable policies of the Coastal Act, as submitted.

B. New Development and Public Access

The University's certified LRDP incorporates by reference the following Coastal Act policies concerning coastal recreation and access. Therefore, it is necessary that the development proposed in all Notices of Impending Development be consistent with the requirements of these policies:

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 proposed projects are located within the developed areas of the Main Campus. The projects will not generate new parking impacts or remove coastal access bikeways or pedestrian trails, or create new demand for coastal access. However, the Student Resource Building, proposed for the western edge of the Main Campus, adjacent to Ocean Road, will be located on what is presently a paved campus parking lot (Lot 23N) which is presently designated for parking permits that are also available to coastal visitors. Thus, unless similar parking opportunities are afforded for coastal visitors within the same area, implementation of the project could adversely affect public coastal access/visitor parking. The University has acknowledged this, and proposes to provide similar coastal visitor parking supplies on the adjacent existing parking lots. The University's traffic and parking studies have shown that there is sufficient unused capacity to absorb the lost spaces, including coastal visitor parking. In addition, the University is planning a new parking structure in that area of the campus for construction within the next three years. The University will provide additional coastal visitor parking within that project as well.

Lot 23N contains 215 spaces for use by students, faculty, staff, and visitors. As noted, the University's parking study prepared during the environmental review for the subject project determined that adequate spaces exist on the adjacent and nearby lots (Lots 23S, 22, 27, and 21) to provide the necessary campus and visitor parking. Special Condition 6, however, requires the University to inventory the number and of public coastal visitor spaces available in Lot 23N (the lot to be removed for construction), and in Lots 23S, 22, 27, and 21. The condition requires the University to specifically show the location and number of coastal visitor spaces that will be provided in the remaining lots (in addition to the coastal visitor spaces presently required/provided in these lots), thereby ensuring the protection and preservation of parking supplies for public coastal access from these lots. Upon implementation, Special Condition 6 will ensure that the construction of the Student Resource Building will not adversely impact public coastal access. The Commission finds therefore that the projects as proposed in Notices of Impending Development 6-03, 7-03, and 8-03, and in Notice of Impending Development 9-03 (Student Resources Building) as conditioned by Special Condition 6, will be consistent with the Coastal Act policies requiring the provision and protection of public coastal access resources, which are incorporated into the University's certified LRDP, and thus the projects will be consistent with the LRDP.

C. Geologic Stability, Erosion Control, Water Quality

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 30253 of the Coastal Act states in pertinent part:

New development shall:

(1) Minimize risks to life and property in areas of high geologic, flood, and fire hazard.

(2) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.

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. Coastal Act Section 30253 requires among other things that erosion be minimized and site stability ensured.

Special Conditions 1 (EIR Mitigation Measures), 2 (Geologic), 3 (Removal of Excess Graded Material), and 4 (Landscape and Erosion Control), and 5 (Drainage and Polluted Runoff Control), fully implemented, will ensure that site grading and construction, erosion control, drainage management (including Best Management Practices), and landscaping are undertaken to achieve optimal control of erosion, protect long-term site stability, and to protect water quality that would otherwise be impaired by uncontrolled urban runoff. Without the protective requirements of these special conditions, uncontrolled construction practices (particularly grading) could increase short and long term erosion rates and sediment pollution of coastal waters, and unmitigated increases in hardscape could add volume and velocity of urban runoff. In addition, the landscape requirements of special Condition 4, fully implemented, will control erosion through temporary measures, timely replanting, and mulching or other means of protecting disturbed areas, and through selection of appropriate landscaping species.

The Commission finds therefore that the projects proposed in Notices of Impending Development 6-03, 7-03, 8-03, and 9-03, as conditioned by Special Conditions 1 through 5, will be consistent with the Coastal Act policies requiring the protection of site stability, prevention of erosion, and protection of coastal waters, which are incorporated into the University's certified LRDP, and thus the proposed projects will be consistent with the LRDP.

D. 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)(I) 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 consistent with the Chapter 3 policies of the Coastal Act. In addition, the mitigation measures identified in the Individual Project Environmental Analyses have been incorporated by reference into the special conditions identified herein, in addition to other special conditions which will lessen any significant adverse effect of the specific project components associated with the LRDP Amendment 4-02 and Notices of Impending Development 1-03, 2-03, and 3-03. There are no other feasible alternatives or mitigation measures available which would further lessen any significant adverse effect which the approval would have on the environment. The Commission has imposed conditions upon the respective Notices of Impending Development to include such feasible measures as will reduce environmental impacts of new development. As discussed in the preceding section, the Commission’s special conditions bring the University’s proposed projects into conformity with the applicable Coastal Act policies incorporated by the University into the certified LRDP. Therefore, the Commission finds that the LRDP amendment, and associated Notices of Impending Development as conditioned herein, are consistent with CEQA and the applicable Chapter 3 policies of the Coastal Act.

Figure 9: LRDP Figure 12

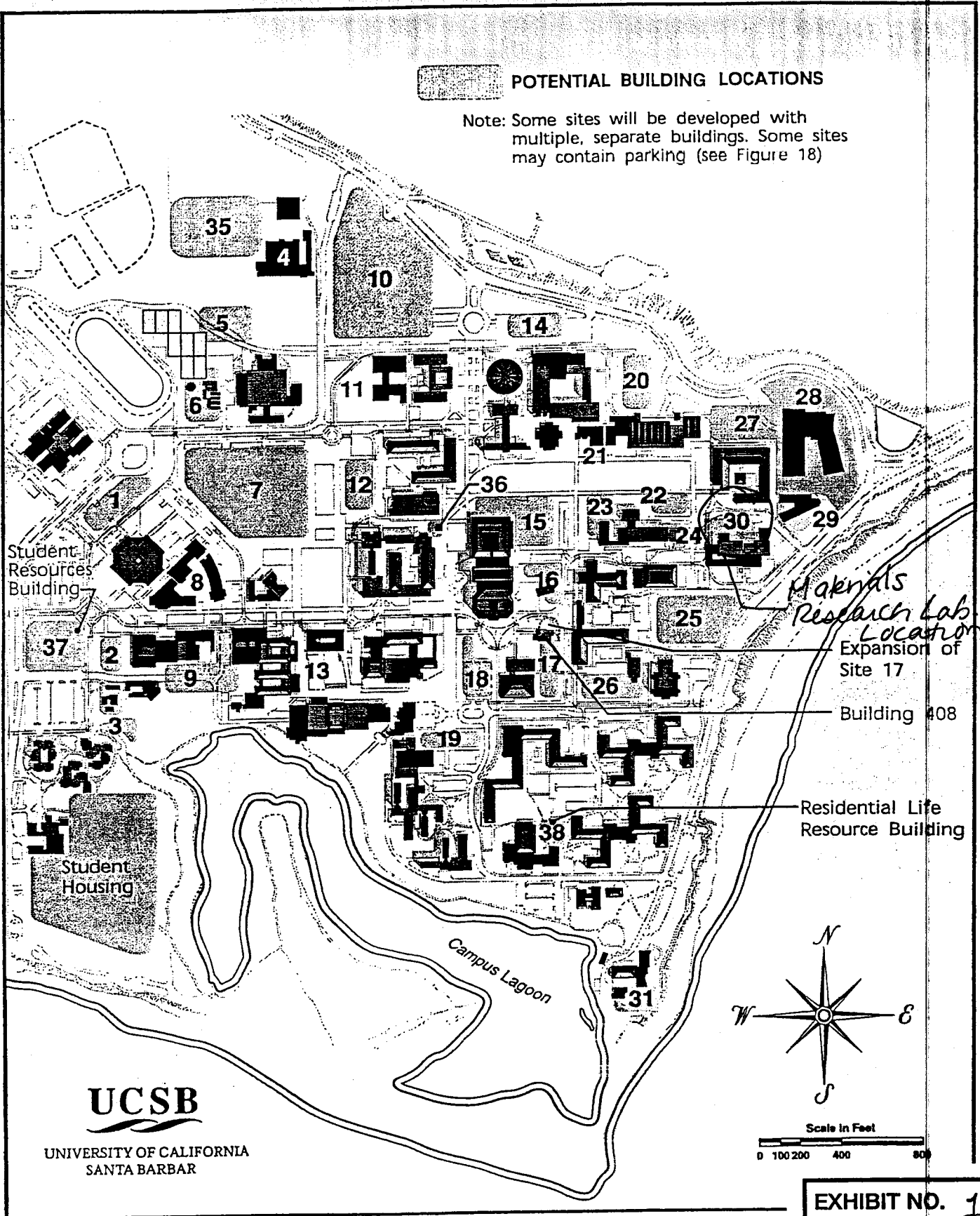
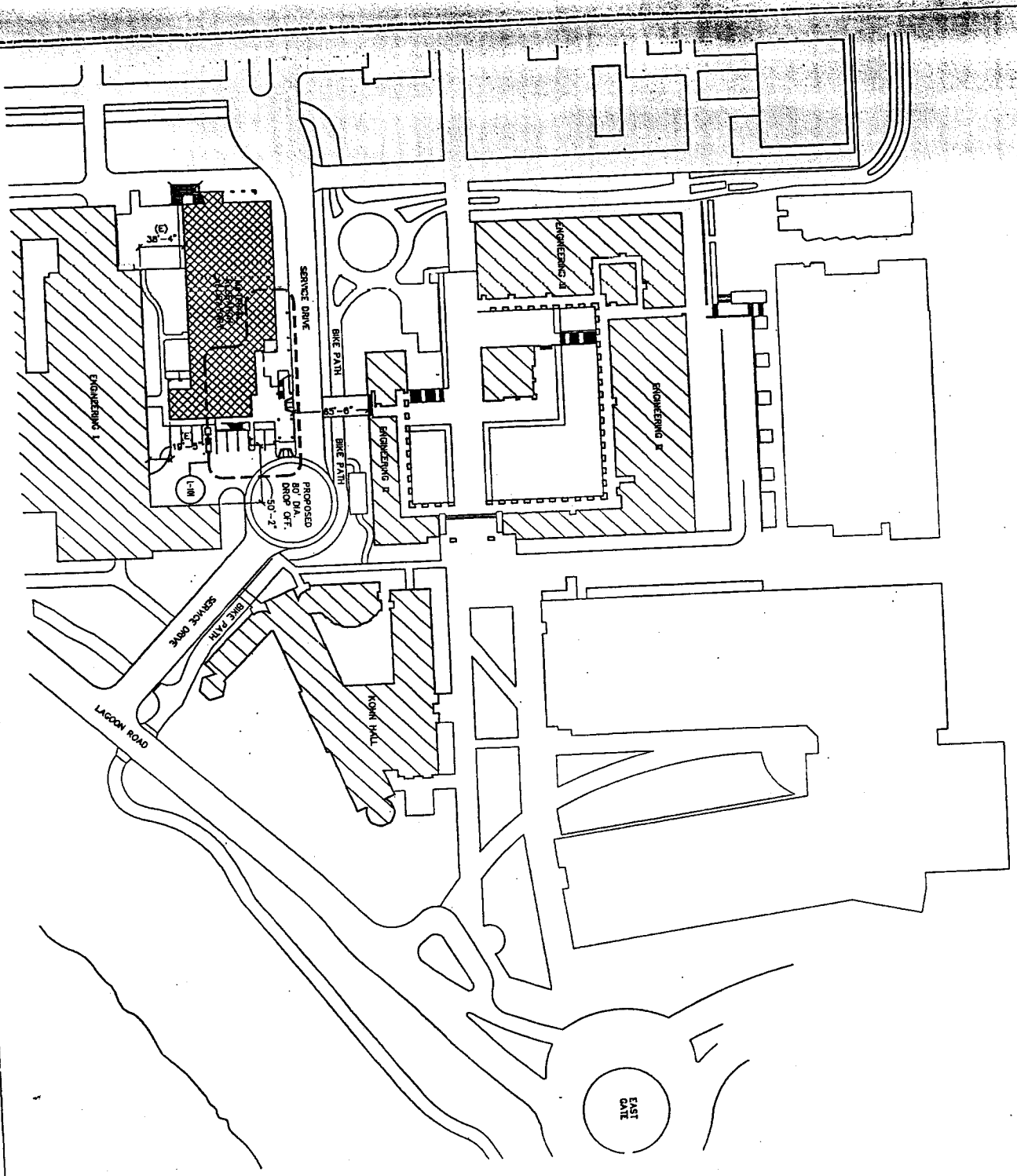


FIGURE 12 Amended Potential Building Lo

EXHIBIT NO. 1
APPLICATION NO. UCSB LRDP-A 1-03
NOV 06 03
Materials Research Lab
Campus Map

Figure 1: Site Plan



UCSB Materials Research Laboratory

NOTICE OF IMPROVING CONSTRUCTION

EXHIBIT NO. 2
APPLICATION NO. UCSB LEOP 1-03
N010 6-03 Materials Research Lab
Site Plan

REF. NORTH
Site Plan
SCALE: 1" = 40'-0"

SITE PLAN
SCALE: 1" = 40'-0"
ADDITIONS TO MATERIALS RESEARCH LABORATORY BLDG.
UNIVERSITY OF CALIFORNIA, SANTA BARBARA



Not For Construction

DATE	BY	REVISION

AS101
 07/26/03
 05/03/03
 05/03/03

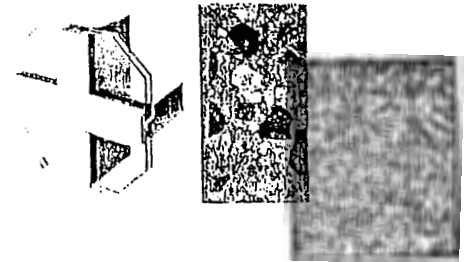
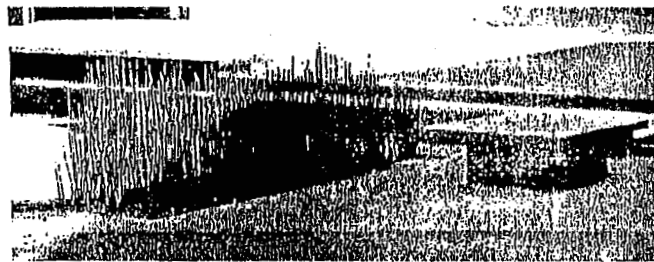
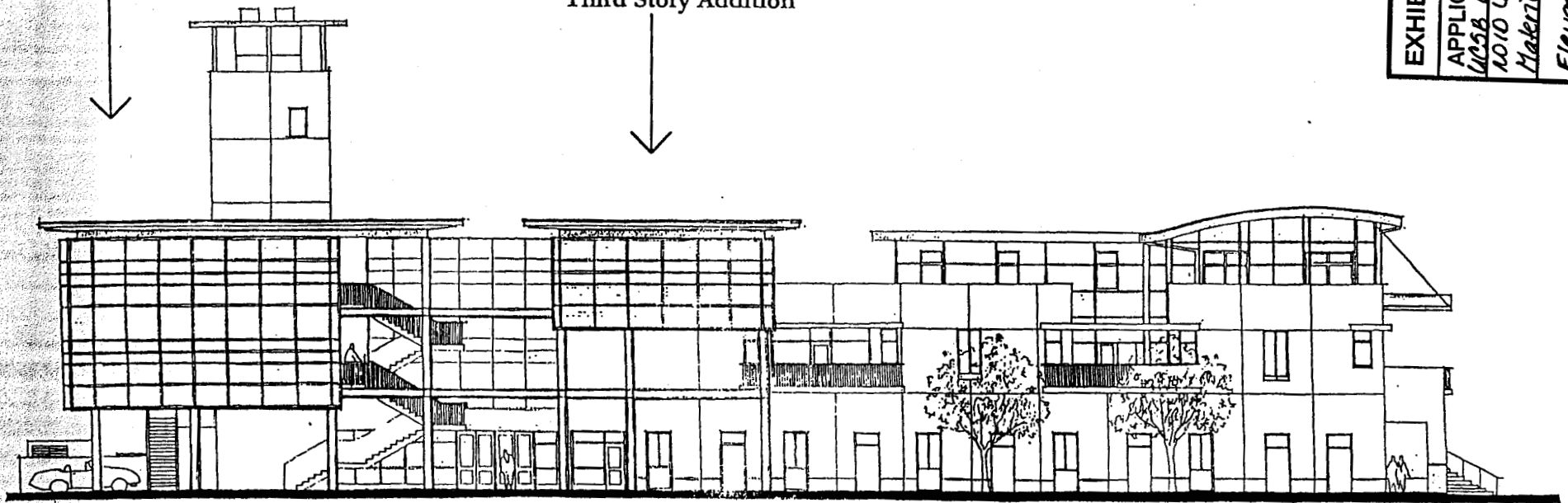
Figure 2: MRL Conceptual Plan

UCSB Materials Research Laboratory B.

EXHIBIT NO. 3
APPLICATION NO. UCSB LEOP A 1-03
1010 G-03
Materials Research Lab
Elevation View

Second and Third Story
Additions

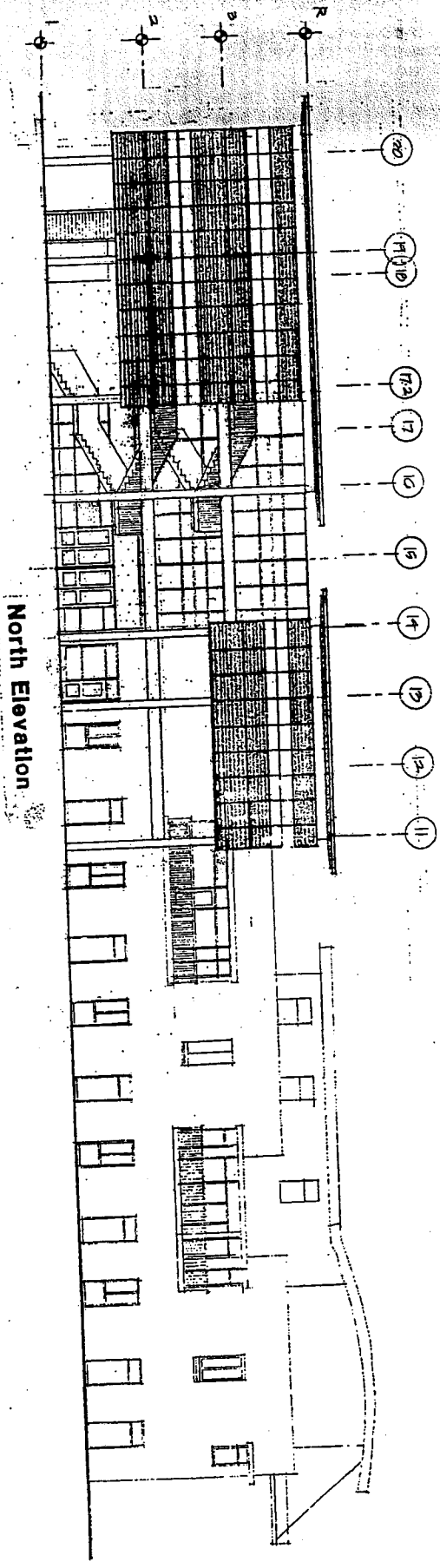
Third Story Addition



Roesling Nakamura Architects, Inc
North Elevation

UCSB
MRL Addition

Figure 3: North Elevation



Notice of Imp...
UCSB Materials Research Laboratory Building

EXHIBIT NO. 4
APPLICATION NO. UCSB LROP-F-53
Materials Research Lab
Elevation View

5

Exterior Elevations
SCALE: 1/8" = 1'-0"

Exterior Elevations
 SCALE: 1/8" = 1'-0"
ADDITIONS TO MATERIALS RESEARCH LABORATORY BLDG.
 UNIVERSITY OF CALIFORNIA, SANTA BARBARA

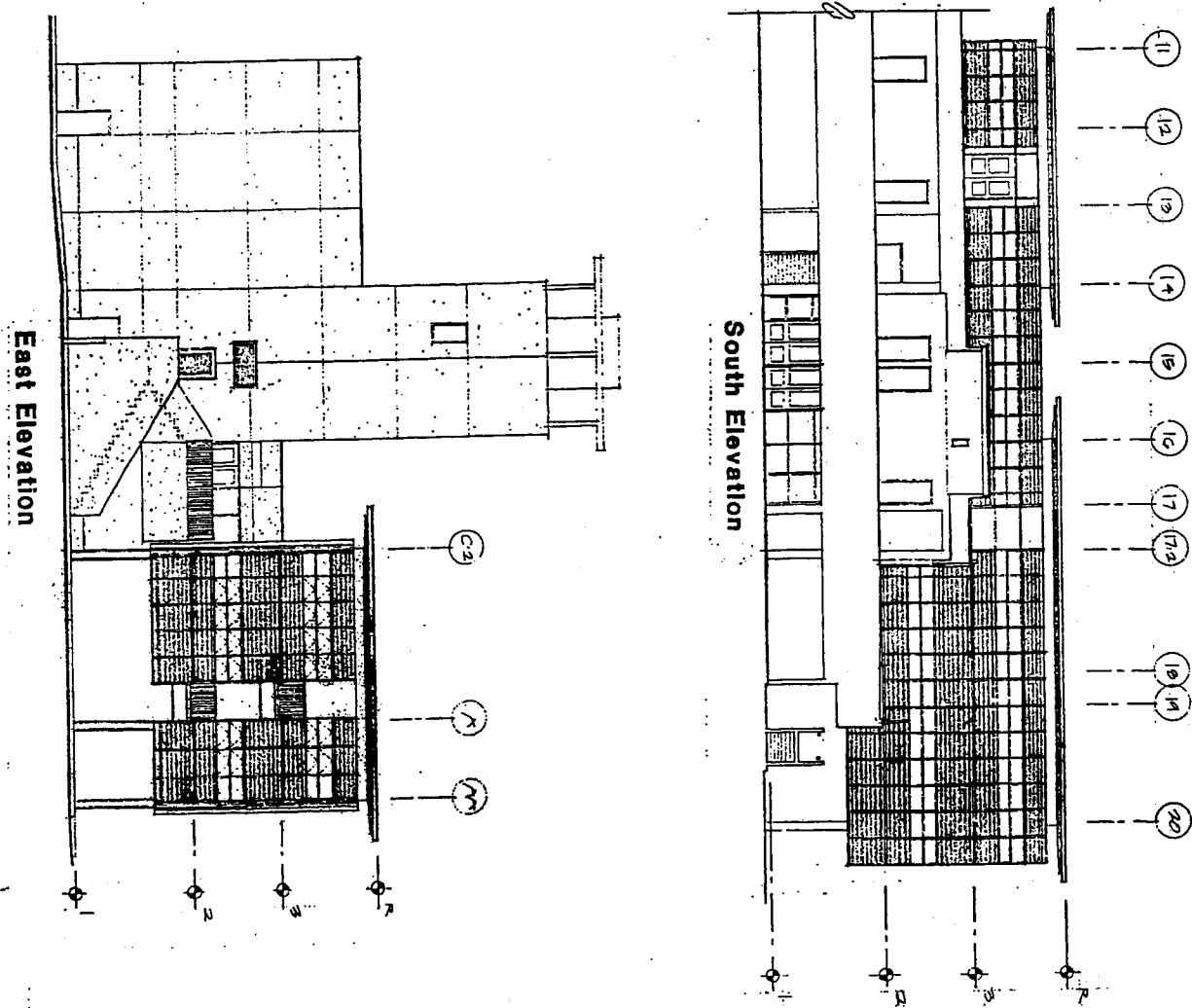


Not For Construction

NO.	DATE	BY	REVISION

A401

Figure 4: South and East Elevations



UCSB Materials Research Laboratory Bu

Notice of 1

EXHIBIT NO. 5
 APPLICATION NO.
 UCSB LRDP-A 1-03
 NOTED 6-03
 Materials Research Lab
 Campus Elevations

Project No.	01730
Rev. No.	02/03/03
Date	02/03/03
Scale	1/8" = 1'-0"
Author	
Checked	
Drawn	
In Charge	

Exterior Elevations
 SCALE 1/8" = 1'-0"
 ADDITIONS TO MATERIALS RESEARCH LABORATORY BLDG.
 UNIVERSITY OF CALIFORNIA, SANTA BARBARA

Not For Construction



Figure 1: Location Map

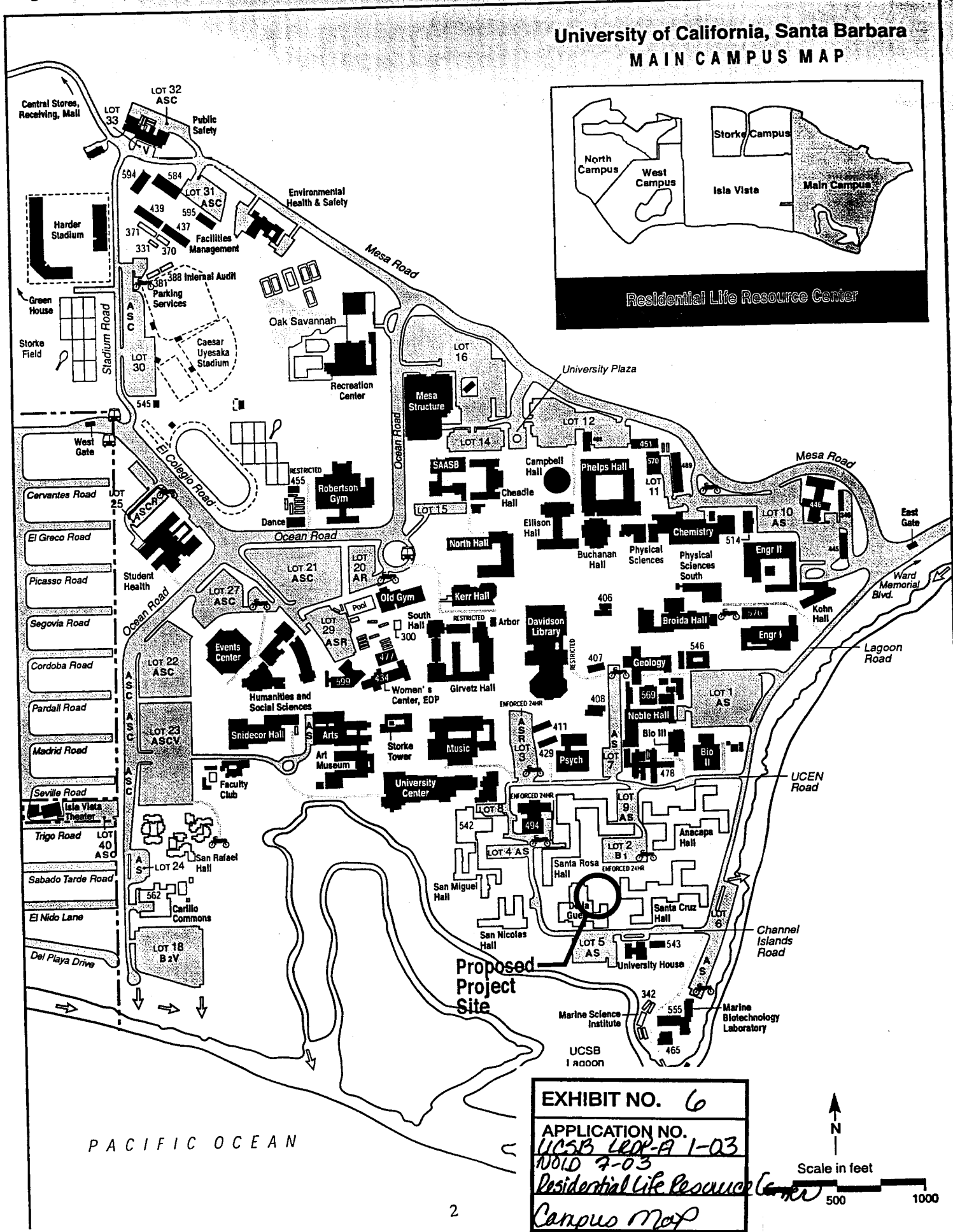
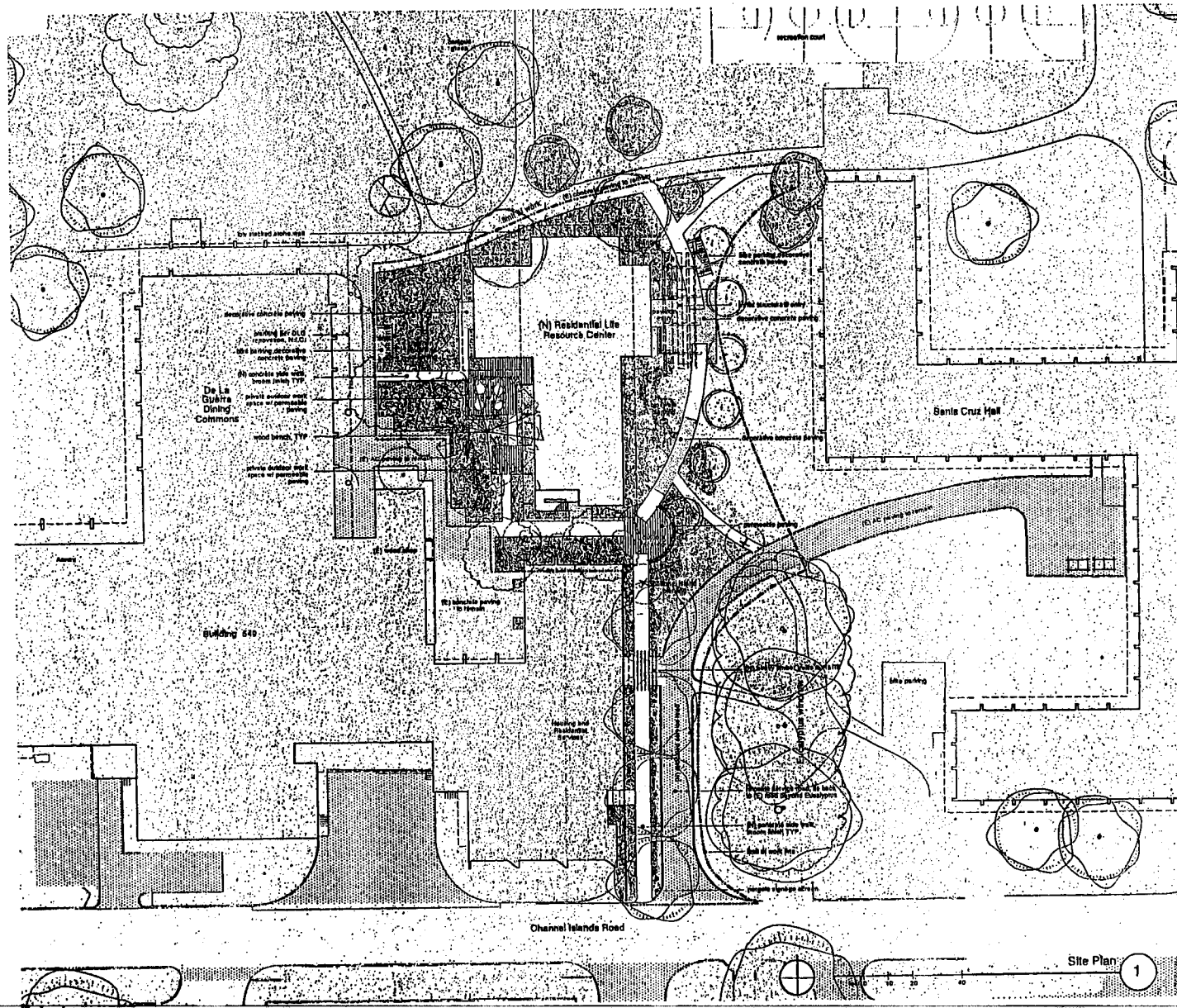


Figure 2: Site Plan



Blackbird Architects
 225 Palm Ave.
 Santa Barbara, CA
 93101 USA
 1805 937 1219
 1805 937 1317
 www.blackbird.com

Consultant:
 Landscape Architect:
 Van Arta Associates
 225 Palm Avenue
 Santa Barbara, CA 93101
 1805 937 1444
 1805 732 1448

Structural Engineering:
 M & C
 225 Palm Avenue
 Santa Barbara, CA 93101
 1805 937 4522

Electrical Engineering:
 J & P E
 164 W. Alvarado Ave
 Santa Barbara, CA 93101
 1805 549 9718

Structural Engineering:
 South Valley & Associates
 900 Whittier Blvd Suite 910
 Los Angeles, CA 90017
 213 241 0707
 213 248 2018

Civil Engineering:
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 900 E. Normandie
 Santa Barbara, CA 93101
 1805 965 2274
 1805 965 3372

Residential Life Resource Center

University of California,
 Santa Barbara
 Office of Design and
 Construction Services
 Santa Barbara, CA 93106-1000

P.M.: Erik Brown, 893-4128

UCSB project # 999498

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Site Plan

A1.1

EXHIBIT NO. 7
 APPLICATION NO.
 UCSB LDRP-A-1-03
 1010 7-03
 Residential Life Resource
 Center
 Site Plan

Figure 6: East and North Elevations

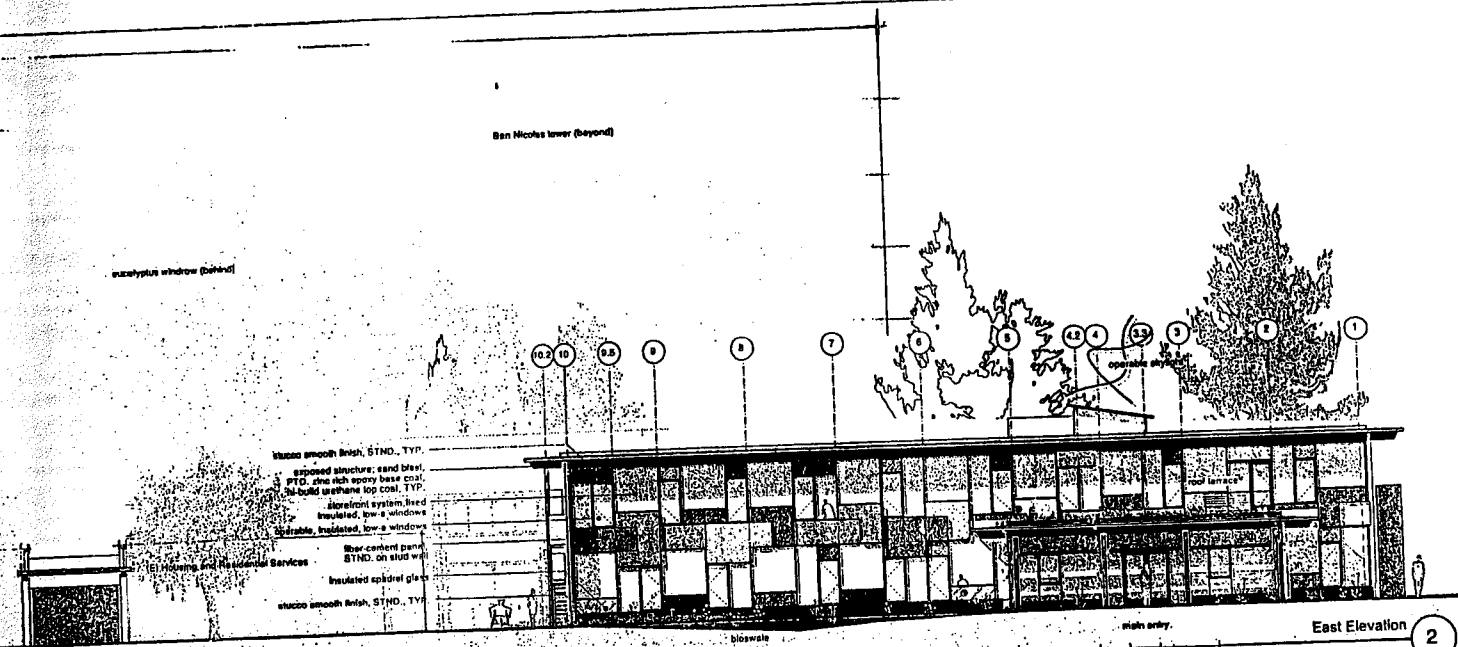
EXHIBIT NO. 8
APPLICATION NO.
UCSB 2007-A-1-03
NOV 7-03
Residential Life Res. Ctr.
Elevation View

Scale
1" = 10'-0"
1/8" = 1'-0"
1/4" = 2'-0"
1/2" = 4'-0"
3/4" = 6'-0"
1" = 8'-0"
1 1/4" = 10'-0"
1 1/2" = 12'-0"
1 3/4" = 14'-0"
2" = 16'-0"
2 1/4" = 18'-0"
2 1/2" = 20'-0"
2 3/4" = 22'-0"
3" = 24'-0"
3 1/4" = 26'-0"
3 1/2" = 28'-0"
3 3/4" = 30'-0"
4" = 32'-0"
4 1/4" = 34'-0"
4 1/2" = 36'-0"
4 3/4" = 38'-0"
5" = 40'-0"
5 1/4" = 42'-0"
5 1/2" = 44'-0"
5 3/4" = 46'-0"
6" = 48'-0"
6 1/4" = 50'-0"
6 1/2" = 52'-0"
6 3/4" = 54'-0"
7" = 56'-0"
7 1/4" = 58'-0"
7 1/2" = 60'-0"
7 3/4" = 62'-0"
8" = 64'-0"
8 1/4" = 66'-0"
8 1/2" = 68'-0"
8 3/4" = 70'-0"
9" = 72'-0"
9 1/4" = 74'-0"
9 1/2" = 76'-0"
9 3/4" = 78'-0"
10" = 80'-0"

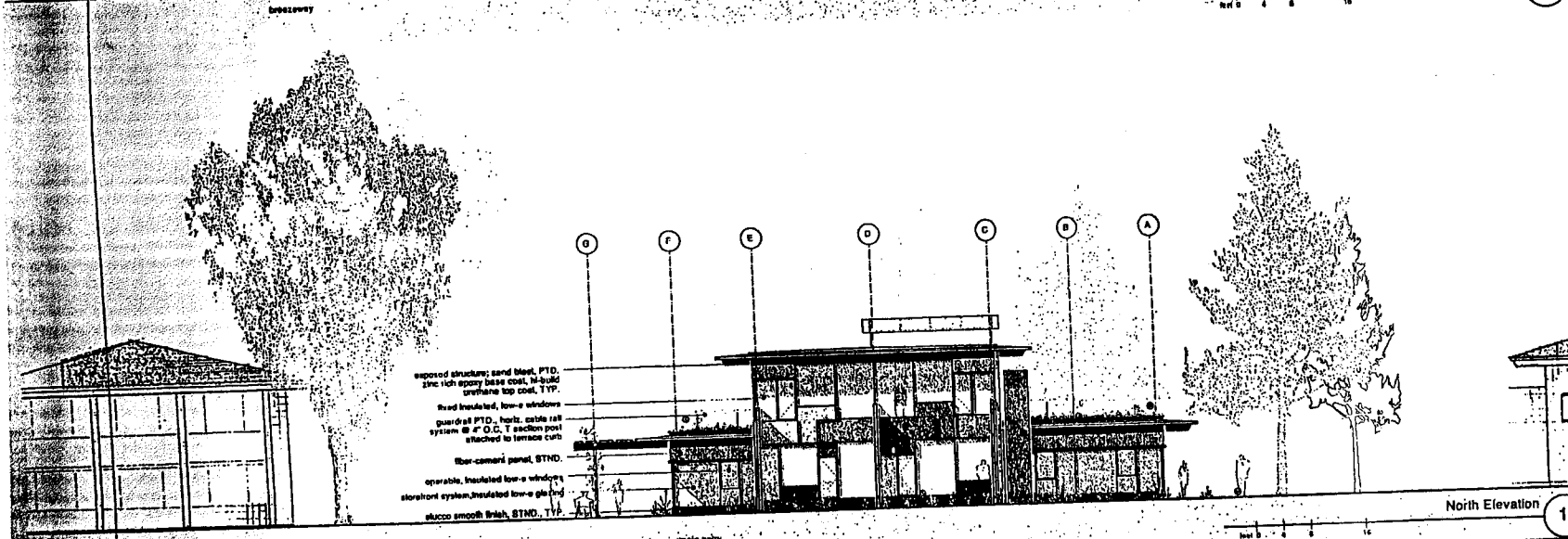
Structural Engineering
J. M. P. E.
155 W. Alvarado Ave.
Santa Barbara, CA 93101
1805 989 9310

Structural Engineering
Heath T. Venable & Associates
800 Wilshire Blvd. Suite 510
Los Angeles, CA 90017
1310 282 0100
1310 888 0010

Civil Engineering
Tanner & Associates
800 E. Alvarado Ave.
Santa Barbara, CA 93101
1805 986 2222
805 985 3377



East Elevation 2



North Elevation 1

Residential
Life
Resource
Center

University of California,
Santa Barbara
Office of Design and
Construction Services
Santa Barbara, CA 93106-1030
P.M.: Erich Brown, 893-4128
UCSB project # 988498

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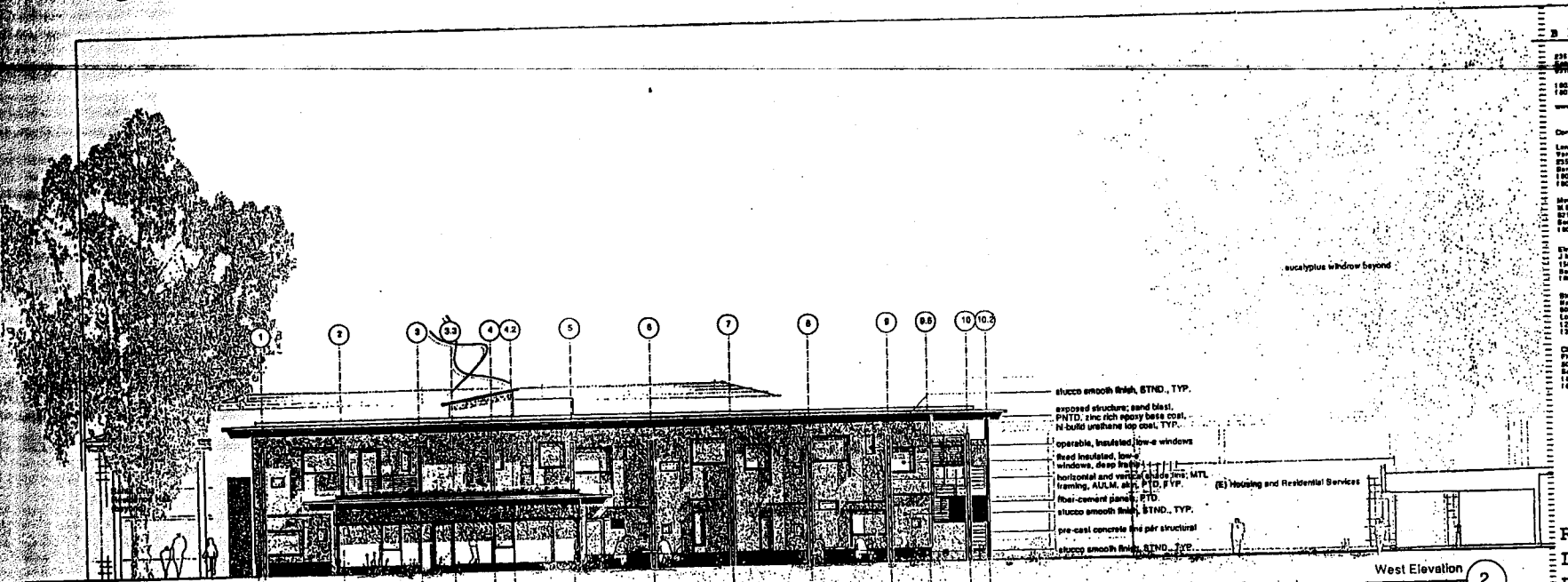
De La Guerra Dining Commons

Elevations
East Elevation
North Elevation

A3.1
design development 03.28.2003

Figure 7: West and South Elevations

EXHIBIT NO. 9
APPLICATION NO. UCSB 4002A-1-03
NOV-7-03
Residential Life Resources
Elevation View

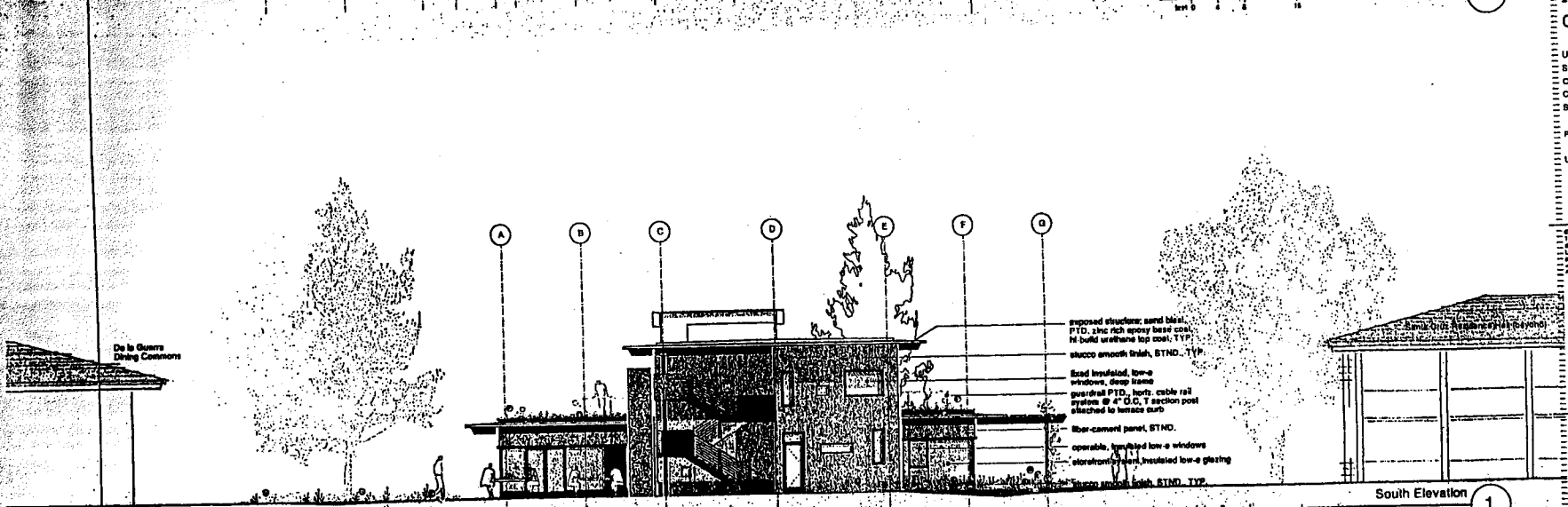


- stucco smooth finish, BTND, TYP.
- exposed structure; sand blast, PNTD, zinc rich epoxy base coat, N build urethane top coat, TYP.
- operable, insulated, low-e windows
- head insulated, low-e windows, deep frame
- horizontal and vertical cables; MTL framing, ALUM. SHFT, PTD, PYP
- fiber-cement panels, PTD
- stucco smooth finish, BTND, TYP.
- pre-cast concrete fins per structural
- stucco smooth finish, BTND, TYP.

West Elevation 2

Residential
Life
Resource
Center

University of California,
Santa Barbara
Office of Design and
Construction Services
Santa Barbara, CA 93106-1030
P.M.: Erick Brown, 872-4129
UCSB project # 886486



- exposed structure; sand blast, PTD, zinc rich epoxy base coat, N build urethane top coat, TYP.
- stucco smooth finish, BTND, TYP.
- head insulated, low-e windows, deep frame
- guardrail PTD, horiz. cable rail system @ 4' O.C., T section post attached to terrace curb
- fiber-cement panels, BTND
- operable, insulated low-e windows
- structurally insulated low-e glazing
- stucco smooth finish, BTND, TYP.

South Elevation 1

Elevations
West Elevation
South Elevation

A3.2
design development 03.28.2003

Figure 1: Location Map

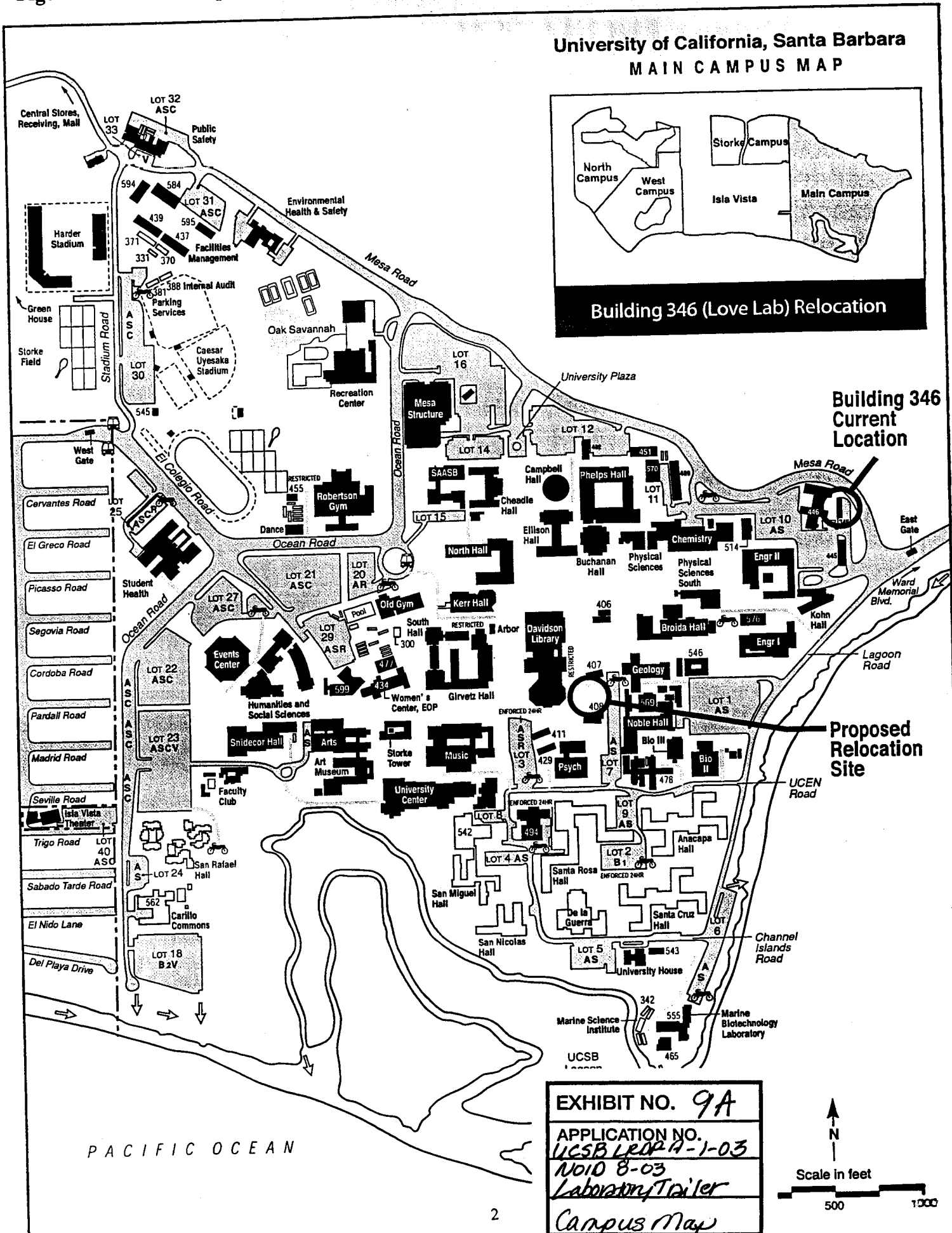


Figure 2: Love Lab Trailer Existing Location



EXHIBIT NO.	10
APPLICATION NO.	UCSB LROP-A-1-Q3
	NO10 8-03
	Laboratory Trailer
	Existing Trailer Photo

Figure 3: Proposed Location

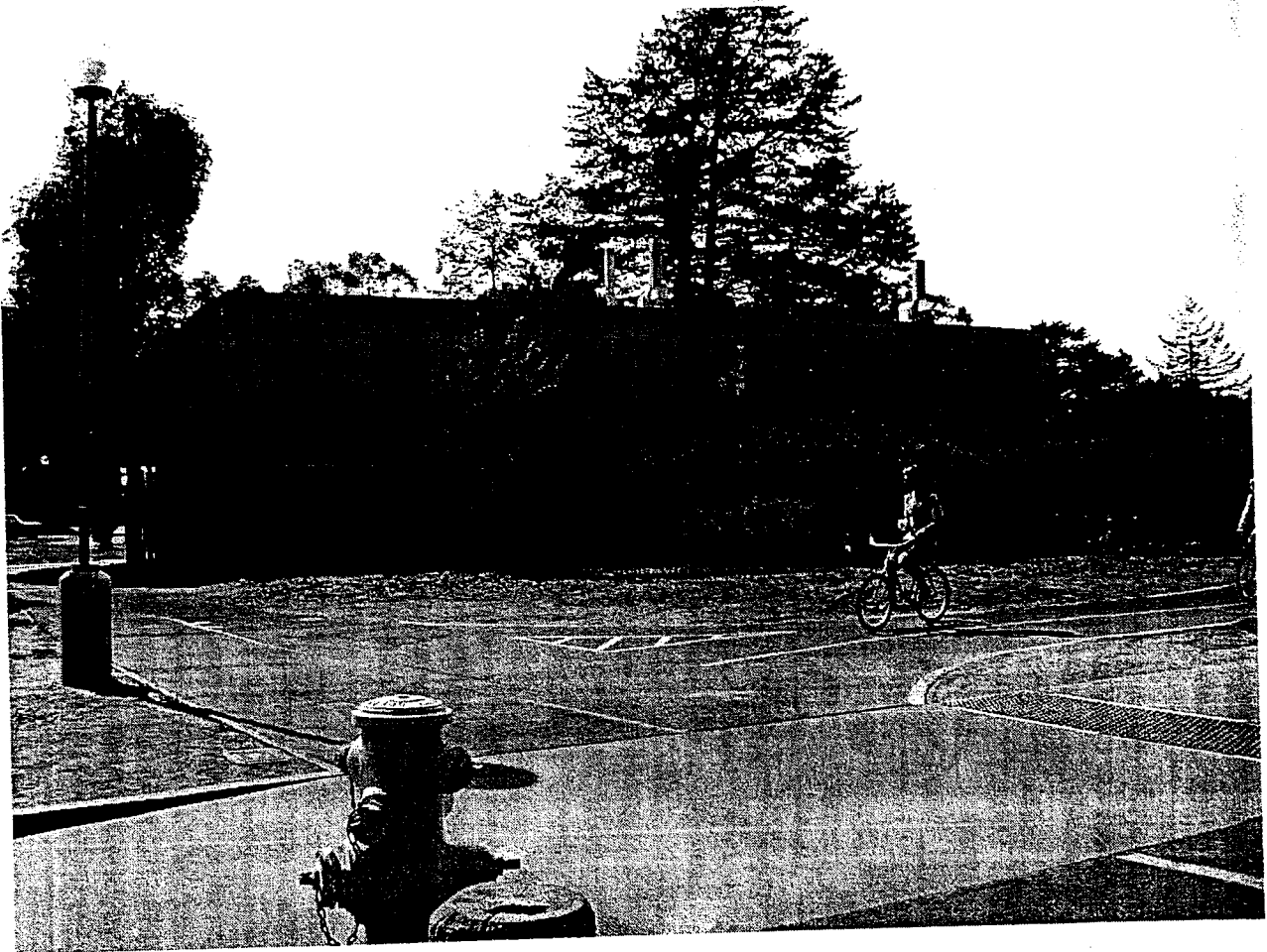
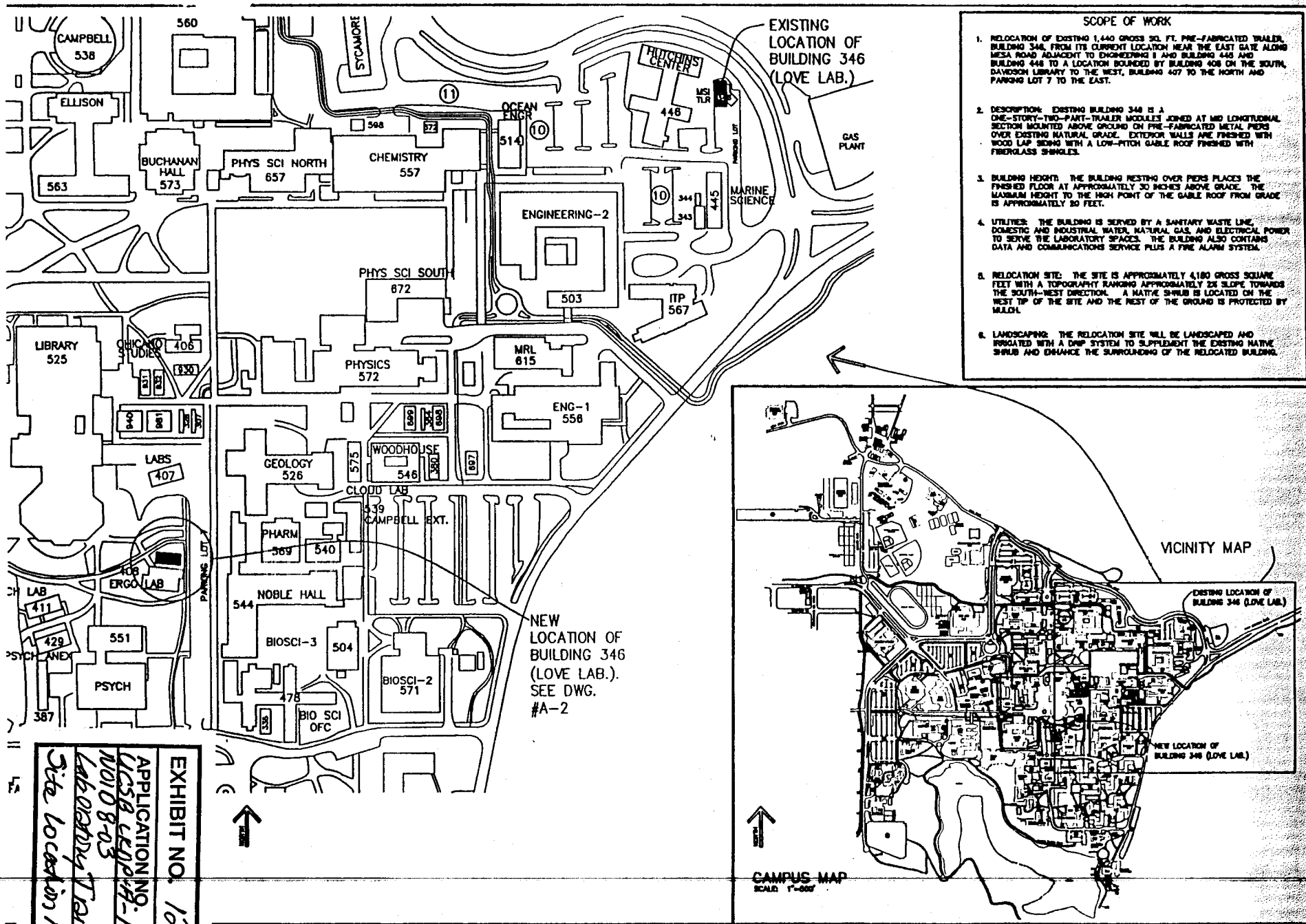


EXHIBIT NO. //
APPLICATION NO. UC50 LRDPA-1-03
NO10 8-03
Laboratory Trailer
Proposed Location Photo

Figure 4: Site Plan



NO.	DATE	BY

prepared by: **metrotech**
 PROJECT: **UNIVERSITY OF CALIFORNIA MARINE SCIENCE INSTITUTE SANTA BARBARA, CA 93106**
 DATE: **NOVEMBER 2005**
 SCALE: **AS SHOWN**
 DRAWING NO.: **LRD-05-010**

EXHIBIT NO. 12
 APPLICATION NO. UCSA LEAD-1-03
 NO108-03
 Laboratory Trailer
 Site Location Map

RELOCATION OF LOVE LAB. - TRAILER 346
 MARINE SCIENCE INSTITUTE
 UNIVERSITY OF CALIFORNIA
 SANTA BARBARA, CA

A-1

Figure 5: Floor Plan

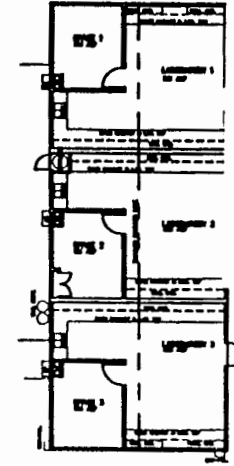
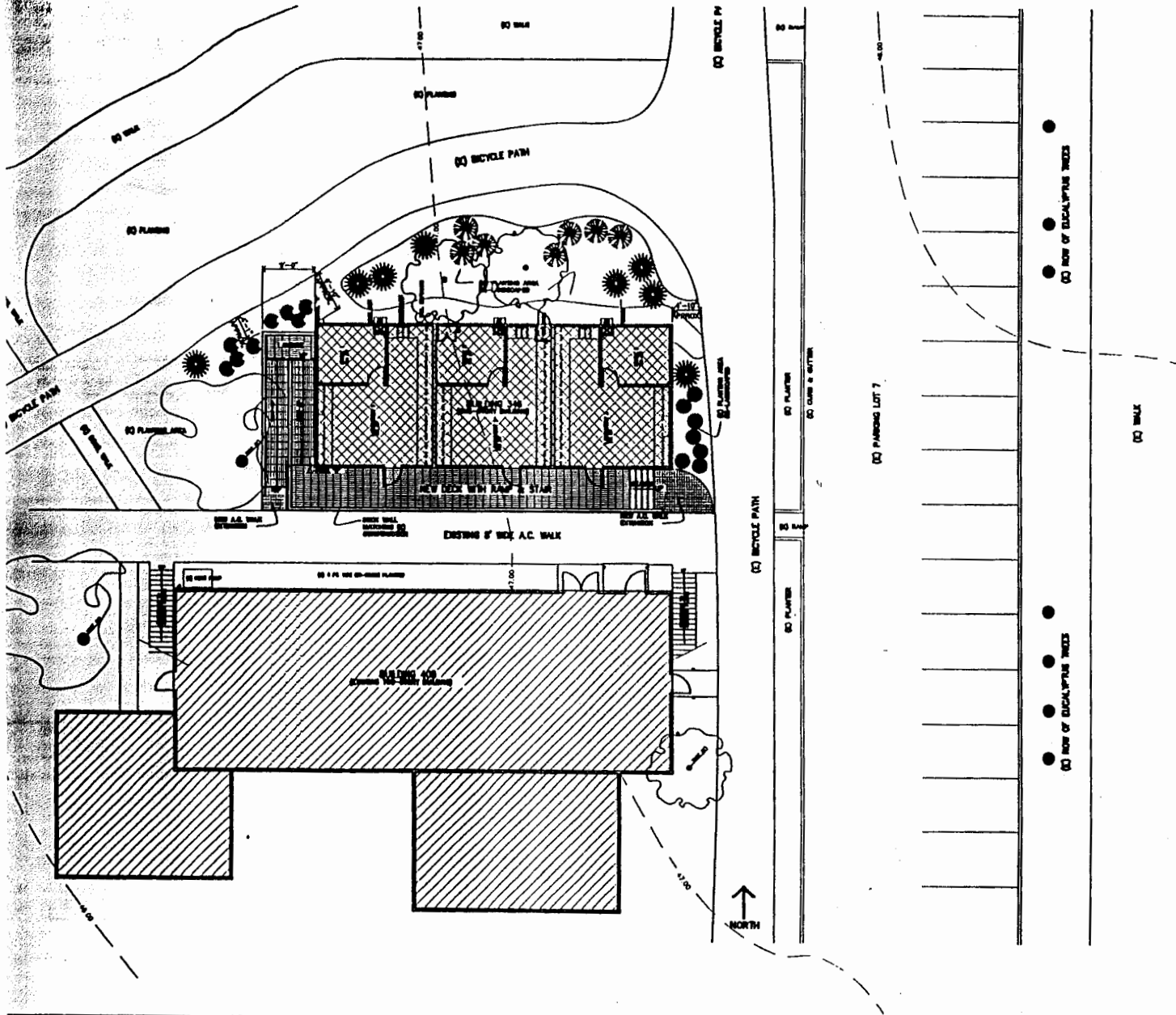


EXHIBIT NO. 13
APPLICATION NO.
UCSD LRP-A-1-03
1010 B-03
Laboratory Trailer
Detailed Site Plan

EXISTING FLOOR PLAN - BUILDING 348

PROJECT DATA

RELOCATION SITE AREA: 4,180 SQ.FT., GROSS
BUILDING AREA: 1,440 SQ.FT., GROSS
BUILDING & RAMP FOOTPRINT: 2,103 SQ.FT., GROSS
LANDSCAPED AREA: 2,000 SQ.FT., GROSS
NEW WALK AREA: 77 SQ.FT.

RELOCATION OF LOVE LAB - BUILDING 348
MARINE SCIENCE INSTITUTE
UNIVERSITY OF CALIFORNIA
SANTA BARBARA, CA

SITE PLAN, NEW AND EXISTING WORK - PARTIAL

A-2

Figure 6: Elevations

Long Range Developments
LATE 1

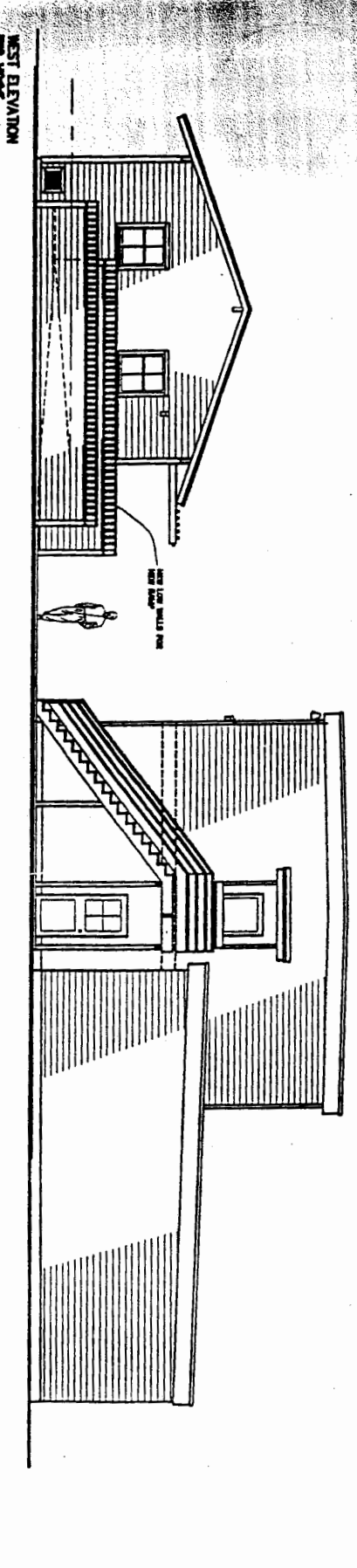
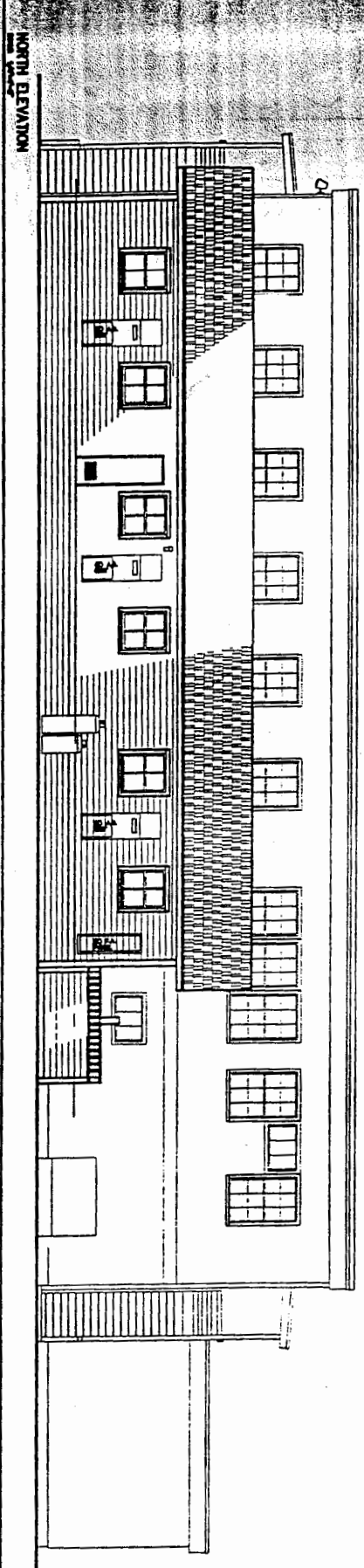
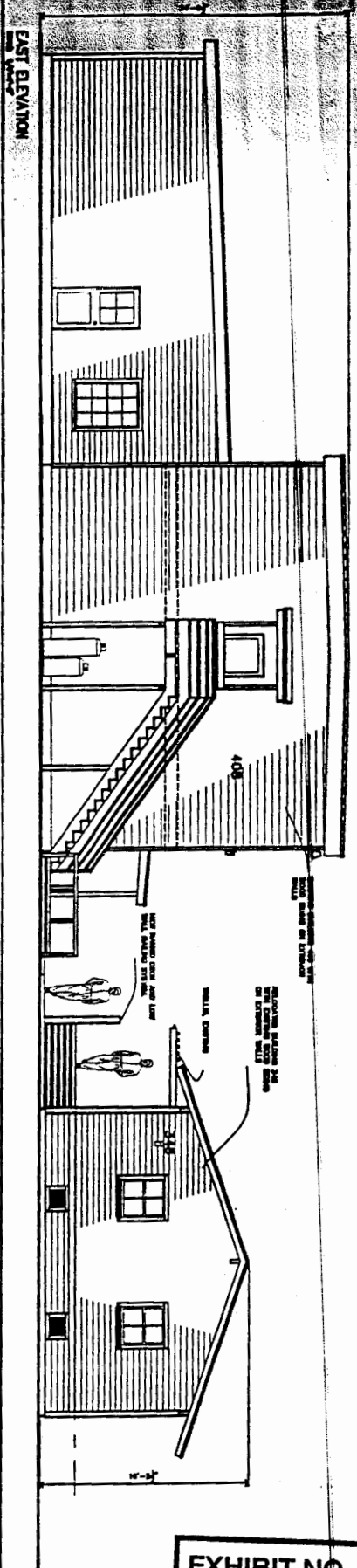


EXHIBIT NO. 14
 APPLICATION NO. UCSB LDR-A-1-03
 NOID-8-03
 Laboratory Trailer
 Elevation Views



RELOCATION OF LOVE LAB - BUILDING 344
 MARINE SCIENCE INSTITUTE
 UNIVERSITY OF CALIFORNIA
 SANTA BARBARA, CA

A-3

University of California, Santa Barbara
MAIN CAMPUS

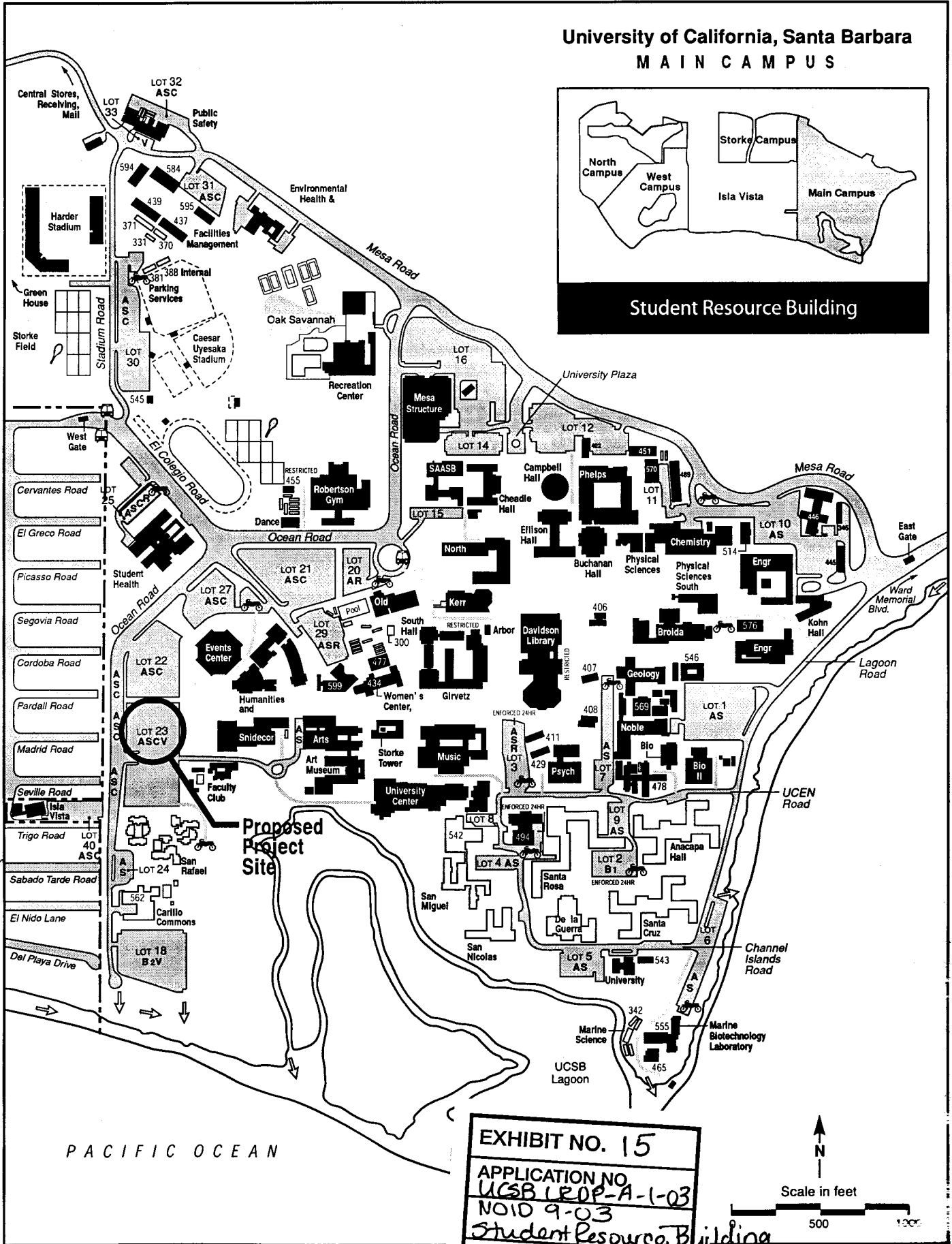
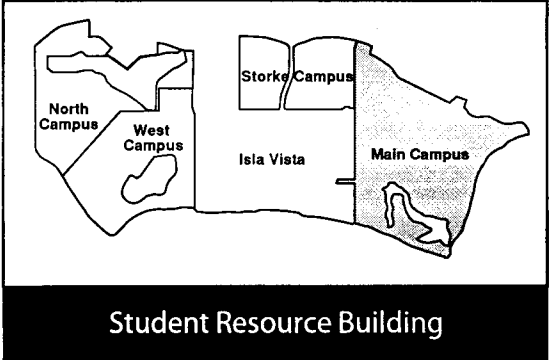
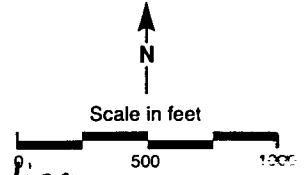
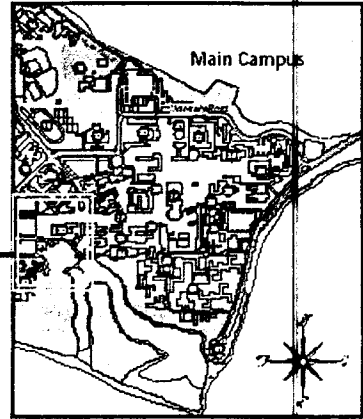


EXHIBIT NO. 15
 APPLICATION NO
 UCSB LROP-A-1-03
 NOID 9-03
 Student Resource Building
 Campus Map





Area of Detail



- Events Center
- Humanities and Social Sciences Bldg.
- Parking Lot No. 22
- Pardall Corridor
- Parking Lot No. 23N and Project Site
- Snidecor Hall
- Faculty Club
- Commencement Green
- Parking Lot No. 23S
- Ocean Road
- San Rafael Residence Hall
- Campus Lagoon
- Eucalyptus Windrow
- Isla Vista Community
- Manzanita Village Project Site
- Carrillo Commons



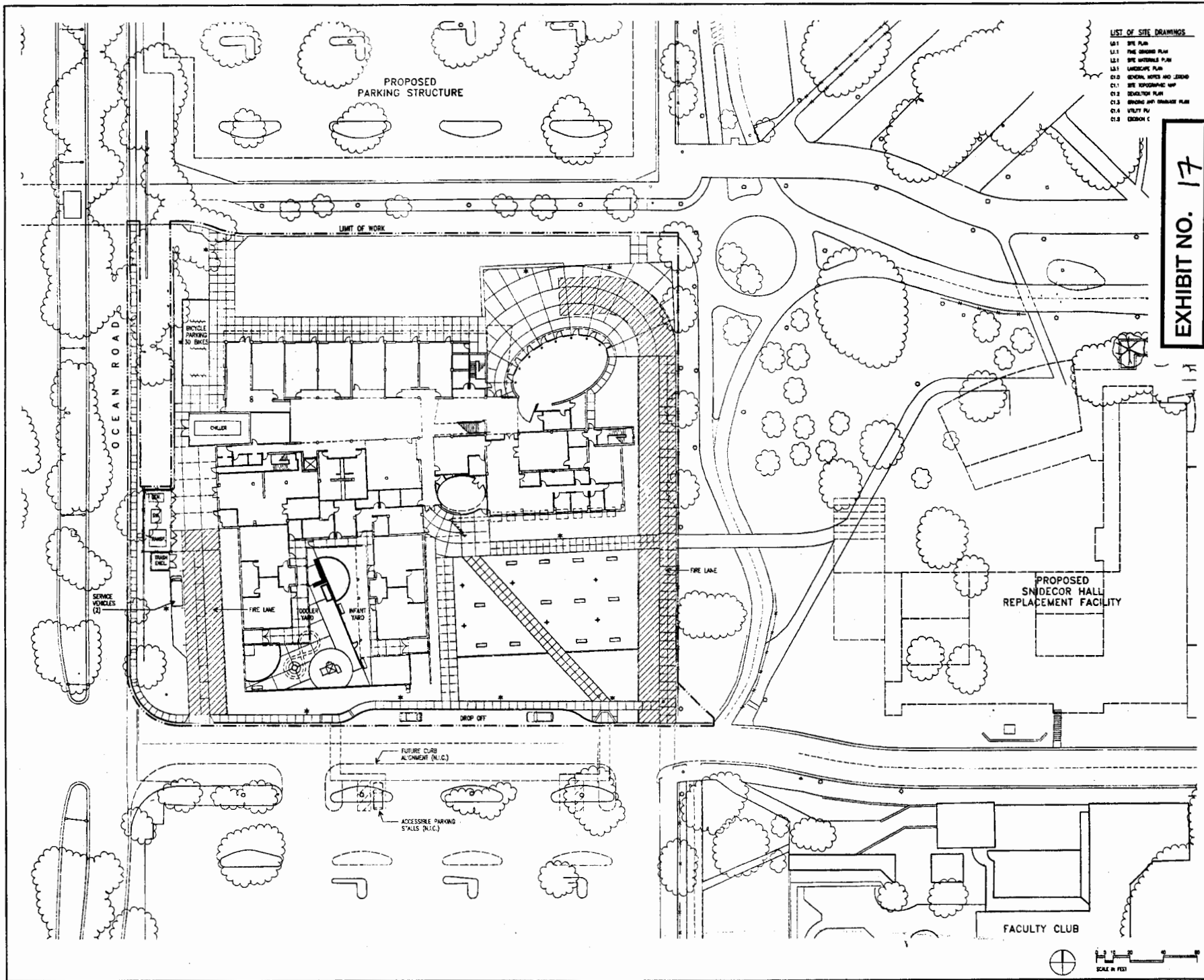
Scale: 1" = approx. 300'

University of California, Santa Barbara

Student Resources Building Project

EXHIBIT NO. 16
APPLICATION NO. UCSB LROP-A-1-03
NOID 9-03
Student Resource Building
Location Map - Aerial

Project Area



- LIST OF SITE DRAWINGS
- LS.1 SITE PLAN
 - LS.2 FINE GRADING PLAN
 - LS.3 SITE UTILITIES PLAN
 - LS.4 LANDSCAPE PLAN
 - LS.5 GENERAL NOTES AND LEGEND
 - CS.1 SITE HYDROLOGIC MAP
 - CS.2 EXISTING PLAN
 - CS.3 BRIDGE AND CHANNEL PLAN
 - UL.1 UTILTY PLAN
 - CS.3 EXISTING C



EXHIBIT NO. 17

APPLICATION NO.
UCSB LEOP-A-1-03

NOV 9-03
Student Resource Bldg

Site Plan

DESIGN DEVELOPMENT SUBMITTAL	14 MAR 2003
DESIGN DEVELOPMENT SUBMITTAL	7 MAR 2003
SCHEMATIC DESIGN SUBMITTAL	4 OCT 2002
No. Description	Date

DATE ISSUED IN REVISION HISTORY

Sheet

Project Title
UNIVERSITY OF CALIFORNIA
SANTA BARBARA

STUDENT RESOURCE
BUILDING

USE PROJECT NUMBER RV 0034-001-10

Drawing Title
SITE PLAN

Project No. 04087-00 Scale 1"=20'

Drawn By: TAD

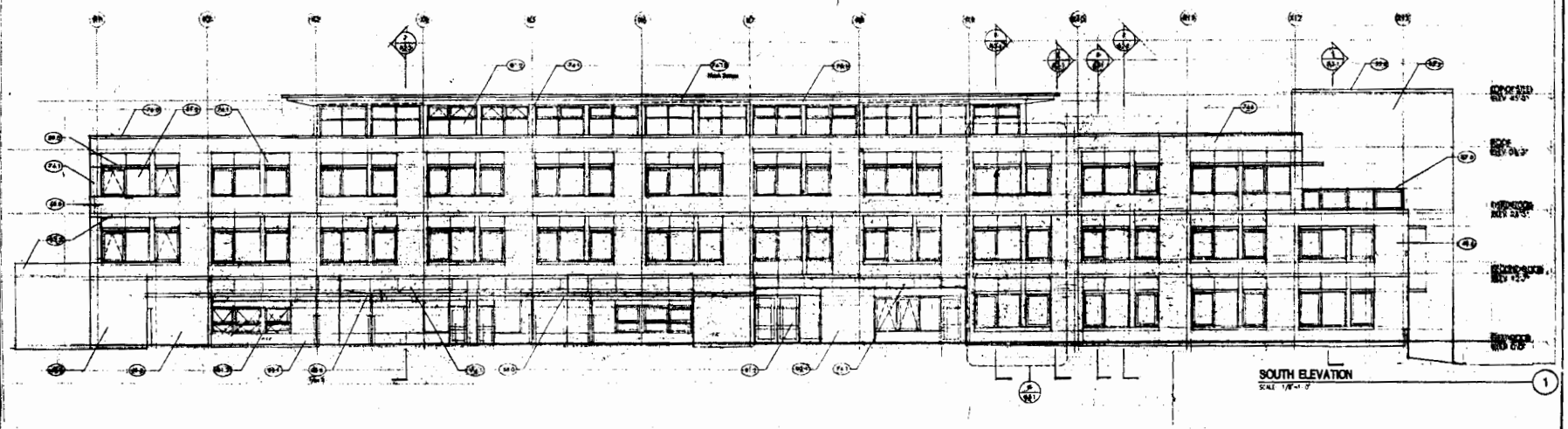
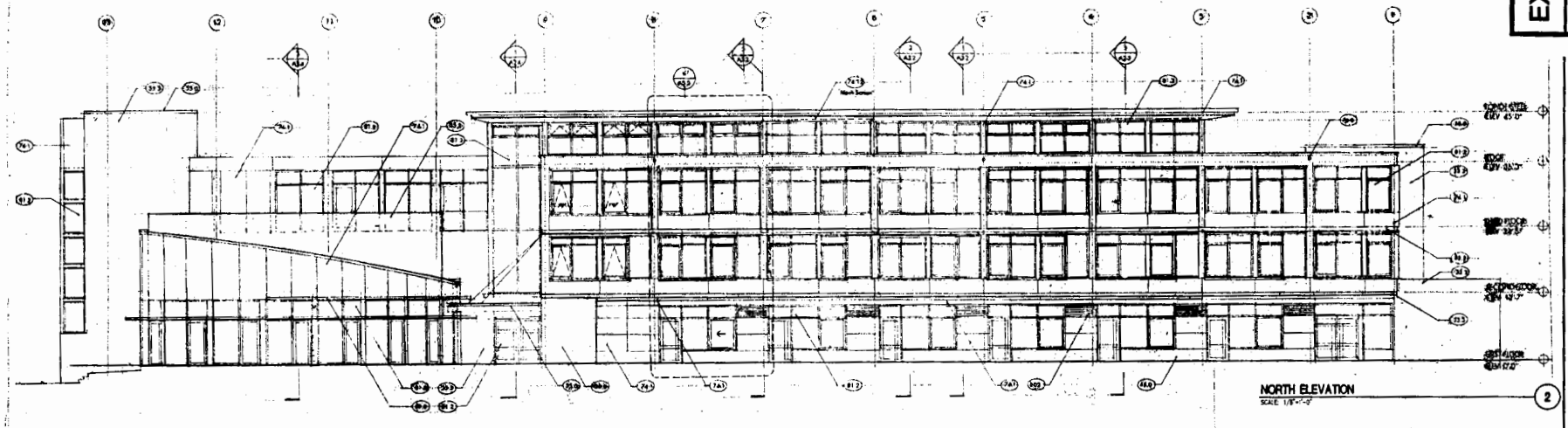
Checked By:

Approved By:

Date:

Drawing No. **L0.1**

EXHIBIT NO. 18
 APPLICATION NO.
 UCSB LEOP-A-11-03
 NO10 9-03
 Student Resource Bldg
 Elevation View



- DESIGN DEVELOPMENT SUBMITTAL 7 MAY 2003	
- SCHEMATIC DESIGN SUBMITTAL 4 OCT 2002	
No.	Description Date
END SELECT A REVISION HISTORY	
Story	
Project Title UNIVERSITY OF CALIFORNIA SANTA BARBARA	
STUDENT RESOURCE BUILDING	
UCSB PROJECT NUMBER PB 03348/000-30	
Drawing Title BUILDING ELEVATIONS	
Project No. 24087.00 Scale: 1/4" = 1'-0"	
Drawn By: XX	
Checked By: XX	
Approved By: XX	
Date	
Drawing No. A2-1	

