

**CALIFORNIA COASTAL COMMISSION**

SOUTH CENTRAL COAST AREA  
89 SOUTH CALIFORNIA ST., SUITE 200  
VENTURA, CA 93001  
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**RECORD PACKET COPY**

May 28, 2003

TO: Commissioners and Interested Persons

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

RE: **Notice of Impending Development 5-03, Pursuant to the University of California Santa Barbara Certified Long Range Development Plan (LRDP)** for Public Hearing and Commission Action at the meeting of June 13, 2003, in Long Beach.

**SUMMARY AND STAFF RECOMMENDATION**

The impending development consists of the demolition of 19,720 gross square feet (14,435 assignable sq. ft.) of the existing Office Wing of Snidecor Hall and construction of a new 30,346 gross sq. ft. (18,427 assignable sq. ft.), maximum 34 ft. high replacement wing and a one-story 4,500 gross sq. ft. (4,500 assignable sq. ft.), maximum 41 ft. high classroom and acting studio on Main Campus. The impending development also includes approximately 1,200 cu. yds. of grading (200 cu. yds. of cut and 1,000 cu. yds. fill), landscaping, and bicycle 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 22, 2003, and the notice was deemed filed on May 23, 2003. 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 three special conditions regarding (1) conformance with mitigation measures, (2) drainage and polluted runoff control plans, and (3) interim erosion control and removal of debris, which are necessary to bring the development into conformance with the LRDP.

**SUBSTANTIVE FILE DOCUMENTS:** 1990 Long Range Development Plan (UCSB, 1990); Preliminary Geotechnical Report Snidecor Replacement (West Wing of Speech and Drama Building 554), University of California, Santa Barbara (CFS Geotechnical Consultants, February 2, 2001); Results of Survey for Nesting Birds for Eight Projects at University of California Santa Barbara (Tetra Tech, Inc. May 5, 2003); Final Mitigated Negative Declaration Snidecor Hall Replacement Facility (SCH#2003031010)

## **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 5-03, 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 5-03, 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 5-03, 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. Mitigation Measures identified during Environmental Review**

In accordance with the University's commitment to implement all mitigation measures identified in the Final Mitigated Negative Declaration prepared by the University for the Snidecor Hall Replacement Facility in the Notice of Impending Development 5-03, all mitigation measures identified within the subject final environmental documents are hereby incorporated by reference as conditions of the Notice of Impending Development unless specifically modified by one or more of the special conditions set forth herein.

#### **2. Drainage and Polluted Runoff Control Program**

Prior to the commencement of development, the University 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 85<sup>th</sup> 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 30<sup>th</sup> 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.

**3. Interim Erosion Control and Removal of Debris**

A) Prior to the commencement of development, the University shall submit, for the review and approval of the Executive Director, 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 to ensure that the plans are in conformance with the consultants' recommendations and shall provide the following:

- (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 University 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.

B) Prior to the commencement of development, the University shall provide evidence to the Executive Director of the location of the disposal site for all excavated material and debris 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.

#### **IV. FINDINGS AND DECLARATIONS**

The Commission finds and declares as follows:

##### **A. Background**

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

##### **B. Description of Impending Development**

The impending development consists of the demolition of 19,720 gross square feet (14,435 assignable sq. ft.) of the existing Office Wing of Snidecor Hall and construction of a new 30,346 gross sq. ft. (18,427 assignable sq. ft.), maximum 34 ft. high replacement wing and a one-story 4,500 gross sq. ft. (4,500 assignable sq. ft.), maximum 41 ft. high classroom and acting studio on Main Campus. The impending development also includes approximately 1,200 cu. yds. of grading (200 cu. yds. of cut and 1,000 cu. yds. fill), landscaping, courtyard, and bicycle parking, and bicycle and pedestrian path improvements.

The proposed Snidecor Replacement Wing would result in the development of a two-story "L-shaped" building connected to the remaining Snidecor building and a one-story 150-seat classroom and acting studio on the project site. The ground level includes a courtyard and network of pedestrian accessways and the second floor would be developed with a pedestrian bridge connecting the addition to the existing Snidecor Building. The new facility would replace existing faculty offices, department administration space, class laboratories, academic support space, and the Hatlen Theater Box Office. The new building is designed to satisfy the space needs of the Department of Dramatic Arts and provide new specialized class laboratories, offices for faculty, graduate students, teaching assistants and staff, classrooms, and academic support space. The Final Mitigated Negative Declaration (MND) reports that the facility would not cause an increase in students, faculty, and staff but will serve the growing demand for dramatic art, dance, and design programs.

The project site is located in the central portion of the Main Campus surrounded by a network of campus buildings and roads (Exhibit 1). Uses adjacent to the project site include the Events Center to the north; a service road and Faculty Club to the south; Snidecor Hall to the East; and Parking Lot 23 to the west. The approximately 1.9-acre

project site is roughly level, consisting primarily of the existing Snidecor Office Wing, ornamental lawn, other maintained landscape, a bicycle path, and pedestrian walkways.

The certified UCSB LRDP indicates that the project site may be developed with a range of potential uses including expansion of Snidecor Hall (speech, hearing, dramatic arts and dance), expansion of Faculty Club recreation amenities, or campus community serving function befitting location to parking, faculty club, and visibility from campus periphery. In this case, consistent with the identified uses for the project site, the University is proposing to expand Snidecor Hall.

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 not cause an increase in students, staff, or faculty. Construction of the proposed Snidecor Hall replacement facility would not require the demolition of the bike path and the bike path would be restored to its original condition if damaged during construction.

The subject site is not located in an environmentally sensitive habitat area, and the project does not require the removal of any existing native vegetation. The project does require the removal of fourteen non-native pine trees of various sizes within the landscaped perimeter of the existing office wing of Snidecor Hall. A bird survey of the project site was conducted in March 2003 and no pairs or nests were detected. The remaining non-native pine and eucalyptus trees would be left in place.

Demolition and construction of the proposed Office Wing is proposed to commence in January or February of 2004 and be complete in approximately 26 months.

### **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, approximately 74% 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 612,600 sq. ft. have been approved for development consistent with the 1990 LRDP provision. The University asserts that development of the proposed Snidecor Hall replacement facility would cover an additional 7,500 sq. ft. (see calculation details in Section D, Site Development Consistency, below) of site area. In combination with the Psychology building proposed concurrently with this NOID (with a building footprint of 7,240 sq. ft.) the total site area would reach approximately 627,340 sq. ft. upon approval, an amount under the 830,000 sq. ft. allowed under the LRDP. This amount is consistent with the allowable site coverage provided in the LRDP. As described above, the proposed Snidecor Hall replacement facility will be consistent with the new development policy of the LRDP.

#### **D. Site Development Consistency**

Potential new building locations, uses, and building area guidelines have been designated in the certified LRDP. The proposed project site is located on identified Potential Building Site No. 2 (Exhibit 2). The certified UCSB LRDP indicates that the project site may be developed with a range of different potential uses including: (1) expansion of Snidecor Hall (speech, hearing, dramatic arts and dance), (2) expansion of Faculty Club recreation amenities, or (3) campus community serving function befitting location to parking, faculty club, and visibility from campus periphery. The proposed project is intended to address identified seismic and life safety problems and to meet the research needs of the campus, including instruction and research space for the Department of Dramatic Arts, and general assignment classroom space. The use of this facility to support the expansion of Snidecor Hall 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 31,000 assignable square feet (*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*). The Snidecor Hall replacement facility is proposed to have 22,648 assignable square feet. Therefore, the development of the site will be less than the maximum 31,000 assignable square feet allocated for the site. The LRDP also designates a maximum of 16,000 additional gross square feet of building footprint area. The total proposed building footprint is 23,000 sq. ft. (18,500 sq. ft. for "L"-shaped office wing and 4,500 sq. ft. for one-story classroom and actors studio). However, because the project includes redevelopment not subject to this sq. ft. limitation, the existing development footprint is "credited" (i.e., subtracted) to the total reported square footage. In this case, the existing office wing footprint is 15,500 sq. ft. Therefore the proposed "additional" building footprint subject to the development guideline is approximately 7,500 sq. ft. This amount is less therefore less than the maximum 16,000 sq. ft. of additional gross sq. ft. allowed at Site No. 2. The proposed project is designed within the development guidelines for Potential Building Site No. 2, and therefore, the proposed Snidecor Hall replacement facility would be consistent with the allowable size designated in the LRDP.

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 facility would be a maximum of 41 feet in height. Therefore the proposed development is consistent with the building height restrictions required by the LRDP.

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



## **E. Water Quality**

The Commission recognizes that new development has the potential to adversely impact coastal water quality through the removal of 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 19,720 gross square feet (14,435 assignable sq. ft.) of the existing Office Wing of Snidecor Hall and construction of a new 30,346 gross sq. ft. (18,427 assignable sq. ft.), maximum 34 ft. high replacement wing and a one-story 4,500 gross sq. ft. (4,500 assignable sq. ft.), maximum 41 ft. high classroom and acting studio on Main Campus. The impending development also includes approximately 1,200 cu. yds. of grading (200 cu. yds. of cut and 1,000 cu. yds. fill), landscaping, courtyard, and bicycle parking, and bicycle and pedestrian path improvements. All stormwater runoff on campus (via surface runoff or through the campus stormdrain system) is either directed to the ocean or to the Campus Lagoon wetland which constitutes the lowest elevational point on Main Campus. The University has submitted drainage plans indicating that drainage from the project site will be diverted to 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.

In the case of this project, a majority of the project site has been previously developed with the existing office wing building, landscape and some hardscape features. The remaining areas are undeveloped/unmaintained areas between a network of pedestrian and bicycle path that appear to have sustained repeated use by bicyclists and pedestrians roaming off of the pathways. In this case, the proposed development will result in an increase in impervious surface, which in turn decreases the infiltrative function and capacity of existing permeable land on site. The reduction in permeable space therefore leads to an increase in the volume and velocity of stormwater runoff that can be expected to leave the site. Further, pollutants commonly found in runoff associated with the proposed use include petroleum hydrocarbons including oil and grease from vehicles; heavy metals; synthetic organic chemicals; dirt and vegetation; litter; fertilizers, herbicides, and pesticides. The discharge of these pollutants to coastal waters can cause cumulative impacts such as: eutrophication and anoxic conditions resulting in fish kills and diseases and the alteration of aquatic habitat, including adverse changes to species composition and size; excess nutrients causing algae blooms and sedimentation increasing turbidity which both reduce the penetration of sunlight needed by aquatic vegetation which provide food and cover for aquatic species; disruptions to the reproductive cycle of aquatic species; and acute and sublethal toxicity in marine organisms leading to adverse changes in reproduction and feeding behavior. These impacts reduce the biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes and reduce optimum populations of marine organisms and have adverse impacts on human health.

Therefore, in order to find the proposed development consistent with the water and marine resource policies of the LRDP, the Commission finds it necessary to require the incorporation of Best Management Practices designed to control the volume, velocity and pollutant load of stormwater leaving the developed site. Critical to the successful function of post-construction structural BMPs in removing pollutants in stormwater to the Maximum Extent Practicable (MEP), is the application of appropriate design standards for sizing BMPs. The majority of runoff is generated from small storms because most storms are small. Additionally, storm water runoff typically conveys a disproportionate amount of pollutants in the initial period that runoff is generated during a storm event. Designing BMPs for the small, more frequent storms, rather than for the large infrequent storms, results in improved BMP performance at lower cost.

The Commission finds that sizing post-construction structural BMPs to accommodate (infiltrate, filter or treat) the amount of stormwater produced by all storms up to and including the 85<sup>th</sup> percentile, 24 hour storm event, in this case, is equivalent to sizing BMPs based on the point of diminishing returns (i.e. the BMP capacity beyond which,

insignificant increases in pollutants removal (and hence water quality protection) will occur, relative to the additional costs. Therefore, the Commission requires the selected post-construction structural BMPs be sized based on design criteria specified in **Special Condition Two (2)**, and finds this will ensure the proposed development will be designed to minimize adverse impacts to coastal resources, in a manner consistent with the water and marine policies of the LRDP.

Furthermore, interim erosion control measures implemented during construction will serve to minimize the potential for adverse impacts to water quality resulting from drainage runoff during construction and in the post-development stage. To ensure that proposed erosion control measures are properly implemented and in order to ensure that adverse effects to coastal water quality do not result from the proposed project, the Commission finds it necessary to require the University, as required by **Special Condition Three (3)**, to submit final erosion control plans. Additionally, the Commission finds that stockpiled materials and debris have the potential to contribute to increased erosion, sedimentation, and pollution. 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 in order to ensure that excavated material will not be stockpiled on site and that landform alteration and site erosion is minimized, Special Condition 3 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.

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.

## **F. California Environmental Quality Act**

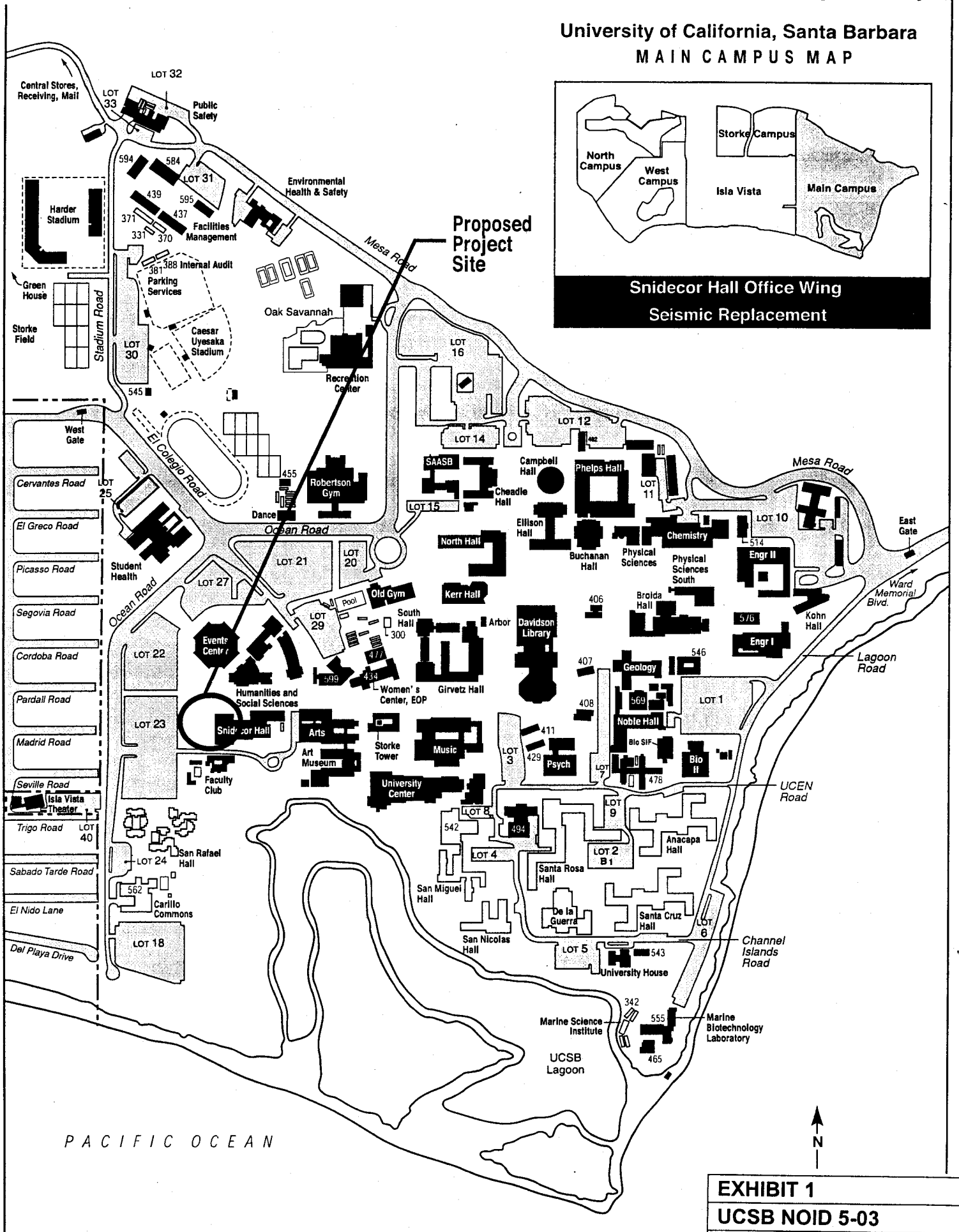
Pursuant to Section 21080.9 of the California Environmental Quality Act ("CEQA"), the Coastal Commission is the lead agency responsible for reviewing Long Range Development Plans for compliance with CEQA. The Secretary of Resources Agency has determined that the Commission's program of reviewing and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

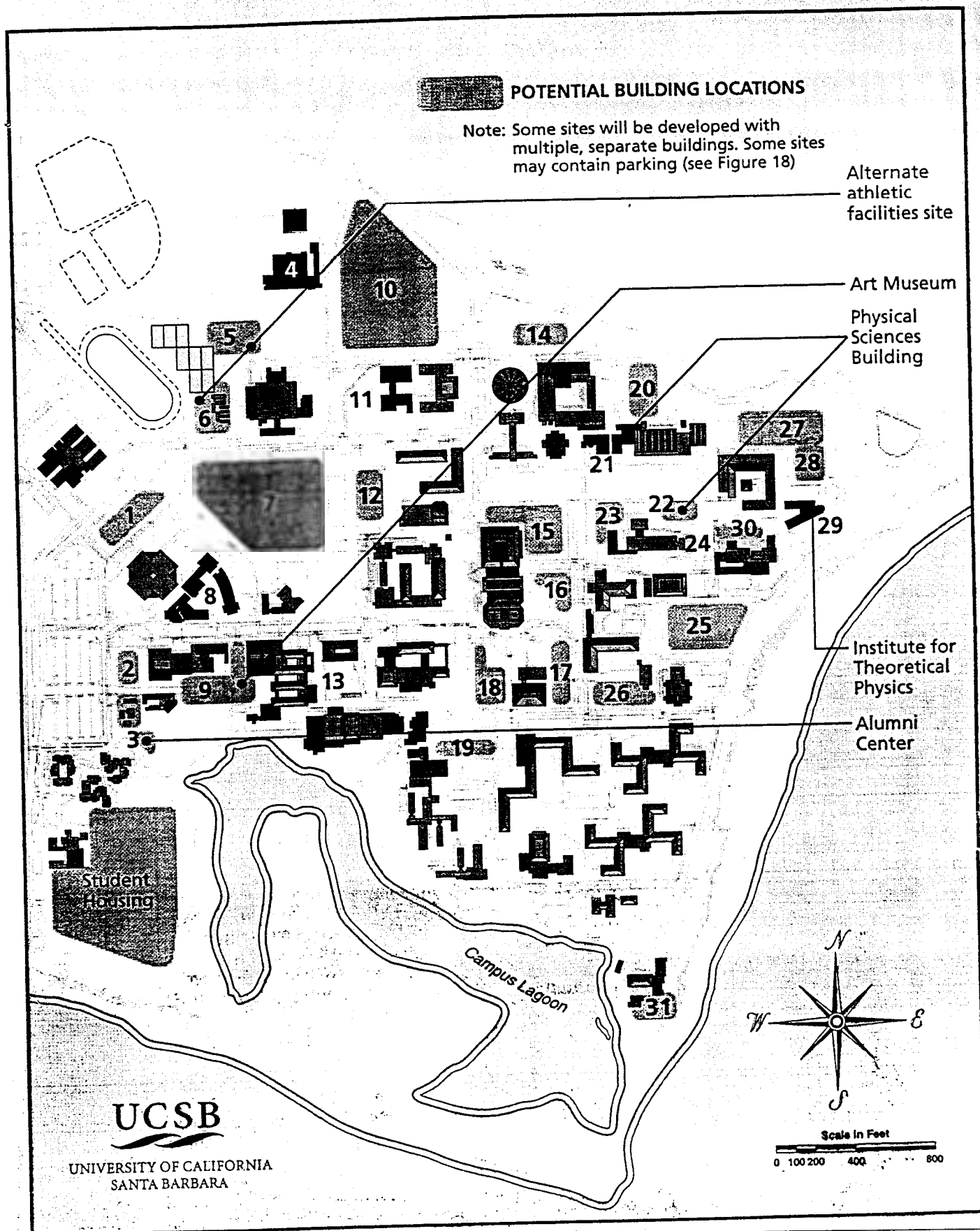
The environmental analysis for the proposed amendment is tiered from the University of California, Santa Barbara, Long Range Development Plan (LRDP) 1990 Environmental Impact Report (EIR). The 1990 LRDP EIR is a Program EIR, pursuant to Section 15168 of the California Environmental Quality Act (CEQA)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

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

For the reasons discussed in this report, the LRDP amendment, as submitted is consistent with the Chapter 3 policies of the Coastal Act. In addition, the mitigation measures identified in the Final Mitigated Negative Declaration have been incorporated by reference into the special conditions identified herein through Special Condition One (1), in addition to other special conditions which will lessen any significant adverse effect of the specific project components associated with Notice of Impending Development 5-03. 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.

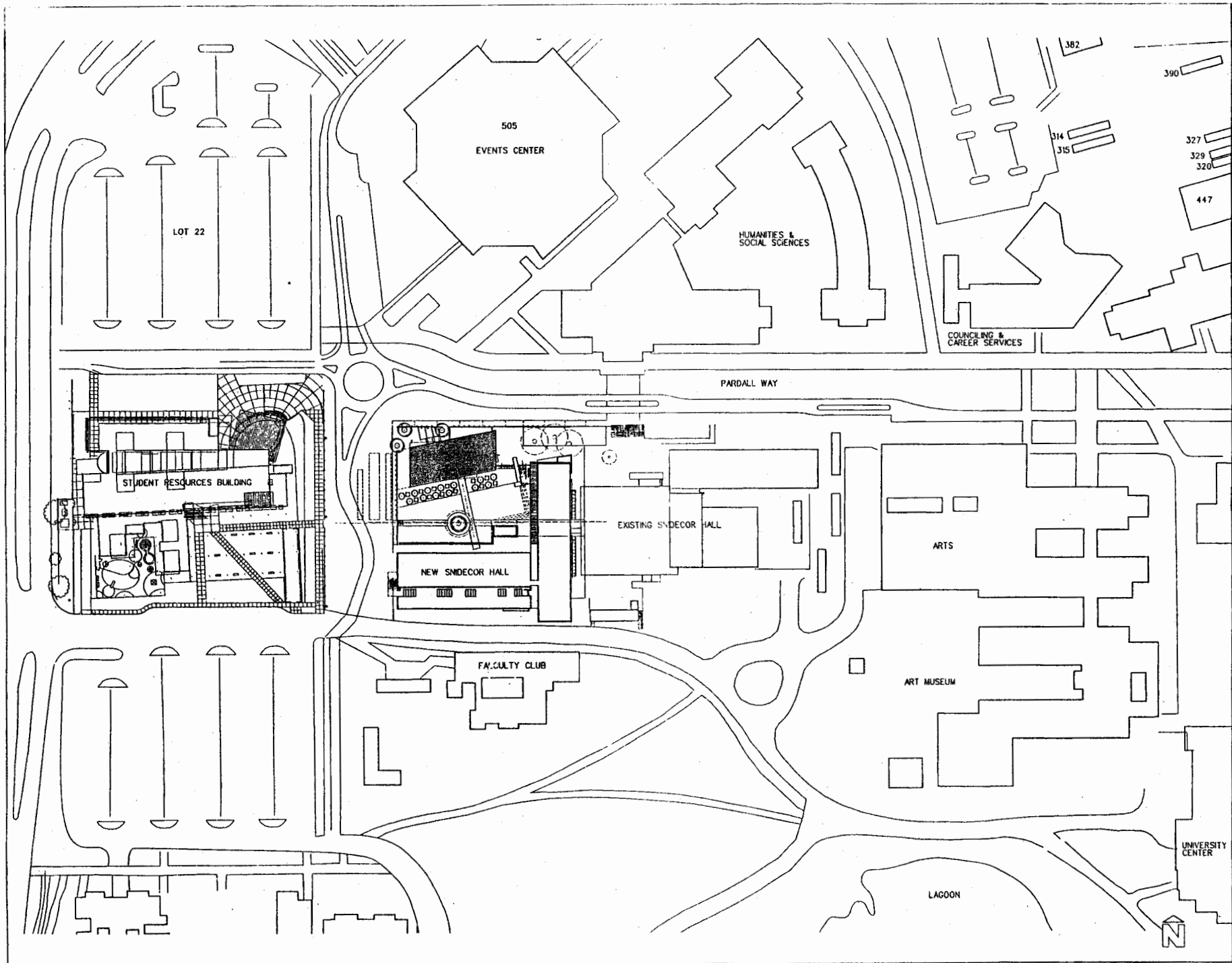
Figure 2: Location Map





**FIGURE 12 Potential Building**

<b>EXHIBIT 2</b>
<b>UCSB NOID 5-03</b>
<b>Potential Bldg Locations</b> (Fig 12 of the LRDP)



# EXHIBIT 3

UCSB NOID 5-03

Site Plan

## SITE PLAN

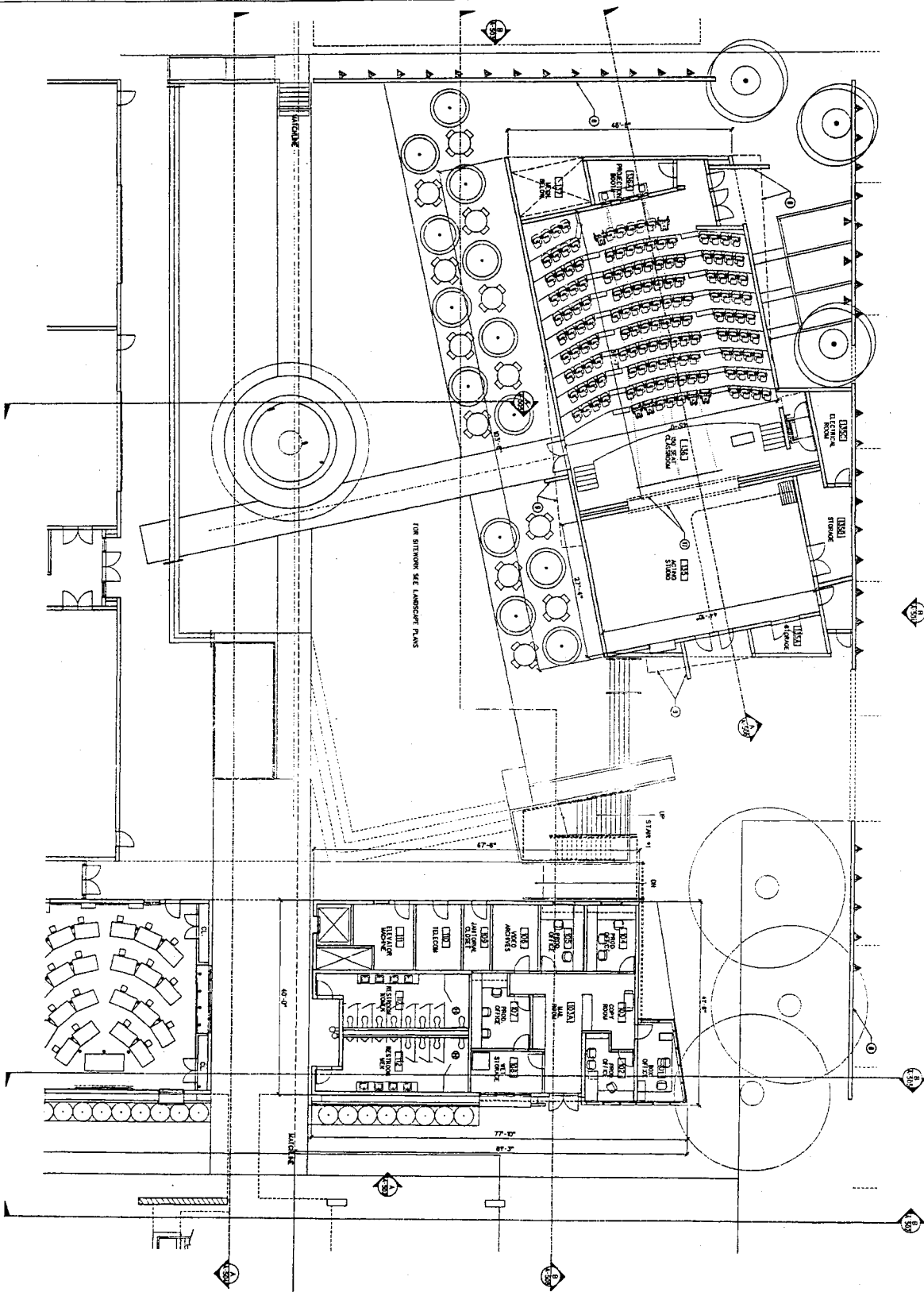
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FIRST FLOOR PLAN - NORTH  
SCALE 1/4" = 1'-0"



NOTES

- REVISIONS**
- 1. WALL GRAY REVISION BLOCK
  - 2. LOST SYMBOLS
  - 3. CORNER SYMBOLS SET IN SCOD
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ac martin partners, inc  
11500 N. HIGHWAY 101, SUITE 100  
SANTA ANA, CA 92705  
TEL: 714/952-1100  
FAX: 714/952-1101  
WWW.ACMARTINPARTNERS.COM

**SNIDECOR HALL OFFICE  
WING SEISMIC REPLACEMENT**  
UC SANTA BARBARA  
P PACKAGE

FIRST FLOOR PLAN - NORTH

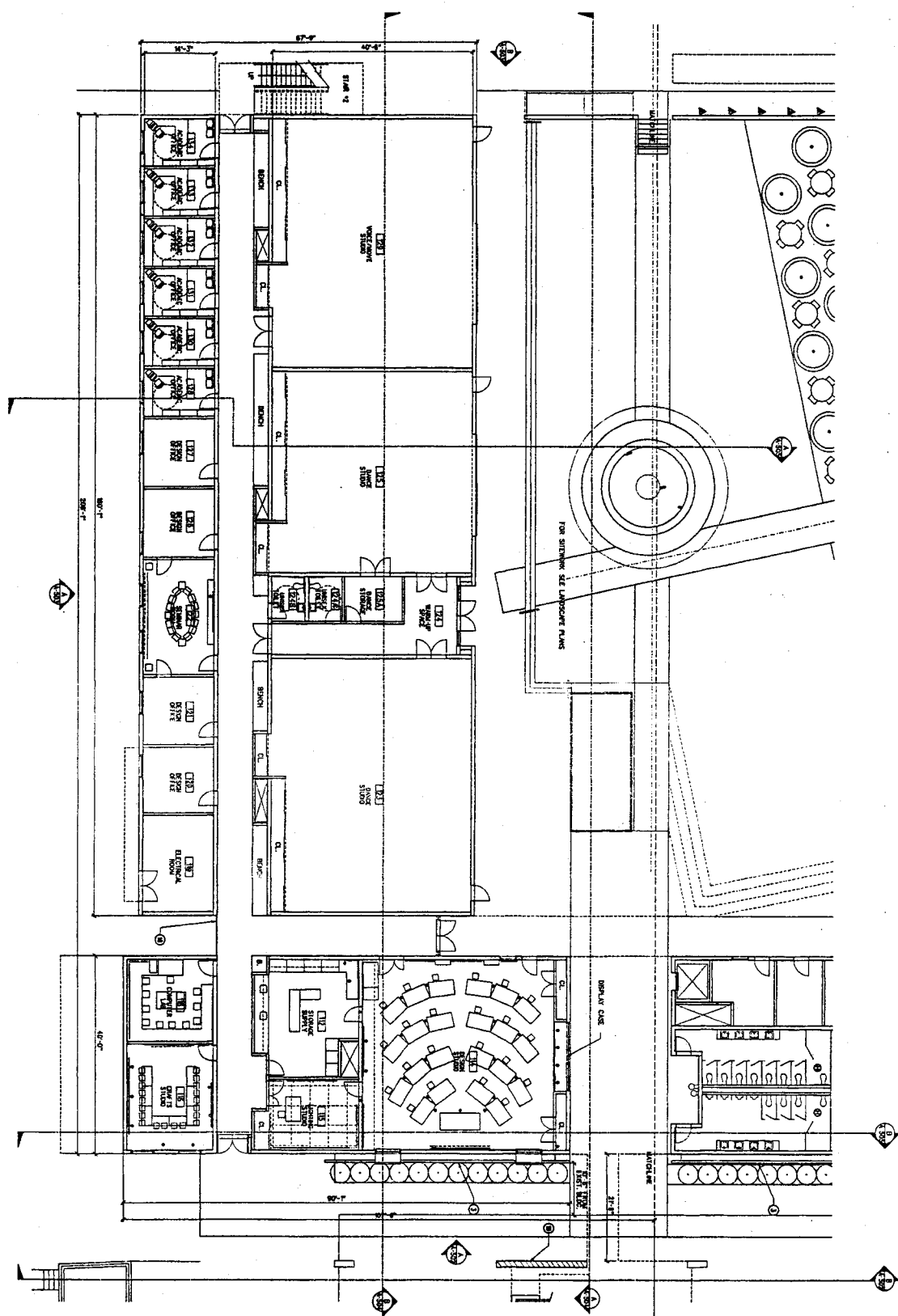
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100	AC	10/10/10	Initial Release

**EXHIBIT 4a**  
**UCSB NOID 5-03**  
**First Floor Plan - North**



NOT TO SCALE  
 DATE: 01/10/2018  
 BY: [illegible]  
 CHECKED BY: [illegible]  
 APPROVED BY: [illegible]

FIRST FLOOR PLAN - SOUTH  
 SCALE: 1/8" = 1'-0"



NOTES

- LEGENDS**
- ① WING PARTITION BLOCK -
  - ② UNIT SINK, SFT
  - ③ CORNER STAIRING, EXH. STAIR
  - ④ SINK, SINK, SINK
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**snidecor hall office wing seismic replacement**  
 UC SANTA BARBARA  
 P PACKAGE

**A-2018**

FIRST FLOOR PLAN - SOUTH

**REVISIONS**

NO.	DATE	DESCRIPTION
1	01/10/2018	ISSUED FOR PERMIT
2	01/10/2018	ISSUED FOR PERMIT
3	01/10/2018	ISSUED FOR PERMIT
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100	01/10/2018	ISSUED FOR PERMIT

**EXHIBIT 4b**  
**UCSB NOID 5-03**  
**First Floor Plan - South**

SECOND FLOOR PLAN - NORTH  
SCALE 1/4" = 1'-0"



- NOTES**
1. MAIN EXTERIOR BLOCK -
  2. CORNER STAIRS SLAB ROOM
  3. SANTA BARBARA BLOCK
  4. STEEL CONCRETE JOINT
  5. ACROUSTICALLY RATED SOUND DOOR
  6. RATED GLASS LITE
  7. OVERHEAD
  8. CONCRETE WALL
  9. PRE-CAST CONCRETE
  10. STEEL JOIST / JOE LUTHER
  11. STEEL LIGHT
  12. GLASS PANELS
  13. FLOORING / W/IN FAN SLAB
  14. FLOORING
  15. STEEL C CHANNEL
  16. CONCRETE FLOORING
  17. BALTIMORE ROOFING
  18. ALUMINUM
  19. OVERHEAD ACROUSTIC PARTITION
  20. NEW CONC. BEAM WALL

**ac martin partners, inc.**  
PLANNING ARCHITECTURE ENGINEERING

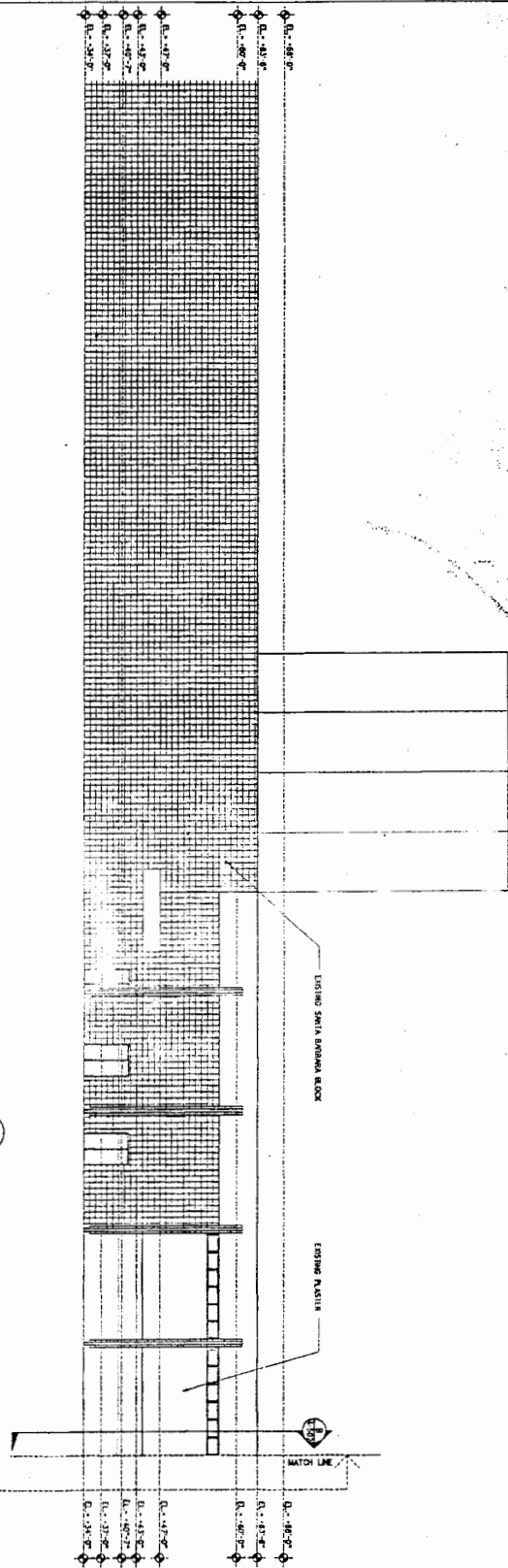
**SNIDECOR HALL OFFICE  
WING SEISMIC REPLACEMENT**  
UC SANTA BARBARA  
P PACKAGE

**A-202N**

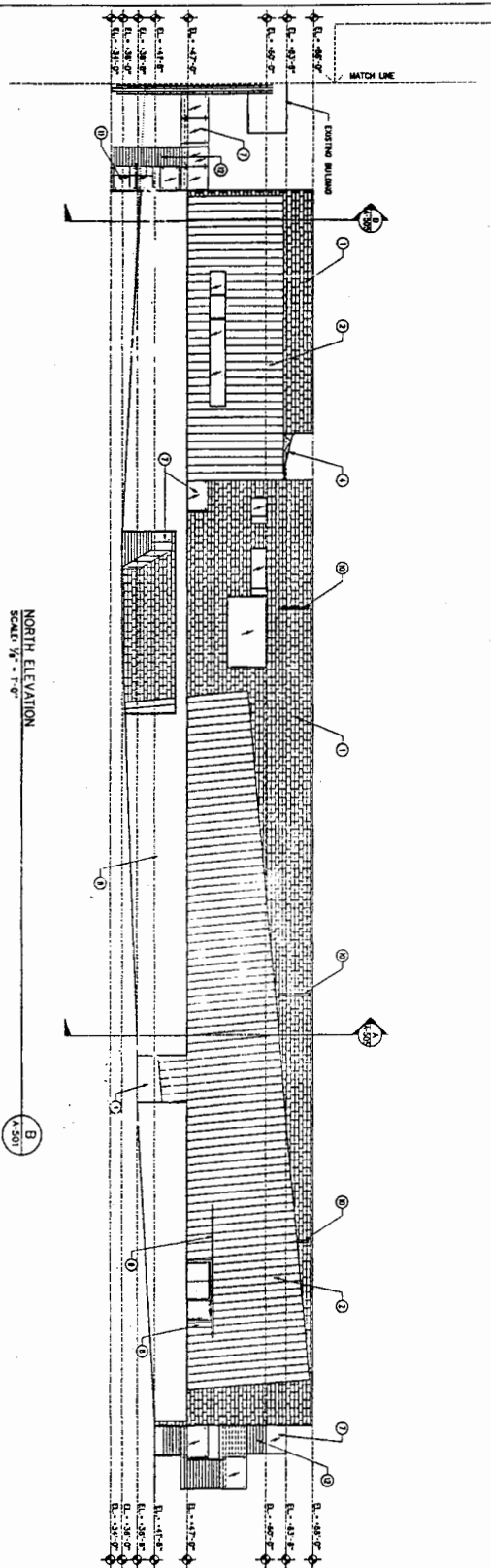
**SECOND FLOOR PLAN - NORTH**

**EXHIBIT 4c**  
**UCSB NOID 5-03**  
**Second Floor Plan - North**





NORTH ELEVATION - EXISTING BUILDING  
SCALE 1/4" = 1'-0"



NORTH ELEVATION  
SCALE 1/4" = 1'-0"

REMARKS

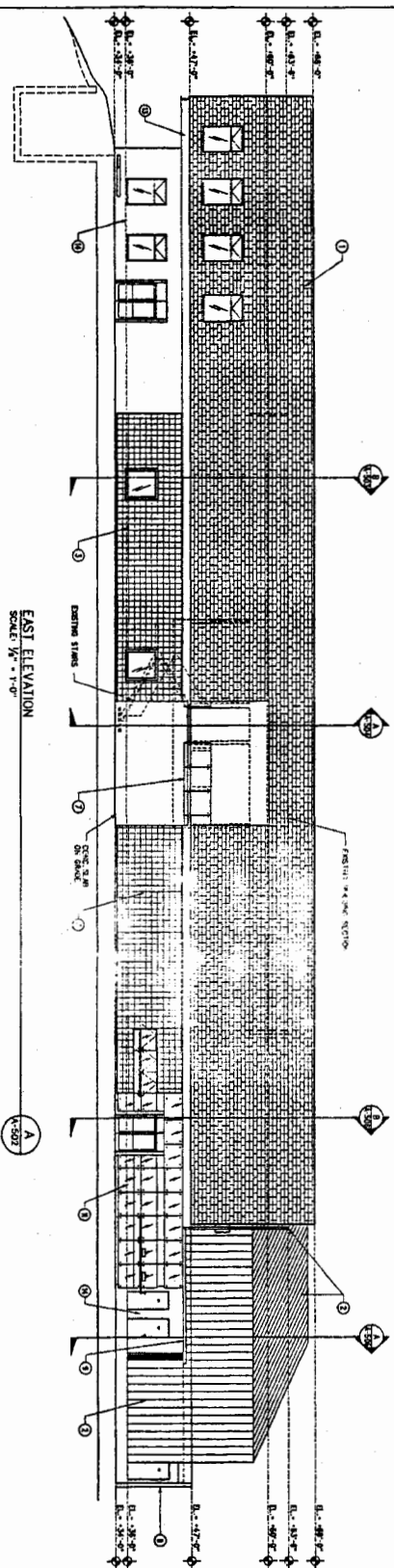
1. NEW GRAY TRESTLE BLOCK - LIGHT SUEDE BLOCK
2. CORNER STANDING SLAM BOND
3. SANTA ANITA BLOCK
4. STEEL CANTILE SUPPORT
5. MONUMENTAL WHITE STANDING SLAM BOND
6. MONUMENTAL WHITE STANDING SLAM BOND
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NOTES

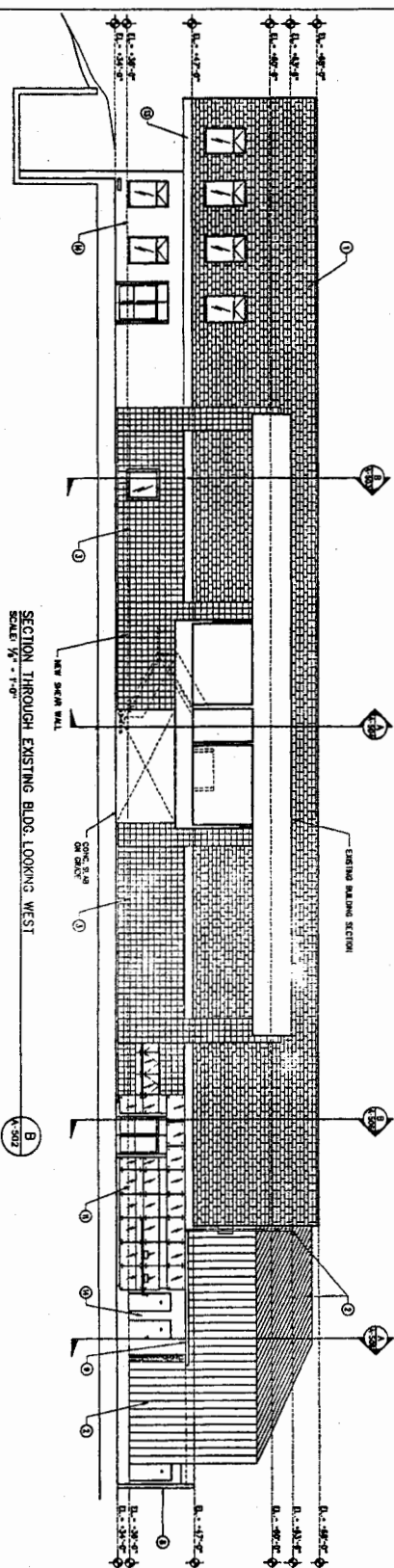
**EXHIBIT 5a**  
**UCSB NOID 5-03**  
**Elevations:**  
**North**

<b>ac martin partners, inc.</b> PLANNING ARCHITECTURE ENGINEERING		1000 WEST FLORENCE STREET SUITE 200 LOS ANGELES, CA 90015 PHONE: (213) 480-1000		1000 WEST FLORENCE STREET SUITE 200 LOS ANGELES, CA 90015 PHONE: (213) 480-1000		1000 WEST FLORENCE STREET SUITE 200 LOS ANGELES, CA 90015 PHONE: (213) 480-1000	
<b>SNIDECOR HALL OFFICE</b> <b>WING SEISMIC REPLACEMENT</b> UC SANTA BARBARA P PACKAGE		<b>NORTH ELEVATION</b>		job number: 1000000000 project name: SNIDECOR HALL OFFICE WING SEISMIC REPLACEMENT project location: UC SANTA BARBARA project start date: 10/1/00 project end date: 10/1/00 project status: COMPLETED		job number: 1000000000 project name: SNIDECOR HALL OFFICE WING SEISMIC REPLACEMENT project location: UC SANTA BARBARA project start date: 10/1/00 project end date: 10/1/00 project status: COMPLETED	

EAST ELEVATION  
SCALE: 1/8" = 1'-0"

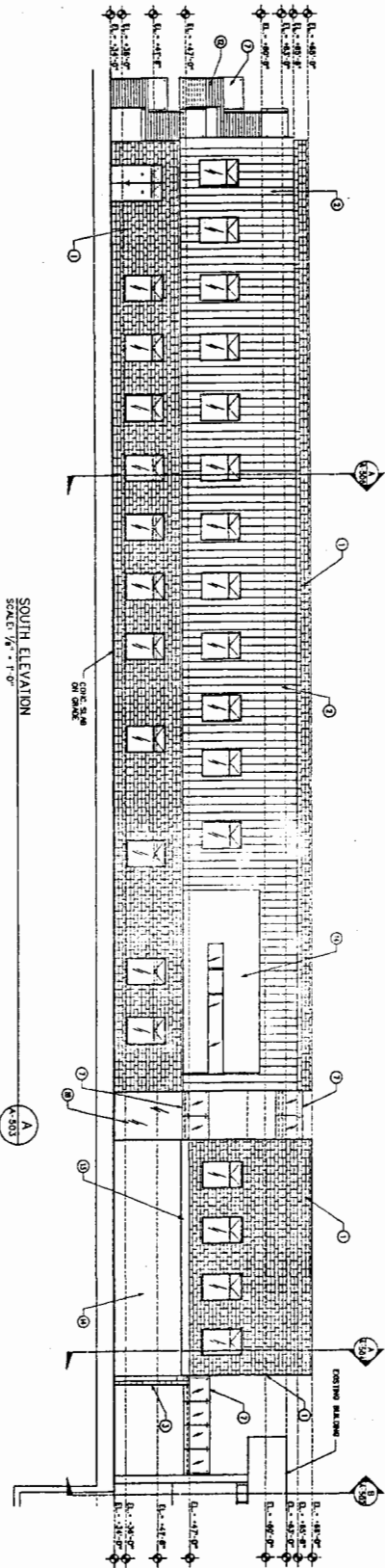


SECTION THROUGH EXISTING BLDG. LOOKING WEST  
SCALE: 1/8" = 1'-0"

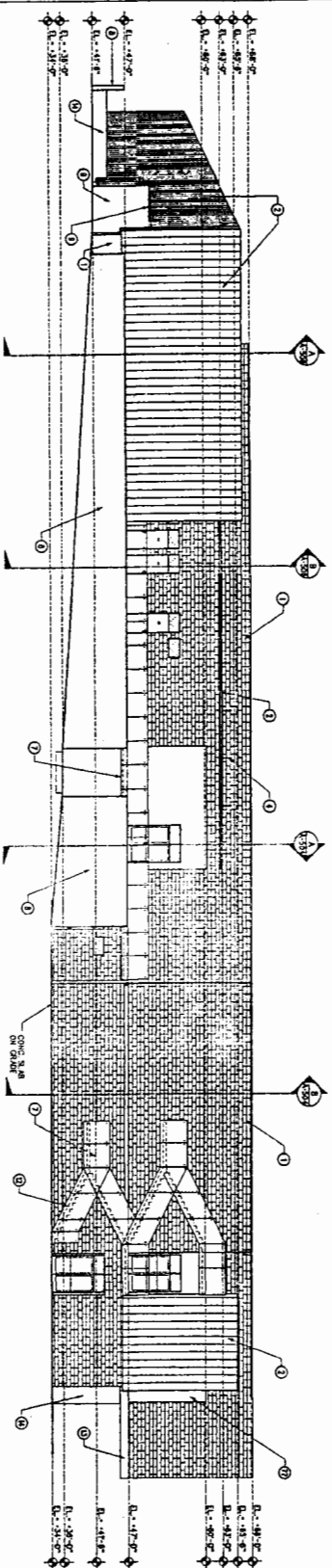


- LEGEND**
- ① TYPICAL BRICK VENEER BLOCK - LIGHT BROWN (S1)
  - ② CORNER STONEWORK - RED SAND
  - ③ SANTA BARBARA BLOCK
  - ④ STEEL CLADDER SYSTEM
  - ⑤ ALUMINUM CLADDER SYSTEM
  - ⑥ ALUMINUM CLADDER SYSTEM - ALUMINUM CLADDER SYSTEM
  - ⑦ ALUMINUM CLADDER SYSTEM - ALUMINUM CLADDER SYSTEM
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**EXHIBIT 5b**  
**UCSB NOID 5-03**  
**Elevations:**  
**East**



- LEGEND**
- 1. MAIN ENTRANCE BLOCK
  - 2. CORNER STAIRWELL BLOCK
  - 3. SANTA BARBARA BLOCK
  - 4. STEEL CANTY SUPPORT
  - 5. ACQUISITION BUILT BUNGALOW DOOR
  - 6. BUILT IN CORNER STAIRWELL BLOCK
  - 7. PORTER WALK LITE
  - 8. SHAWNA
  - 9. POURED IN PLACE CONCRETE
  - 10. PRE-CAST CONCRETE
  - 11. STEEL TRUSS FOR EXTENSION
  - 12. STEEL TRUSS
  - 13. GLASS PANELS
  - 14. CONCRETE/ METAL JOIST TRUSS
  - 15. STEEL CHANNEL
  - 16. GRANITE PLASTER
  - 17. BUILT UP WEDGEMORE ROOFING
  - 18. GLASS
  - 19. GRANITE CONCRETE PARTITION WALL



- NOTES**
1. SEE SHEET A-502 FOR SECTION
  2. SEE SHEET A-502 FOR SECTION
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**A-503**

**SNIDECOR HALL OFFICE WING SEISMIC REPLACEMENT**

UC SANTA BARBARA

P PACKAGE

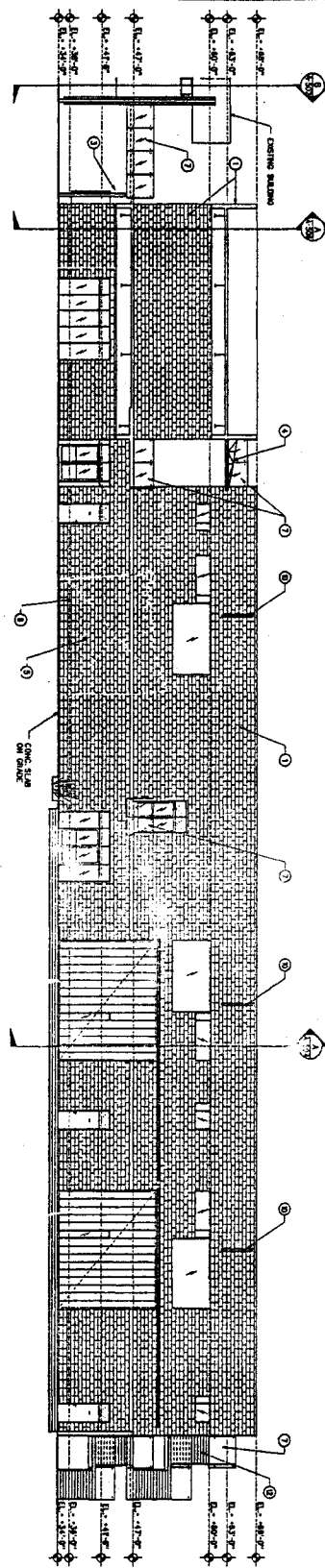
**SOUTH AND WEST ELEVATIONS**

**EXHIBIT 5b c**

**UCSB NOID 5-03**

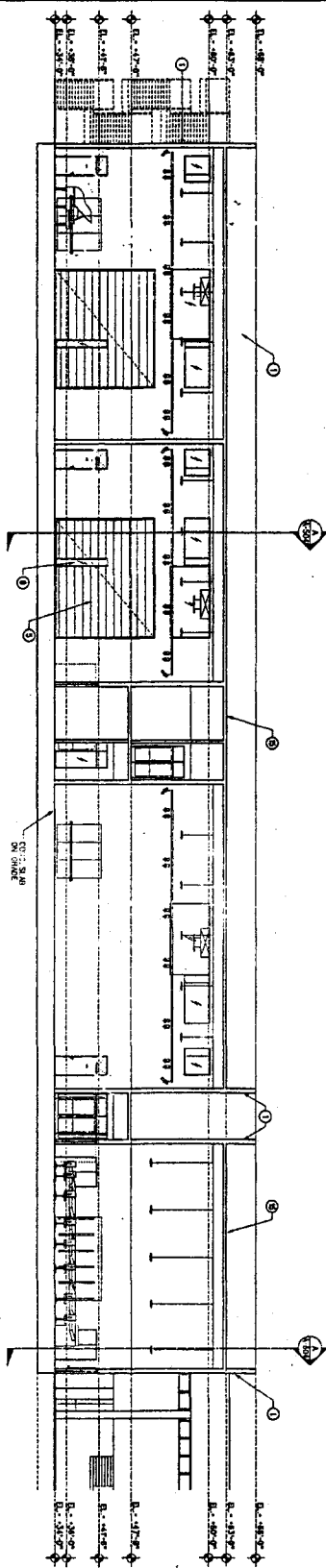
**Elevations:**

**South & West**



BUILDING SECTION  
SCALE 1/4" = 1'-0"

A  
1'-0"



BUILDING SECTION  
SCALE 1/4" = 1'-0"

B  
1'-0"

KEYNOTES

- ① TYPED RECTANGULAR BLOCK - LIGHT SANDWICH
- ② CORNER STANDING BEAM SOUND
- ③ SANTA BARBARA BLOCK
- ④ STEEL CANTY SUPPORT
- ⑤ INSULATED PARTIAL SANDWICH
- ⑥ 1/2" CORNER STANDING BEAM
- ⑦ FINISHED GLASS LITE
- ⑧ GUMMATA
- ⑨ FORMED IN PLACE CONCRETE
- ⑩ PRECAST CONCRETE
- ⑪ STEEL SUPPORT FOR EXTERIOR
- ⑫ STEEL LIGHT
- ⑬ GLASS PANELS
- ⑭ CONCRETE WITH FIBER FIBER
- ⑮ STEEL CHANNEL
- ⑯ CORNER PLASTER
- ⑰ BALTIMORE MASONRY
- ⑱ GLASS
- ⑲ OPERABLE ACoustic PARTITION

STAIR

**EXHIBIT 6a**  
**UCSB NOID 5-03**  
**Bldg Sections**

**BUILDING SECTIONS**

**SNIDECOR HALL OFFICE**  
**WING SEISMIC REPLACEMENT**  
UC SANTA BARBARA  
P PACKAGE

**A-504**

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ARCHITECT

ENGINEER

SEISMIC ENGINEER

STRUCTURAL ENGINEER

MECHANICAL ENGINEER

ELECTRICAL ENGINEER

PLUMBING ENGINEER

HEATING ENGINEER

CIVIL ENGINEER

ENVIRONMENTAL ENGINEER

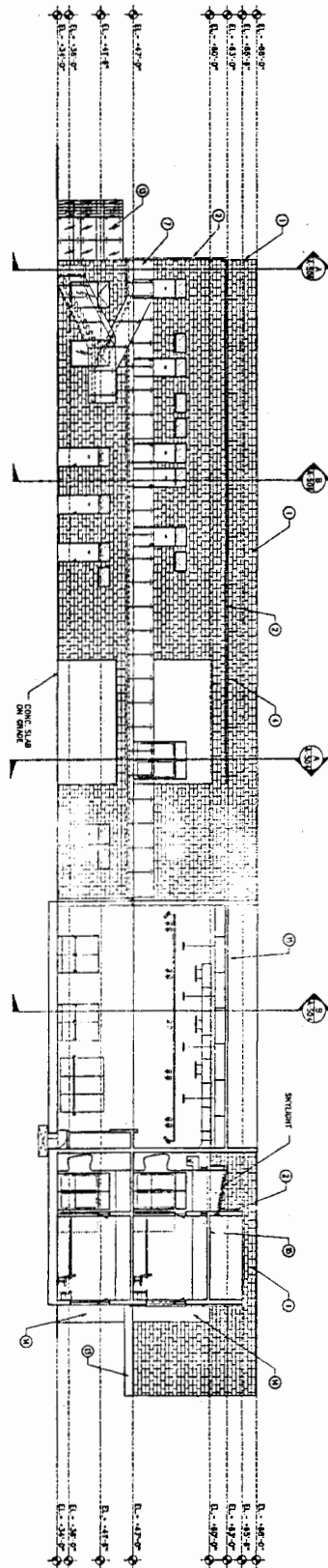
LANDSCAPE ARCHITECT

INTERIOR DESIGNER

PAINTER

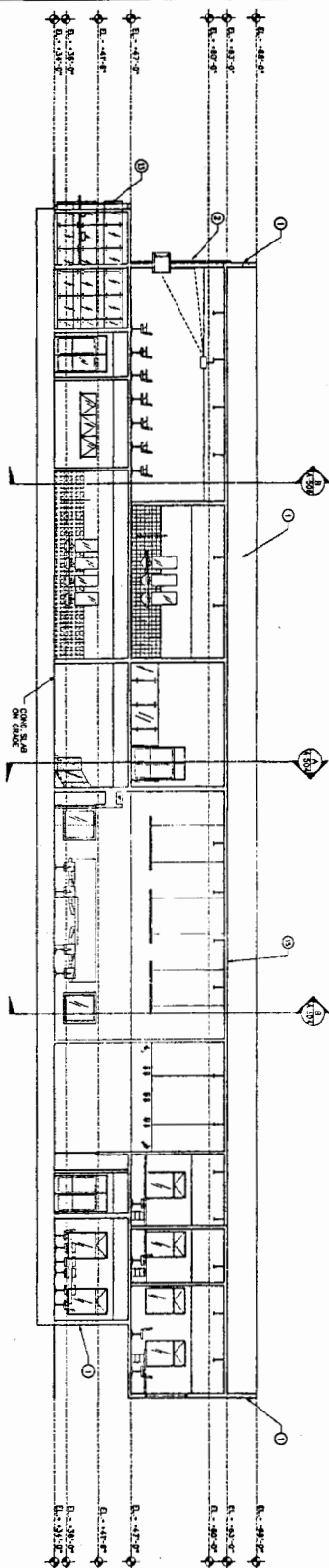
OTHER





BUILDING SECTION  
SCALE 1/8" = 1'-0"

A  
A-505



BUILDING SECTION  
SCALE 1/8" = 1'-0"

B  
A-505

NOTES

- KEYNOTES**
- ① TRAFFIC PATTERNS IN BLOCK -
  - ② CORNER STAIRING SLAM STAIRS
  - ③ SANTA BARBARA BLOCK
  - ④ STEEL CEMENT SHAPING
  - ⑤ CONCRETE SLAB STAIRS
  - ⑥ CORNER STAIRING SLAM
  - ⑦ FLOOR SLAB LITE
  - ⑧ SHEDDING
  - ⑨ FLOORED IN PLATE CONCRETE
  - ⑩ PRECAST CONCRETE
  - ⑪ STEEL STAIRWAY / FIBER EXTENSION
  - ⑫ STEEL LIGHT
  - ⑬ SLAB PANELS
  - ⑭ CONCRETE / METAL FIBER STAIR
  - ⑮ FLOOR
  - ⑯ STEEL CHANNEL
  - ⑰ STEEL PLATE
  - ⑱ METAL / FIBER STAIRING
  - ⑲ SLAB
  - ⑳ STEEL / METAL / FIBER STAIRING

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**SNIDECOR HALL OFFICE  
WING SEISMIC REPLACEMENT**  
UC SANTA BARBARA  
P PACKAGE

**BUILDING SECTIONS**

Project: SNIDECOR HALL OFFICE WING SEISMIC REPLACEMENT

Sheet: A-505

Scale: 1/8" = 1'-0"

Drawn by: [ ]

Checked by: [ ]

Approved by: [ ]

Date: [ ]

**EXHIBIT 6b**  
**UCSB NOID 5-03**  
**Bldg Sections**



- ⑪ OPTICALLY ACOUSTIC PATTERNS  
BALL



**B**  
**A-508**