Fr 10

STATE OF CALIFORNIA -- THE RESOURCES AGENCY

ARNOLD SCHWARZENEGGER, *Governor*

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

RECORD PACKET COPY

November 2, 2004

TO: Commissioners and Interested Persons

FROM: Charles Damm, Senior Deputy Director
Steve Hudson, Supervisor, Planning and Regulation
Shana Gray, Coastal Program Analyst

RE: **Notice of Impending Development 3-04, Pursuant to the University of California Santa Barbara Certified Long Range Development Plan (LRDP)** for Public Hearing and Commission Action at the meeting of November 19, 2004, in San Pedro.

SUMMARY AND STAFF RECOMMENDATION

The impending development consists of the construction of the Education and Social Science Building (ESSB) Project, including two, four-story academic buildings and one two-story theater building, providing a total of 126,000 assignable square feet (208,000 gross square feet) and the demolition of 563 parking spaces in Parking Lots 20 and 21. The project further includes surface parking; landscaping, pedestrian pathway; and 2,200 cu. yds. (400 cu. yds. cut, 1,200 cu. yds. fill) of grading on Main Campus at U.C., Santa Barbara, Santa Barbara County.

The required items necessary to provide a complete notice of impending development were received in the South Central Coast Office on September 28, 2004, and the notice was deemed filed on October 8, 2004. 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) conformance with mitigation measures, (2) conformance with geologic recommendations, (3) landscape and interim erosion control and removal of debris, (4) drainage and polluted runoff control plans; and (5) campus parking.

SUBSTANTIVE FILE DOCUMENTS: 1990 Long Range Development Plan (UCSB, 1990); Final Environmental Impact Report Education and Social Sciences Building (August 2004); Final Geotechnical Engineering Report, Academic Building, UC Santa Barbara (Fugro, August 2004); Geotechnical Engineering Consultation, Proposed Education and Social Sciences Building (Fugro, September 23, 2004);

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 3-04, 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 3-04, 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 3-04, 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 Environmental Review documents prepared by the University for the proposed development identified in Notice of Impending Development 3-04, all mitigation measures identified within the Final Environmental Impact Report dated August 2004 are hereby incorporated by reference as conditions of Notice of Impending Development 3-04 unless specifically modified by one or more of the special conditions set forth herein. In addition, within sixty (60) days of Commission action, the University shall submit for the review and approval of the Executive Director, a comprehensive mitigation compliance and monitoring plan for all mitigation measures identified in the subject negative declaration 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

By acceptance of this notice of impending development, the University agrees to comply with the recommendations contained in the Final Geotechnical Engineering Report Academic Building, UCSB, prepared by Fugro West, Inc. These recommendations shall be incorporated into all final design and construction plans. The final plans approved by the consultants shall be in substantial conformance with the plans approved by the Commission relative to construction, 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.

3. Landscape and Erosion Control Plans

By acceptance of this notice of impending development, the University's agrees to prepare and implement landscape and erosion control plans designed by a licensed landscape architect, licensed engineer, or other qualified specialist, consistent with the following:

A. Landscaping, Tree Replacement, and Erosion Control 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. Mature specimen trees, including non-native trees, removed for

implementation of the subject project pursuant to Notice of Impending Development 3-04 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 at a ratio of three new trees planted on the Main Campus for each mature tree removed or transplanted. The new plantings shall be in addition to any other plantings previously required for other approved projects, and shall be in addition to any other plantings UCSB has undertaken previously for any purpose. Priority shall be given to tree species that provide food or shelter for local or migrating wildlife. Invasive, non-indigenous plan species that tend to supplant native species shall not be used in campus landscaping plans.

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 of 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.
4. The University shall remove and dispose of all debris and excess excavated material (should any excess cuttings be produced during grading) from the site at a designated site permitted to accept such material. Should the disposal site

be located in the Coastal Zone, a coastal development permit or notice of impending development may be required.

4. Drainage and Polluted Runoff Control Program.

By acceptance of this notice of impending development, the University's agrees to prepare and implement final drainage and runoff control plans, including supporting calculations consistent with the following requirements:

1. 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. The Plan shall specifically include BMPs and long term maintenance and testing practices to ensure that oil and grease and other pollutants generated by the construction and operation shall not enter the storm drain system contributory to the Campus Lagoon and Pacific Ocean. 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 buy 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. The treatment methods and standards shall ensure that oil and grease or other pollutants from the surfaces of the site shall not enter the storm drain system to further ensure that such pollutants do not reach the waters of the Campus Lagoon.

(b) Runoff shall be conveyed 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.

5. Campus Parking

By acceptance of this notice of impending development, the University's agrees that the construction of the ESSB project shall not be initiated until construction of Campus Parking Structure No. 2 or Campus Parking Structure No. 3 is completed and the parking structure is available for use.

IV. FINDINGS AND DECLARATIONS

The Commission finds and declares as follows:

A. DESCRIPTION OF IMPENDING DEVELOPMENT

The Education and Social Science Building (ESSB) Project consists of the demolition of 563 parking spaces in Parking Lots 20 and 21 and the construction of two, four-story academic buildings and one two-story theater building. The project further includes surface parking; landscaping, pedestrian pathway; and 2,200 cu. yds. (400 cu. yds. cut, 1,200 cu. yds. fill) of grading on the Main Campus.

The four-story Gevirtz Graduate School of Education (GGSE) building would provide approximately 59,000 assignable square feet (ASF) and would have a height of 55 feet. A landscaped pedestrian pathway would be located along the east side of the building. The proposed College of Letters and Science Building (L&S) would be located east of and adjacent to this pedestrian walkway. The L&S building would provide approximately 57,000 ASF of floor area and would have a height of 55 feet. To the east of the L&S building would be the 10,000 ASF Center for Film, TV and News Media building. This rectangular, two-story building would have a maximum height of 43 feet, and would be bordered by landscaped areas along its north and east sides.

A new pathway would be provided along the south side of the project site. New landscaping would be provided in the area south of the new pathway and north of an existing bike path that extends along the northern side of the Old Gym and Campus Pool. A new bicycle parking area would be provided in the eastern end of this landscaped area. Other site improvements include 24 new parking spaces, ten parallel spaces on Ocean Road and 14 spaces on Arts Lane.

The project site is located in the central portion of the Main Campus surrounded by a network of campus buildings and roads (Exhibit 1). The project site occupies 5.32 acres of surface parking located on Parking Lots Nos. 20 and 21. These lots provide 563 parking spaces for faculty, staff, commuting students, visitors and service vehicles. The project site fronts approximately 720 feet of Ocean Road between the campus bus loop to the east and the intersection of Ocean Road and Arts Lane to the west. The site is fully developed with asphalt parking, landscaping, a bicycle path, and pedestrian walkways.

The proposed project is located within the developed area of the Main Campus and will result in the removal of Parking Lots 20 and 21. Both of these parking lots are identified as Potential Building Site No. 7 and are recognized by the LRDP to be removed over the long term. A total of 563 spaces would be removed as a result of this project. In June 2004, the Commission approved NOID 10-03 to construct Campus Parking Structure #3, located on the west side of the Main Campus near the subject site, comprising a 1,086-space, 6.5-level, 48- to 58 ft. high parking structure and a 71-space surface parking lot. The loss of Parking Lots 20 and 21 were specifically contemplated under the NOID for Parking Structure #3 which was intended to compensate their loss from the campus wide parking inventory.

Construction for the ESSB project is anticipated to begin in 2005, and that the construction period would be approximately 24 months long. Occupancy is scheduled for early 2008.

B. 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, a majority of the available identified potential areas for development on campus have been developed. An account of site development indicates that a total of approximately 627,340 sq. ft. have been approved for development consistent with the 1990 LRDP provision. The University asserts that development of the proposed project would cover an additional 69,000 sq. ft. of site area. Therefore the total site area would reach approximately 696,340 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 ESSB facilities will be consistent with the new development policy of the LRDP.

C. 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. 7 (Exhibit 2). The certified UCSB LRDP indicates that the project site may be developed with a range of potential uses including social and behavioral sciences and/or arts and humanities functions consisting of offices, classrooms, class and research laboratories, and support functions; multiple instruction and research buildings arranged around a large, central quad linked to pedestrian and bicycle circulation corridors; multidisciplinary undergraduate programs; student and administrative service functions; and computer and/or instructional development facilities. In this case, consistent with the identified uses for the project site, the University is proposing buildings to support the arts and humanities, and social

sciences as well as research and administrative functions for interdisciplinary education. Additionally, the design includes a small central quad area.

The LRDP also designates that structures developed at this site have a maximum of 385,000 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 Education and Social Sciences Buildings are proposed to have 126,000 assignable square feet. Therefore, the development of the site will be less than the maximum assignable square feet allocated for the site. The LRDP also designates a maximum of 269,000 gross square feet of building footprint area. The total proposed building footprint is 69,000 sq. ft. This amount is less than the maximum 269,000 sq. ft. of gross sq. ft. allowed at Site No. 7. The proposed project is designed within the development guidelines for Potential Building Site No. 2, and therefore, the proposed ESSB project 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 65 feet. As proposed, the four-story buildings would be a maximum of 55 feet in height and the two story building would be a maximum of 43 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.

D. GEOLOGIC STABILITY, EROSION CONTROL, AND 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.***

Further Section 30230 of the Coastal Act, included within the certified LRDP, 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 30253 of the Coastal Act, included within the certified LRDP, 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.***

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 563 parking spaces in Parking Lots 20 and 21 and the construction of two, four-story academic buildings and one two-story theater building. The project further includes additional on-street parking; landscaping, pedestrian pathway; and 2,200 cu. yds. (400 cu. yds. cut, 1,200 cu. yds. fill) of grading. 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.

A majority of the project site has been previously developed with existing hardscape features. In this case, the proposed development will result in an increase in a larger landscape area and therefore more permeable surface. 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 85th 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 Four (4)**, 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. These plans must be approved by the project geoconsultants, consistent with their recommendations in the project's geotechnical reports, as described in **Special Condition Two (2)**.

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 prepare final erosion control plans. Erosion on site can be further minimized by landscaping all disturbed and graded areas with native plants compatible with the surrounding environment. Therefore, Special Condition 3 also requires that the University prepare and implement a landscaping and tree replacement plan. 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 permitted to receive such material. Should the disposal site be located in the Coastal Zone a separate coastal development permit or notice of impending development may be required.

Special Conditions 1 (EIR Mitigation Measures), 2 (Geologic), 3 (Landscape and Erosion Control), and 4 (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. In addition, the landscape requirements of special Condition 3, 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 project proposed in Notice of Impending Development 3-04, as conditioned by Special Conditions 1 through 4, 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 project will be consistent with the LRDP.

E. CIRCULATION 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 (l) 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.

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 6,035 parking spaces on campus may be used by the general public for a fee. 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 (however, not including Parking Lots 20 or 21) have been specifically identified in the LRDP to accommodate public parking demand during Goleta Beach peak use periods.

The proposed project is located within the developed area of the Main Campus and will result in the removal of Parking Lots 20 and 21. Both of these parking lots are identified as Potential Building Site No. 7 and are recognized by the LRDP to be removed over the long term. A total of 563 spaces would be removed as a result of this project.

The University has recently obtained approval for Notices of Impending Development (NOID) to construct two major parking structures on the Main Campus in anticipation of the campus' buildout of multiple academic and administrative buildings in the forthcoming years. In May 2003 the Commission approved NOID 2-03 to construct a four-story, 5-level, 615-vehicle parking structure (Campus Parking Structure #2) on the east side of the Main Campus. In June 2004, the Commission approved NOID 10-03 to construct Campus Parking Structures #3, located on the west side of the Main Campus near the subject sites, comprising a 1,086-space, 6.5-level, 48- to 58 ft. high parking structure and a 71-space surface parking lot. The loss of Parking Lots 20 and 21 were specifically contemplated under the NOID for Parking Structure #3 which was intended to compensate their loss from the campus wide parking inventory.

An analysis of parking supply and demand was prepared as part of the environmental review process. To ensure that an adequate supply of campus parking is maintained during construction of the ESSB project, the start of construction will be timed with the completion of either Campus Parking Structure 2 or Campus Parking Structure 3. The comprehensive analysis determined that if the start of ESSB construction occurs after the completion of Parking Structure 2, there will be a 10% reserve of parking spaces on the Main Campus, above the amount of spaces needed to accommodate peak parking demands. If the start of ESSB construction occurs after the completion of Parking Structure 3, there will be a 20% reserve above the amount of spaces needed to accommodate peak parking demands. After all of the Commission-approved construction projects on Main Campus to-date and the ESSB project are complete, the University has estimated there would be a total of 6,001 parking spaces on the Main Campus and the peak parking demand would be 5,116. Consequently, the reserve parking would be approximately 15% during peak demand. The analysis included anticipated future parking demand based on growth projections of faculty, staff, undergraduate and graduate students.

The construction of Parking Structure #3 is expected to be completed by the summer of 2005, and the construction of the ESSB project is anticipated to being in the summer of 2005. The FEIR found that if the opening of the parking structures was delayed past the start of the Fall 2005 Quarter, the loss of parking spaces associated with the start of

construction on the ESSB project would result in a significant short-term parking impact. Therefore, the Commission finds it necessary to require **Special Condition Five (5)** which requires that either Parking Structure 2 or Parking Structure 3 be completed and available for use prior to the start of construction on the ESSB project.

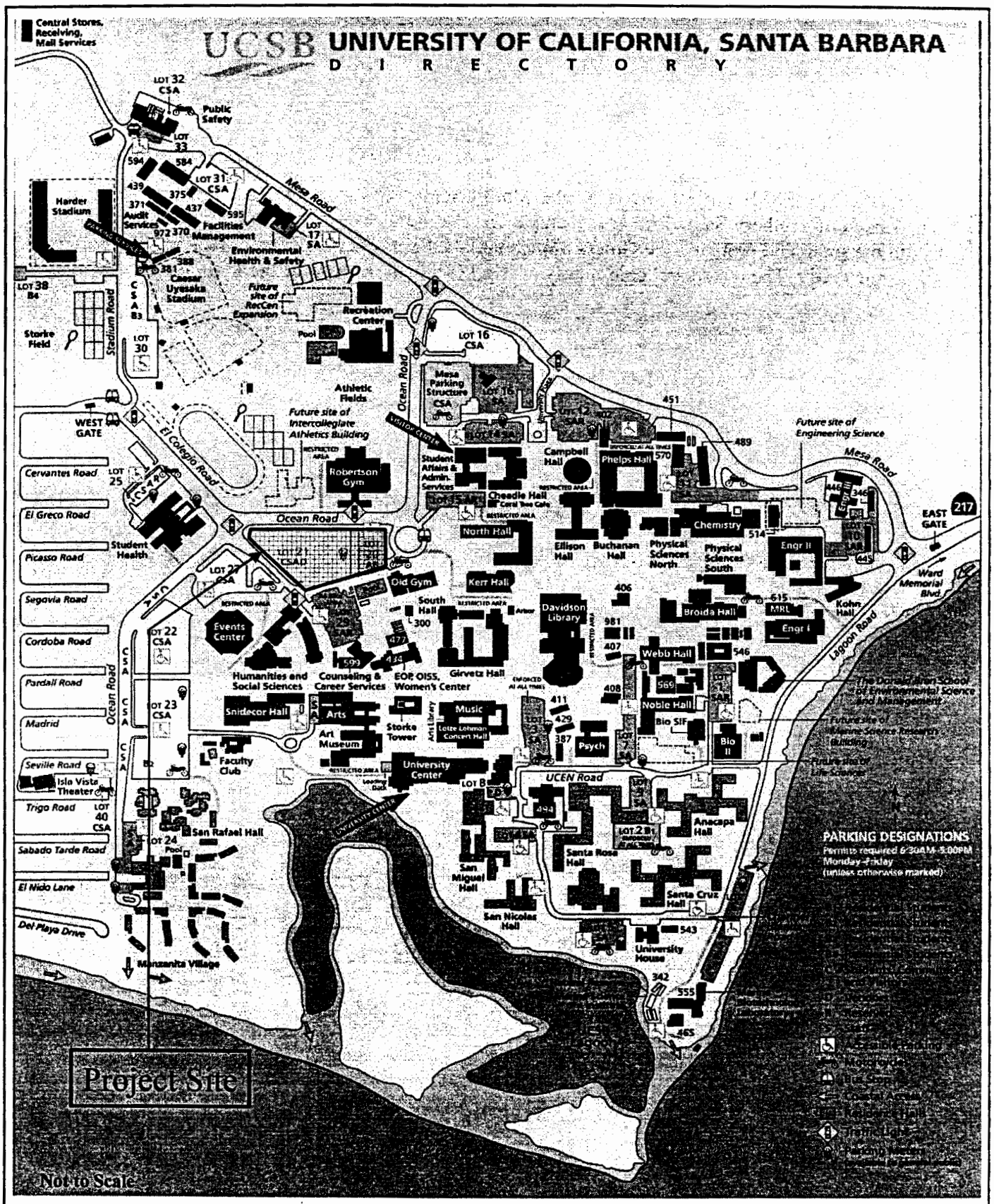
Therefore, as conditioned, the parking reserve capacity would be sufficient to maintain acceptable parking conditions on the Main Campus. Additionally, the project will not remove coastal access bikeways or pedestrian trails, or create new demand for coastal access.

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

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)(l) 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 University has prepared a Final Environmental Impact Report, dated August 2004, for the Education and Social Sciences Building project. 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 EIR 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 3-04. 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.



University of California, Santa Barbara

Education & Social Sciences Building

EXHIBIT 1
UCSB NOID 3-04
Project Location

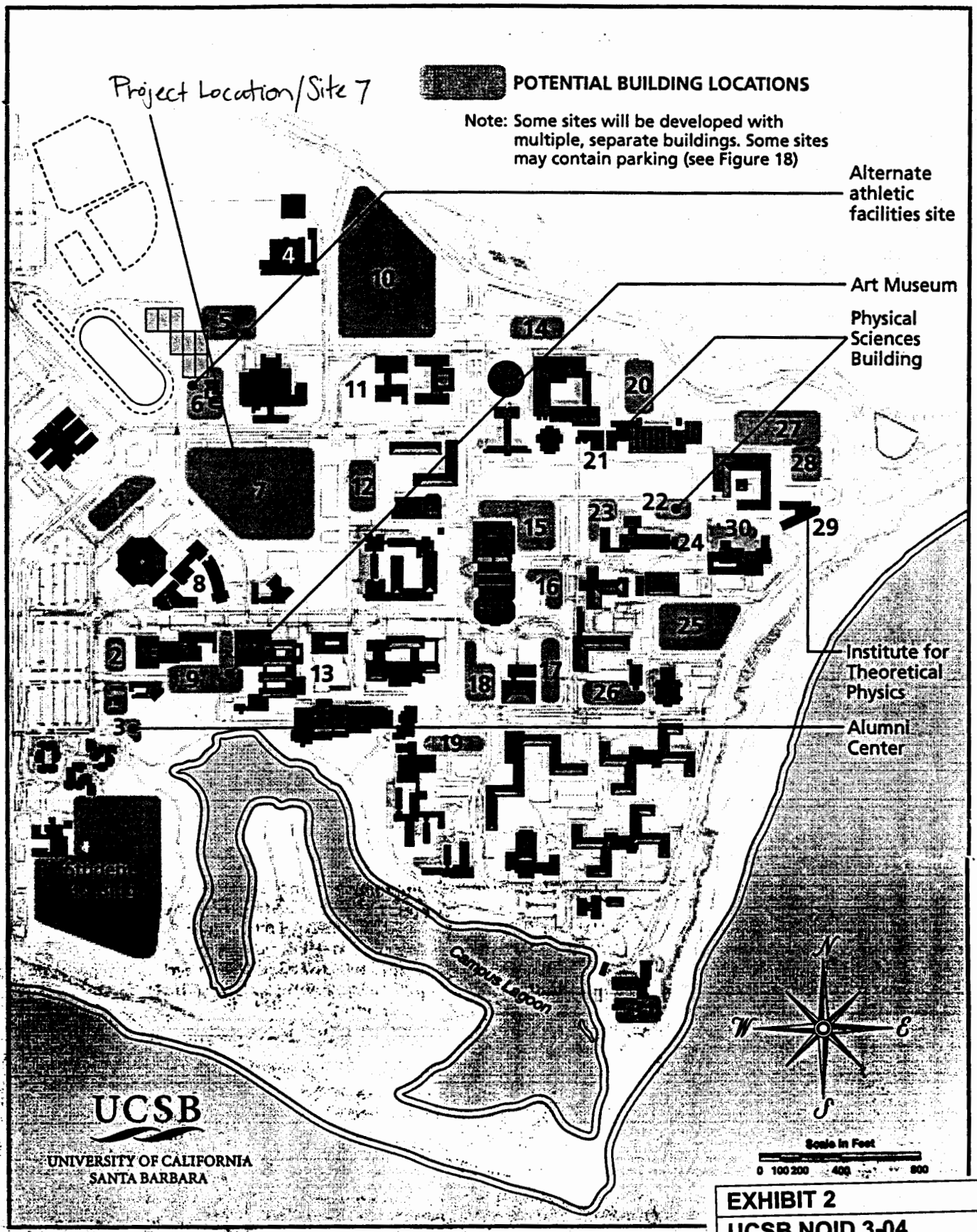
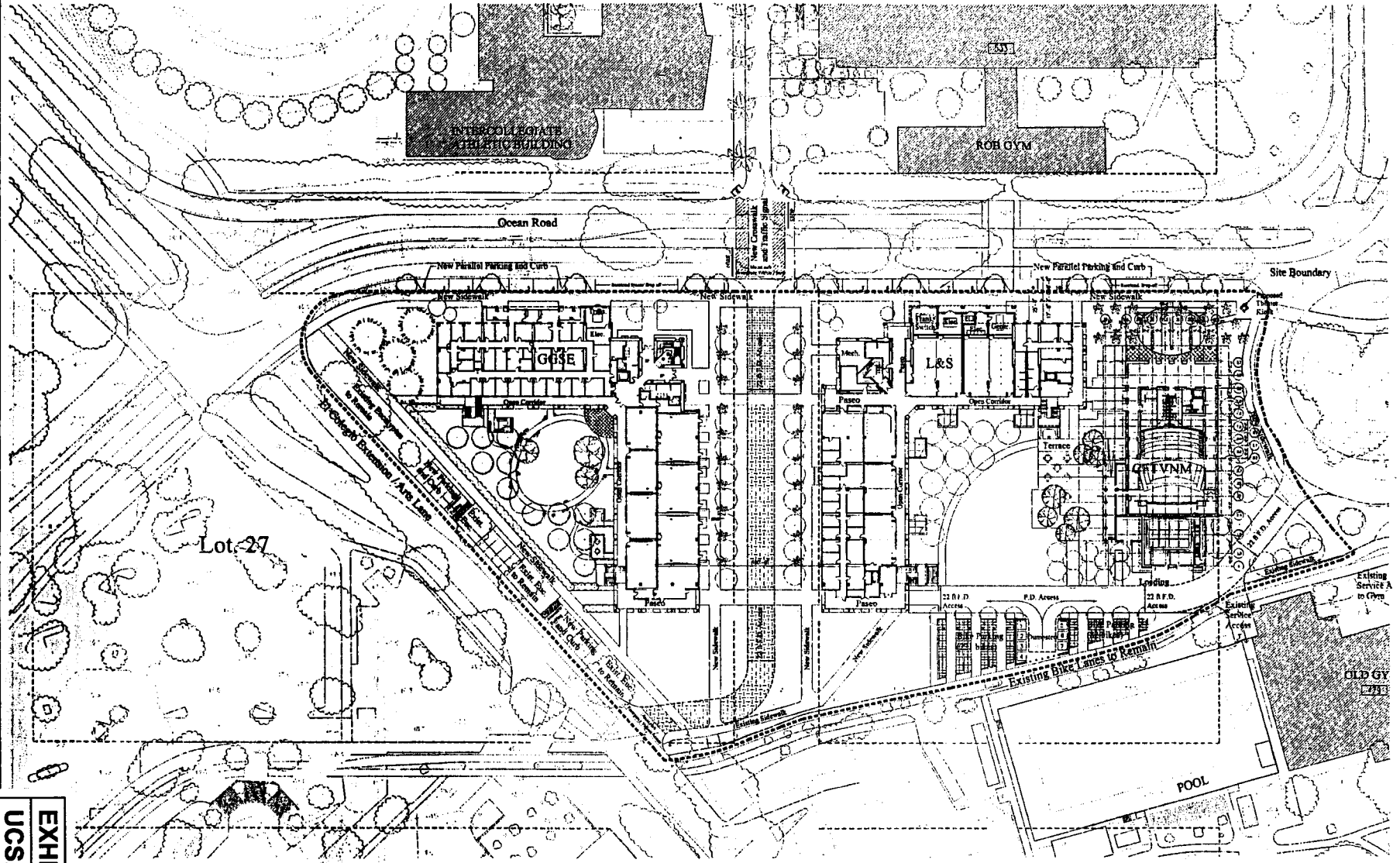


FIGURE 12 Potential Buildir

EXHIBIT 2
UCSB NOID 3-04
Potential Bldg Locations (Fig 12 of the LRDP)



GENERAL NOTES:
SEE LANDSCAPE SITE PLAN FOR ADDITIONAL SCOPE OF HARDSCAPE PAVING, PLANT MATERIAL, SITE FURNITURE AND SITE LIGHTING

EXHIBIT 3
UCSB NOID 3-04
Site Plan

UCSB

UNIVERSITY OF CALIFORNIA
SANTA BARBARA
ESSB & CPVNM
Santa Barbara, California

DESIGN ARCHITECT
Kallmann McKinnell & Wood Architects
959 Boylston Street
Boston, Massachusetts 02115
617-267-0808

ASSOCIATE ARCHITECT
Leo A Daly
550 South Hope Street
27th Floor
Los Angeles, California 90071
213-629-0100

LANDSCAPE ARCHITECT
Katherine Spitz Associates
4212 S Glencoe Avenue
Marina Del Rey, California 90292
310-574-4660

CIVIL ENGINEERING
Penfield & Smith
101 East Victoria Street
Santa Barbara, California 93101
805-963-9532

STRUCTURAL ENGINEERING
Ove Arup & Partners
2400 South Sepulveda Blvd. #180
Los Angeles, California 90064
310-312-5040

MEP
Ove Arup & Partners
2400 South Sepulveda Blvd. #180
Los Angeles, California 90064
310-312-5040

TELECOMMUNICATIONS
Ove Arup & Partners
2400 South Sepulveda Blvd. #180
Los Angeles, California 90064
310-312-5040

THEATER/AUDIO VISUAL
Auerbach, Pollock, Friedlander
225 Green Street
San Francisco, California 94111
415-392-7528

ACOUSTIC/MEDIA
Acoustech, Inc.
1429 E. Thousand Oaks Blvd.
Suite 200
Thousand Oaks, California 91362
805-379-5774

DESIGN DEVELOPMENT
Cost Estimate Set

ARCHITECTURAL
SITE PLAN

A00.3

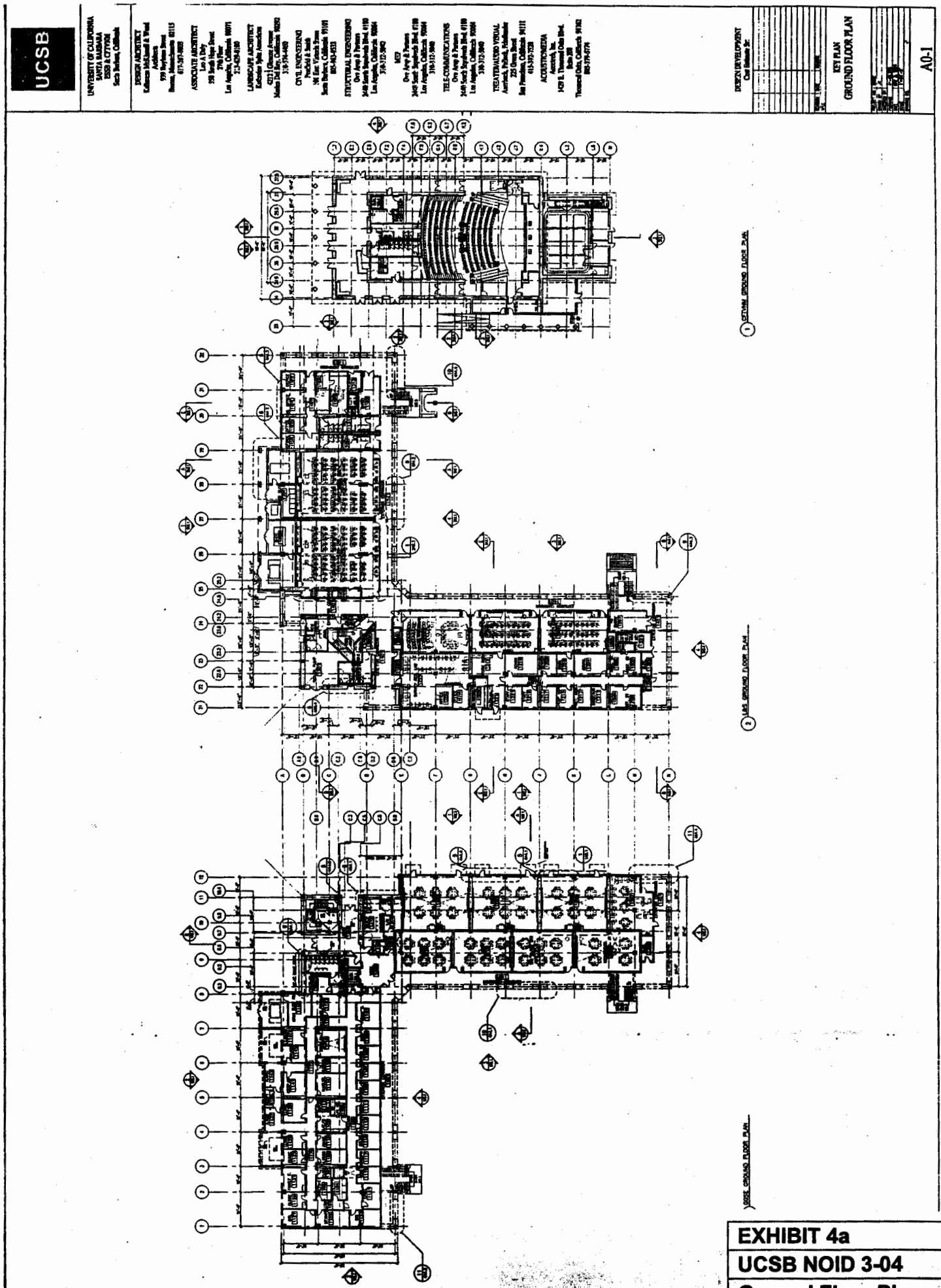


EXHIBIT 4a
UCSB NOID 3-04
Ground Floor Plan -

Figure 3A: Ground Floor Plan

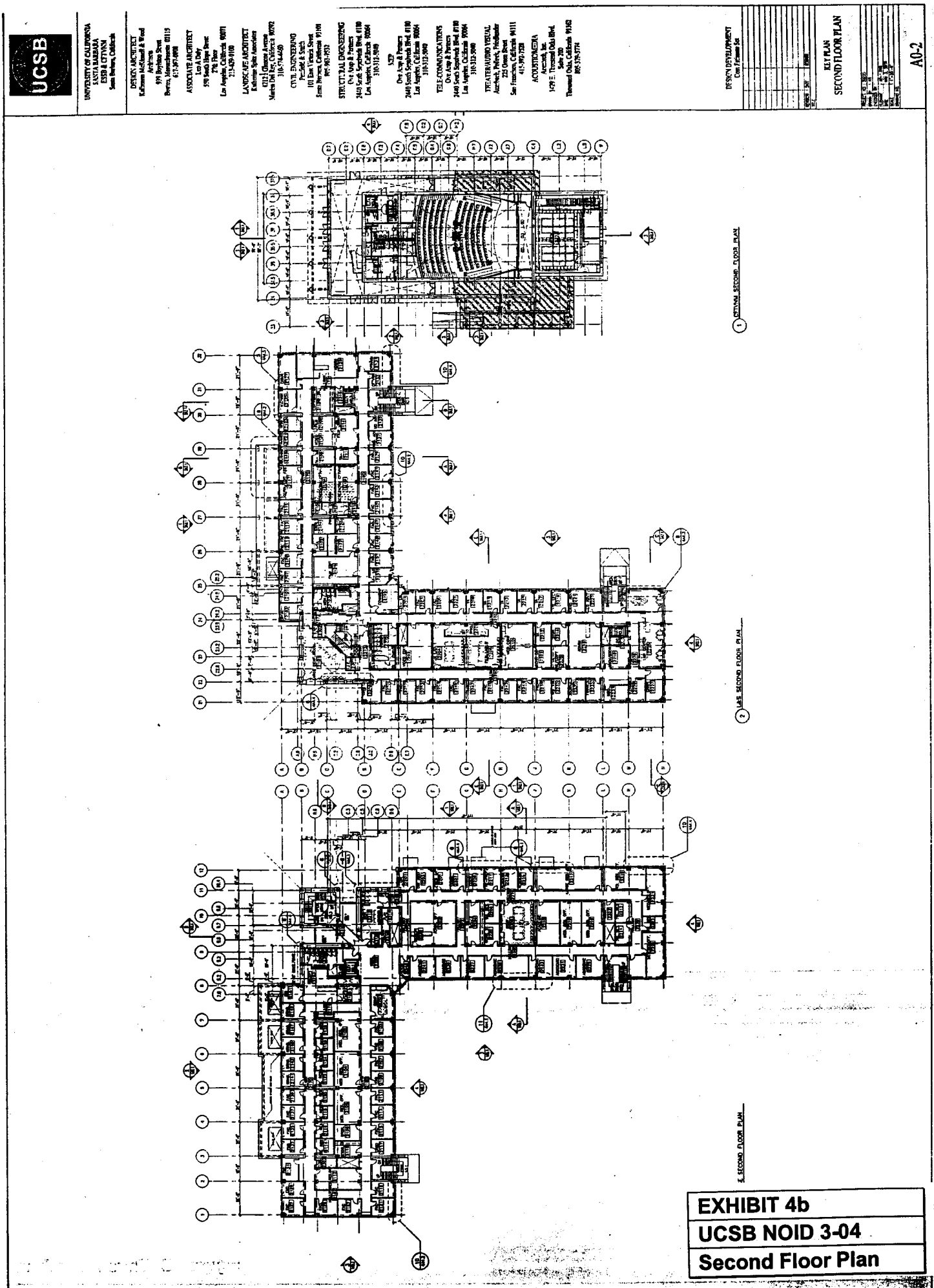
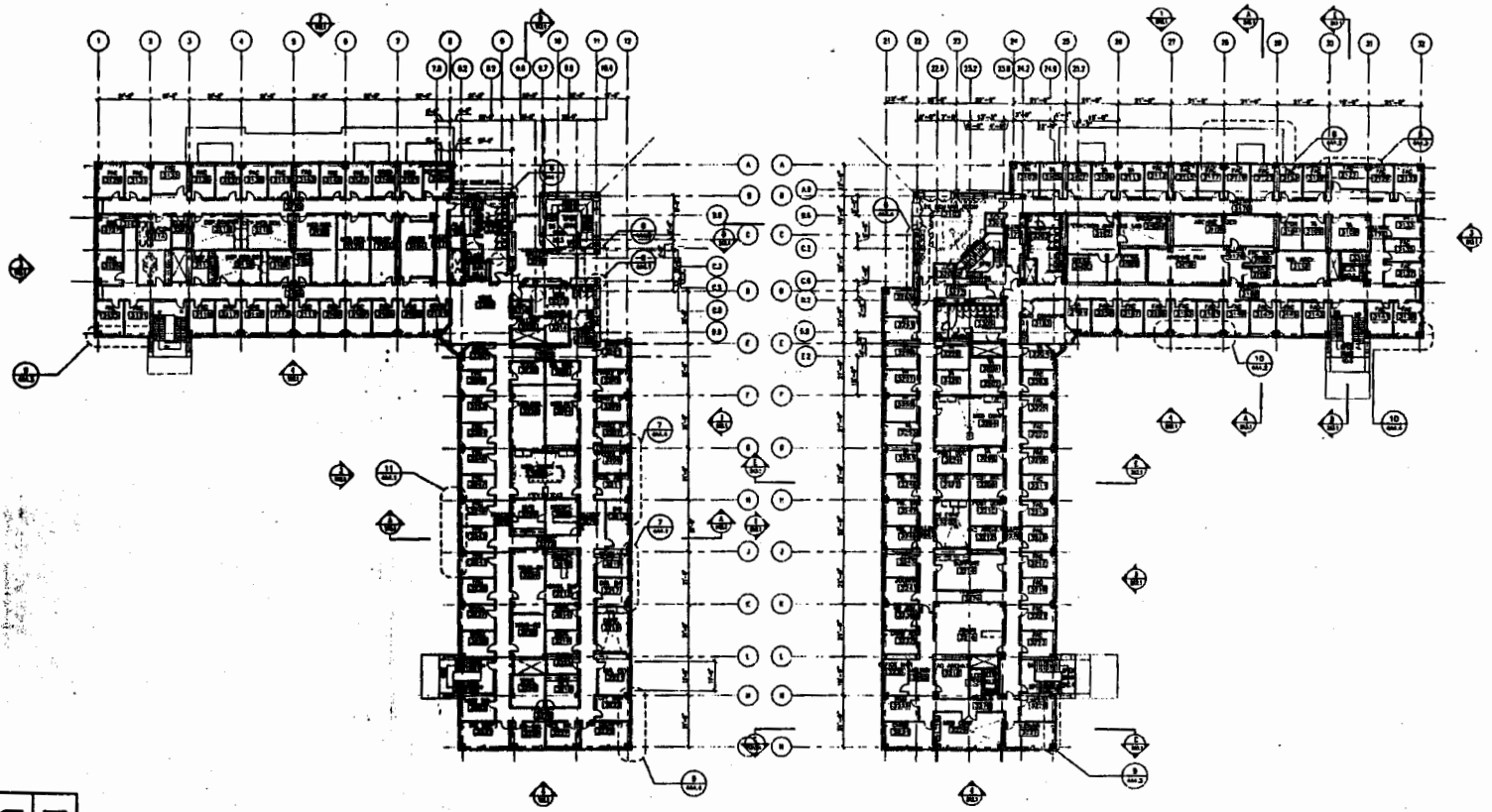


Figure 3B: Second Floor Plan



2 GGSE THIRD FLOOR PLAN

1 LSS THIRD FLOOR PLAN

EXHIBIT 4c

UCSB NOID 3-04

Third Floor Plan

UCSB

UNIVERSITY OF CALIFORNIA
SANTA BARBARA
ESSB & CITYON
Santa Barbara, California

DESIGN ARCHITECT
Rebecca McDonell & Wood
Architects
199 Berkeley Street
Boston, Massachusetts 02115
617-267-0000

ASSOCIATE ARCHITECT
Lee & Daly
550 South Hope Street
27th Floor
Los Angeles, California 90071
213-629-0100

LANDSCAPE ARCHITECT
Katherine Spitz Associates
6712 Glissan Avenue
Marina Del Rey, California 90292
310-574-6450

CIVIL ENGINEERING
Penfield & Smith
101 East Victoria Street
Santa Barbara, California 93101
805-963-9532

STRUCTURAL ENGINEERING
Ove Arup & Partners
2440 South Sepulveda Blvd. #180
Los Angeles, California 90064
310-312-5040

MEP
Ove Arup & Partners
2440 South Sepulveda Blvd. #180
Los Angeles, California 90064
310-312-5040

TELE-COMMUNICATIONS
Ove Arup & Partners
2440 South Sepulveda Blvd. #180
Los Angeles, California 90064
310-312-5040

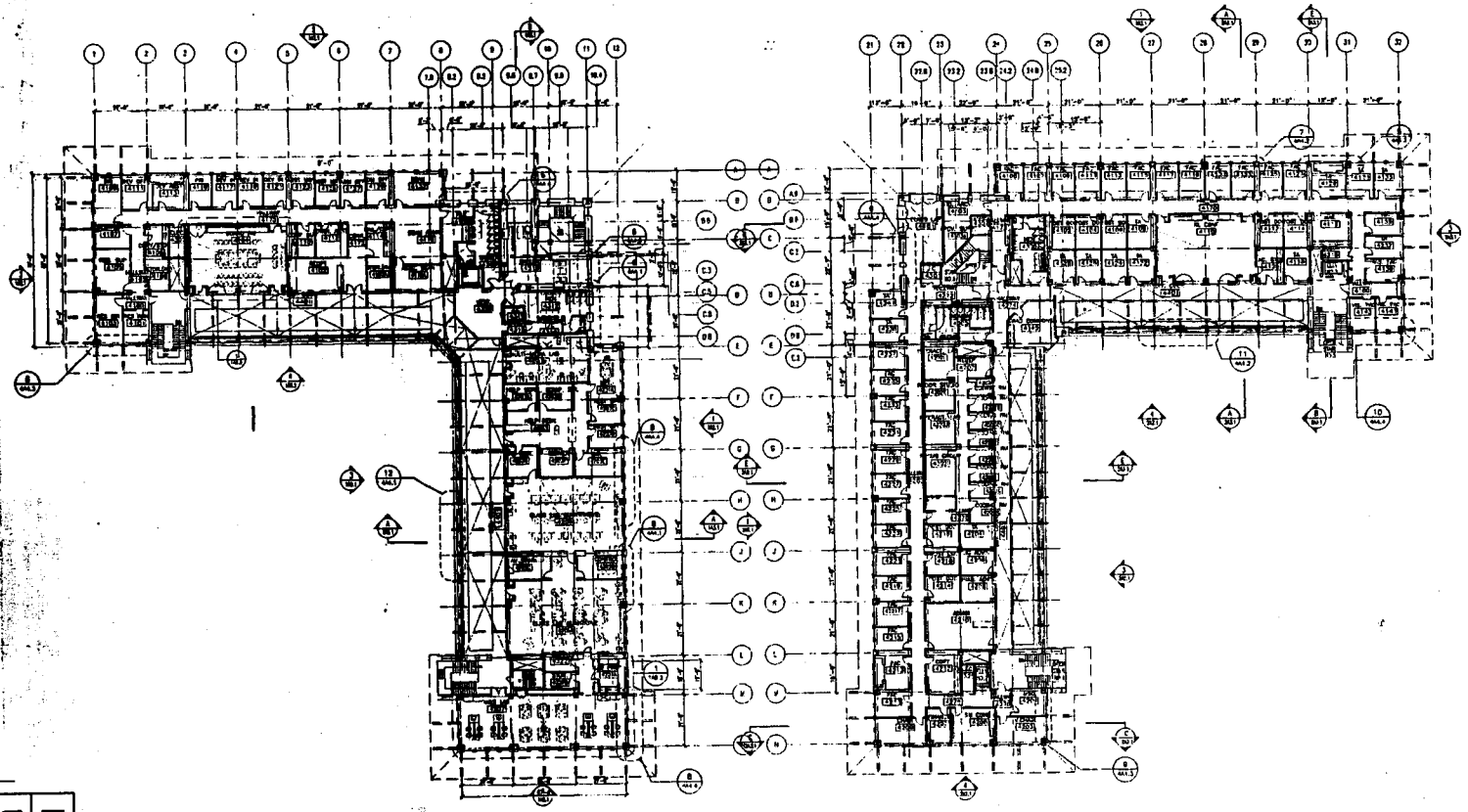
THEATER/AUDIO VISUAL
Auerbach, Pollock, Friedlander
225 Green Street
San Francisco, California 94111
415-392-7528

ACOUSTICS/MEDIA
Acoustech, Inc.
1429 E. Thousand Oaks Blvd.
Suite 200
Thousand Oaks, California 91362
805-379-5774

DESIGN DEVELOPMENT
Cost Estimate Set

KEY PLAN
THIRD FLOOR PLAN

A0-3



2 SOSE FOURTH FLOOR PLAN

1 LAS FOURTH FLOOR PLAN

EXHIBIT 4d
UCSB NOID 3-04
Fourth Floor Plan

UCSB

UNIVERSITY OF CALIFORNIA
SANTA BARBARA
ESSB & CFTVNM
Santa Barbara, California

DESIGN ARCHITECT
Kaffenen McKinnell & Wood
Architects
939 Boylston Street
Boston, Massachusetts 02115
617-267-0808

ASSOCIATE ARCHITECT
Leo A Daly
550 South Hope Street
27th Floor
Los Angeles, California 90071
213-629-0199

LANDSCAPE ARCHITECT
Katherine Spitz Associates
1212 Glenoaks Avenue
Marina Del Rey, California 90292
310-574-4460

CIVIL ENGINEERING
Penfield & Smith
101 East Victoria Street
Santa Barbara, California 93101
805-963-9532

STRUCTURAL ENGINEERING
Ove Arup & Partners
2440 South Sepulveda Blvd. #180
Los Angeles, California 90064
310-312-5040

MEP
Ove Arup & Partners
2440 South Sepulveda Blvd. #180
Los Angeles, California 90064
310-312-5040

TELE-COMMUNICATIONS
Ove Arup & Partners
2440 South Sepulveda Blvd. #180
Los Angeles, California 90064
310-312-5040

THEATER/AUDIO VISUAL
Averbuch, Pollock, Friedlander
225 Green Street
San Francisco, California 94111
415-392-7575

ACOUSTIC/MEDIA
Acoutech, Inc.
1429 E. Thousand Oaks Blvd.
Suite 280
Thousand Oaks, California 91362
805-379-5774

DESIGN DEVELOPMENT
Cost Estimate Set

KEY PLAN
FOURTH FLOOR PLAN

A0-4

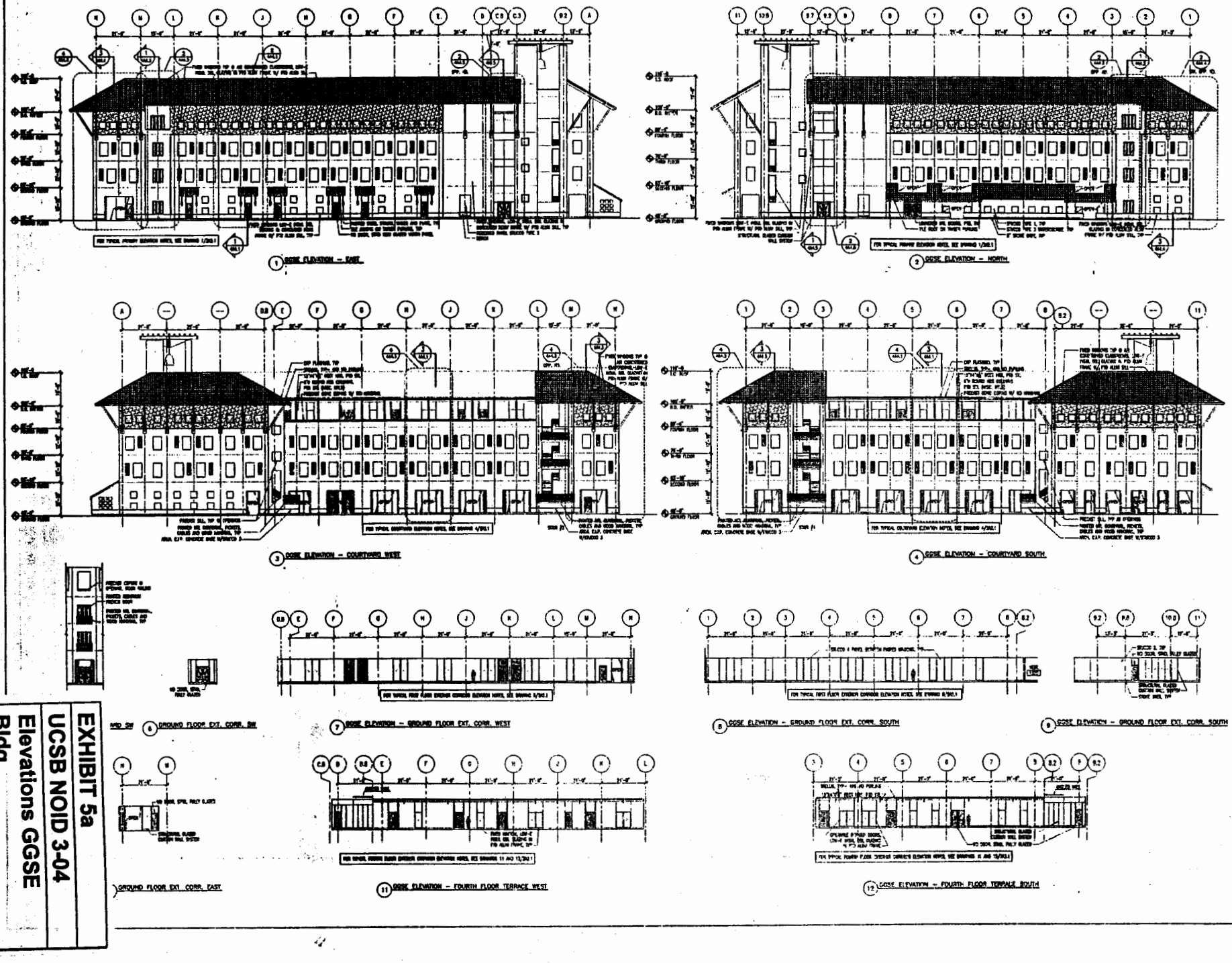


Figure 5A: Existing Elevations

EXHIBIT 5a
UCSB NOID 3-04
Elevations GGSE Bldg

UCSB

UNIVERSITY OF CALIFORNIA
SANTA BARBARA
ESSB & CTTV/M
Santa Barbara, California

DESIGN ARCHITECT
Kallmann McKinnell & Wood
Architects
939 Boylston Street
Boston, Massachusetts 02115
617-267-0808

ASSOCIATE ARCHITECT
Lee A Daly
550 South Hope Street
27th Floor
Los Angeles, California 90071
213-629-0100

LANDSCAPE ARCHITECT
Katherine Spitz Associates
4212 Glencoe Avenue
Marina Del Rey, California 90292
310-574-4400

CIVIL ENGINEERING
ProFirst & Smith
707 East Victoria Street
Santa Barbara, California 93103
805-963-9532

STRUCTURAL ENGINEERING
Ove Arup & Partners
2440 South Sepulveda Blvd. #180
Los Angeles, California 90064
310-312-5040

MEP
Ove Arup & Partners
2440 South Sepulveda Blvd. #180
Los Angeles, California 90064
310-312-5040

TELECOMMUNICATIONS
Ove Arup & Partners
2440 South Sepulveda Blvd. #180
Los Angeles, California 90064
310-312-5040

THEATER/AUDIO VISUAL
Auerbach, Pollock, Friedlander
225 Green Street
San Francisco, California 94111
415-392-7220

ACOUSTIC/MEDIA
Auerbach, Inc.
1429 E. Thousand Oaks Blvd.
Suite 200
Thousand Oaks, California 91362
805-379-5734

DESIGN DEVELOPMENT
Cost Estimate Set

KEY
ELEVATIONS
GGSE

1A2.1

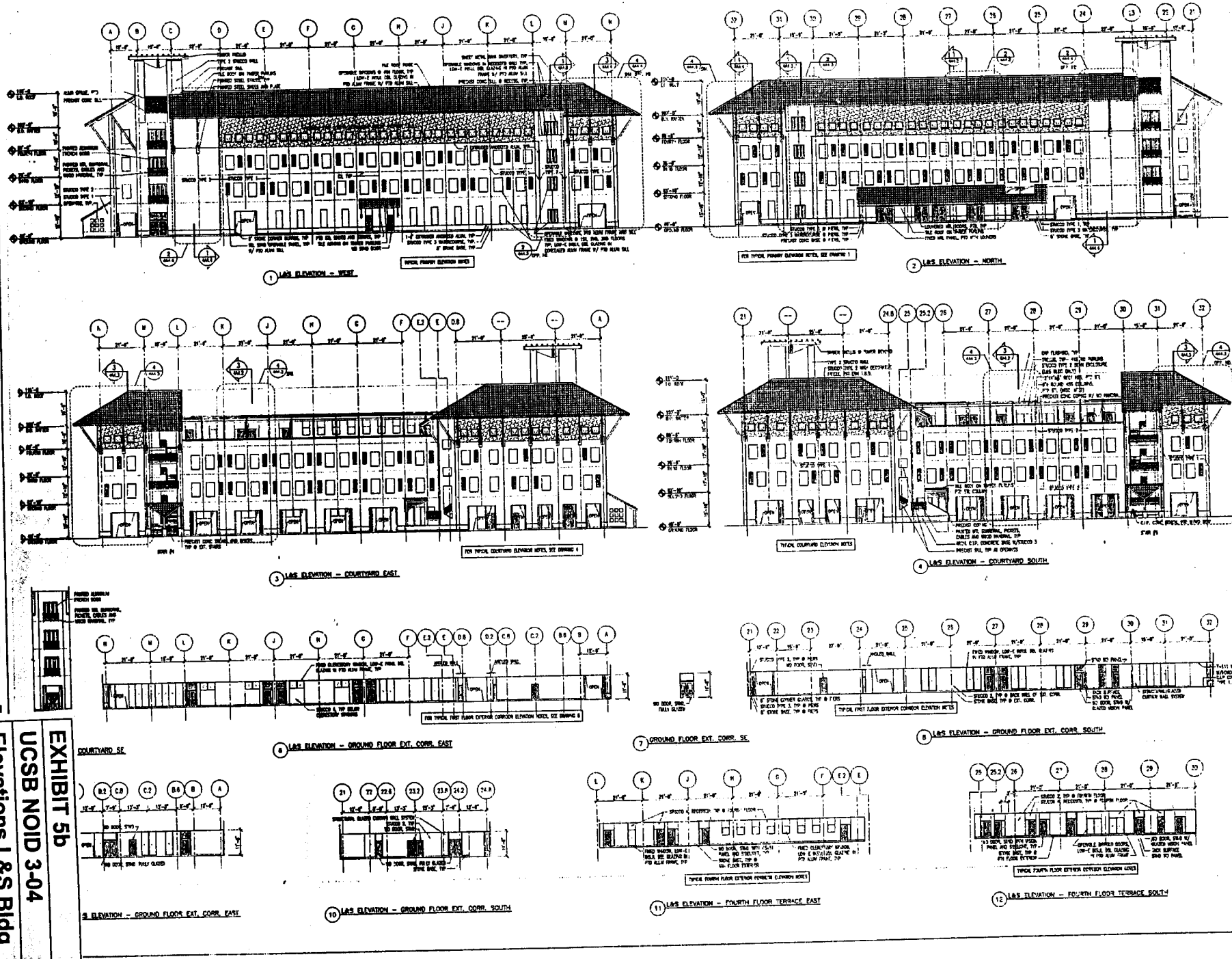


Figure 5

EXHIBIT 5b
UCSB NOID 3-04
Elevations L&S Bldg

UCSB

UNIVERSITY OF CALIFORNIA
SANTA BARBARA
ESSB & CTV/M
Santa Barbara, California

DESIGN ARCHITECT
Kaufmann McKinnell & Wood Architects
939 Boylston Street
Boston, Massachusetts 02115
617-267-9900

ASSOCIATE ARCHITECT
Lee A Daly
550 South Hope Street
27th Floor
Los Angeles, California 90071
213-629-9100

LANDSCAPE ARCHITECT
Katherine Spitz Associates
1212 Colorado Avenue
Santa Del Rey, California 90292
310-574-4400

CIVIL ENGINEERING
Penfield & Smith
101 East Victoria Street
Santa Barbara, California 93101
805-963-9532

STRUCTURAL ENGINEERING
Ove Arup & Partners
2400 South Sepulveda Blvd. #180
Los Angeles, California 90064
310-312-5040

MEP
Ove Arup & Partners
2400 South Sepulveda Blvd. #180
Los Angeles, California 90064
310-312-5040

TELECOMMUNICATIONS
Ove Arup & Partners
2400 South Sepulveda Blvd. #180
Los Angeles, California 90064
310-312-5040

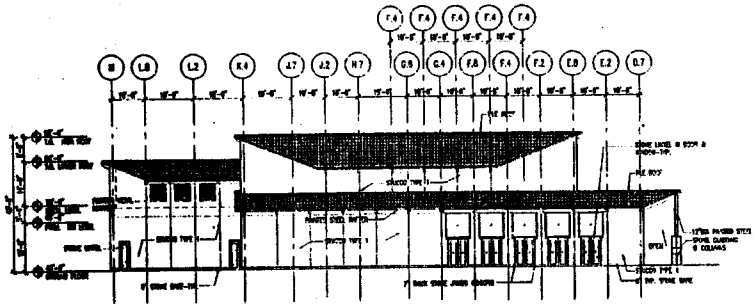
THEATER/AUDIO VISUAL
Auerbach, Pollock, Friedlander
225 Cross Street
San Francisco, California 94110
415-392-7528

ACOUSTIC/MEDIA
Acoustech, Inc.
1629 E. Thousand Oaks Blvd.
Suite 200
Thousand Oaks, California 91362
805-379-5774

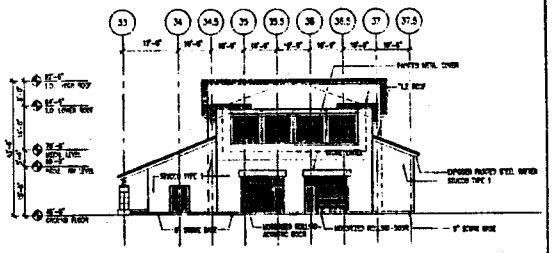
DESIGN DEVELOPMENT
Cost Estimate Set

KEY
ELEVATIONS
L&S

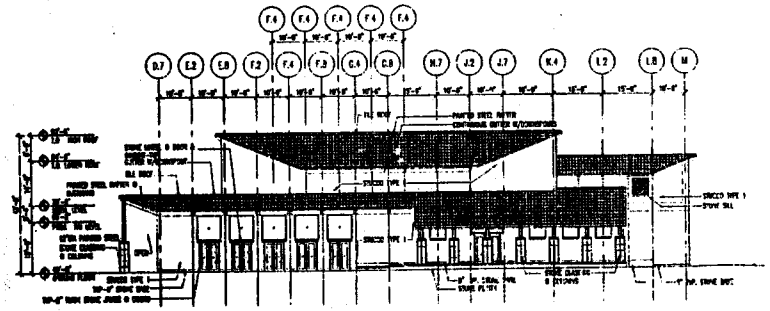
2A2.1



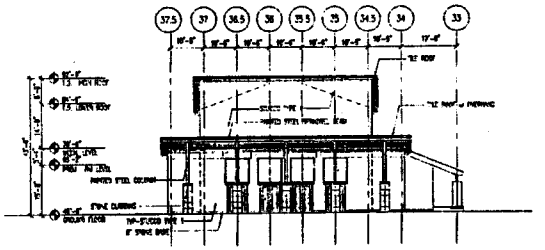
4 CFTVNM ELEVATION – EAST



3 CFTVNM ELEVATION – SOUTH



2 CFTVNM ELEVATION – WEST



1 CFTVNM ELEVATION – NORTH

UCSB

UNIVERSITY OF CALIFORNIA
SANTA BARBARA
FSSB & CFTVNM
Santa Barbara, California

DESIGN ARCHITECT
KaDrmon McKinnell & Wood
Architects
959 Boylston Street
Boston, Massachusetts 02115
617-397-0888

ASSOCIATE ARCHITECT
Lee A Daly
550 South Hope Street
27th Floor
Los Angeles, California 90071
213-629-0100

LANDSCAPE ARCHITECT
Katherine Spitz Associates
4212 S Glencoe Avenue
Marina Del Rey, California 90292
310-574-4600

CIVIL ENGINEERING
Penfield & Smith
101 East Victoria Street
Santa Barbara, California 93101
805-963-9532

STRUCTURAL ENGINEERING
Ove Arup & Partners
2440 South Sepulveda Blvd. #180
Los Angeles, California 90064
310-312-5040

MEP
Ove Arup & Partners
2440 South Sepulveda Blvd. #180
Los Angeles, California 90064
310-312-5040

TELE-COMMUNICATIONS
Ove Arup & Partners
2440 South Sepulveda Blvd. #180
Los Angeles, California 90064
310-312-5040

THEATER/AUDIO VISUAL
Auerbach, Pollock, Friedlander
225 Green Street
San Francisco, California 94111
415-392-7228

ACOUSTICS/MEDIA
Acentech, Inc.
1419 E. Thousand Oaks Blvd.
Suite 208
Thousand Oaks, California 91362
805-379-3794

DESIGN DEVELOPMENT
Cost Estimate Set

KEY
ELEVATIONS
CFTVNM

3A2.1

EXHIBIT 5c
UCSB NOID 3-04
Elevations Media Bldg.

Figure 5E: C