

CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST AREA
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VENTURA, CA 93001
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RECORD PACKET COPY

DATE: May 21, 2004

TO: Commissioners and Interested Persons

FROM: South Central Coast District Staff

SUBJECT: **Proposed Major Amendment (2-03) to the UCSB Certified Long Range Development Plan (LRDP); and Notice of Impending Development 10-03, for new Campus Parking Structure 3, for Public Hearing and Commission Action at the June 9 - 11, 2004, Commission Meeting in Long Beach.**

STAFF RECOMMENDATION: staff recommends that the LRDP amendment be approved as submitted, and that the Commission condition the respective NOID as described within the staff report, to address project-specific impacts on coastal resources.

Motions and Resolutions: Page 4.

SUMMARY

The University of California at Santa Barbara (UCSB or University) is requesting an amendment to its certified Long Range Development Plan (LRDP), and has submitted the accompanying Notice of Impending Development, to develop a new parking structure on the main campus. The proposed project, known as "CPS3" includes a 1,086-space, 6.5-level, 48- to 58 ft. high parking structure and a 71-space surface parking lot to be constructed in the area presently occupied by Parking Lot 22 (a 234-space, 2.5-acre lot). The project will provide parking for faculty, staff, students, and visitors (including coastal visitors). The total site area is 4.5 acres, located on the southwestern side of the Main Campus, adjacent to the community of Isla Vista. Access to the proposed CPS3 would be via Ocean Road (Exhibit 1).

The proposed CPS3 would replace existing parking spaces that will be lost as a result of planned current and future development projects on the Main Campus. CPS3 will provide 123 net additional campus parking spaces in addition to recovering the spaces lost to, or additionally required by other Main Campus projects.

The use of the site for a multi-story parking structure is consistent with the land use designations in the certified LRDP, but requires an increase in the applicable height limits. The LRDP presently allows development up to 45 feet in height on existing Lot

22; the proposed amendment would increase the maximum allowable height to 65 feet. The project site is approximately 700 feet north of the seven-story San Rafael residence hall, and other Main Campus buildings of similar or greater visual impact. No significant public coastal views would be adversely affected by the proposed project.

The project site is flat, mostly developed, located over 1,000 feet from the nearest coastal bluff, and landscaped with mature, non-native trees. The landscaping plan proposed by UCSB would replace trees removed with new trees of similar character and size (pines, eucalyptus, lemon scented gum, and other ornamental tree species) for aesthetic purposes and for erosion control. No sensitive species are known to nest in the trees slated for removal; however, necessary tree removals will be undertaken outside of the typical nesting season and a qualified biologist will additionally survey the subject trees to ensure that no nesting is occurring prior to removal.

The project site ultimately drains via the campus storm drain system into the Campus Lagoon, an environmentally sensitive habitat area with direct connection to the ocean. UCSB proposes to undertake construction during the rainy season and to implement Best Management Practices to prevent runoff from transporting sediment to the lagoon. In addition, one of the recommended conditions on the subject NOID would require UCSB to submit a Best Management Practices Plan protective of the lagoon waters, to ensure that surface pollutants generated by the operation of the proposed parking structure operations do not enter the lagoon.

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

Motions and Resolutions: Page 4.

SUBSTANTIVE FILE DOCUMENTS

University of California, Santa Barbara, 1990 Long Range Development Plan; Final Mitigated Negative Declaration October 2003.

STANDARD OF REVIEW/PROCEDURES

LRDP Amendment:

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

Notice of Impending Development:

Section 30606 of the Coastal Act and Article 14, §13547 through §13550 of the California Code of Regulations govern the Coastal Commission's review of subsequent development where there is a certified LRDP. Section 13549(b) requires the Executive Director or his designee to review the notice of impending development (or development announcement) within ten days of receipt and determine whether it provides sufficient information to determine if the proposed development is consistent with the certified LRDP. The notice is deemed filed when all necessary supporting information has been received.

Within thirty days of filing the notice of impending development, the Executive Director shall report to the Commission the pendency of the development and make a recommendation regarding the consistency of the proposed development with the certified LRDP. After public hearing, by a majority of its members present, the Commission shall determine whether the development is consistent with the certified LRDP and whether conditions are required to bring the development into conformance with the LRDP. No construction shall commence until after the Commission votes to render the proposed development consistent with the certified LRDP.

PUBLIC PARTICIPATION

Section 30503 of the Coastal Act requires public input in preparation, approval, certification and amendment of any LRDP. The University held public hearings and received written comments regarding the projects from public agencies, organizations and individuals. The hearings were duly noticed to the public consistent with Sections 13552 and 13551 of the California Code of Regulations which require that notice of availability of the draft LRDP amendment (LRDPA) be made available six (6) weeks prior to the Regents approval of the LRDP amendment and Final EIR. Notice of the subject amendment has been distributed to all known interested parties.

CAMPUS DEVELOPMENT/PAST COMMISSION ACTIONS

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

I. STAFF RECOMMENDATION: MOTIONS AND RESOLUTIONS

LRDP Amendment: Approval as Submitted

MOTION 1: *I move that the Commission certify the University of California at Santa Barbara Long Range Development Plan Amendment 2-03 as submitted.*

Staff recommends a YES vote. Passage of this motion will result in certification of the Long Range Development Plan Amendment 2-03 and the adoption of the following resolution and findings. The motion to certify passes only by an affirmative vote of a majority of the appointed Commissioners.

RESOLUTION 1:

The Commission hereby approves certification of the University of California at Santa Barbara Long Range Development Plan Amendment 2-03 and adopts the findings stated below on the grounds that the amendment is consistent with Chapter 3 of the Coastal Act. Certification of the amendment complies with the California Environmental Quality Act because there are no feasible mitigation measures or alternatives that would substantially lessen the significant adverse effects that the approval of the amendment would have on the environment.

NOID 10-03: Approval With Conditions

MOTION 2: *I move that the Commission determine that the development described in the Notice of Impending Development 10-03 (Campus Parking Structure 3) is consistent with the certified University of California at Santa Barbara Long Range Development Plan.*

Staff recommends a YES vote. Passage of this motion will result in a determination that the development described in the Notice of Impending Development 10-03 as conditioned, is consistent with the certified University of California at Santa Barbara Long Range Development Plan as amended pursuant to LRDP Amendment 1-03, and adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of the Commissioners present.

RESOLUTION 2: TO DETERMINE DEVELOPMENT IS CONSISTENT WITH LRDP:

The Commission hereby determines that the development described in the Notice of Impending Development 10-03 as conditioned, is consistent with the certified University of California at Santa Barbara Long Range Development Plan, as amended pursuant to LRDP Amendment 2-03 for the reasons discussed in the findings herein.

II. SPECIAL CONDITIONS

Notice of Impending Development 10-03:

1. Mitigation Measures identified during Environmental Review

In accordance with the University's commitment to implement all mitigation measures identified in the Final Environmental Review documents prepared by the University for the proposed development identified in Notice of Impending Development 10-03, all mitigation measures identified within the Final Mitigated Negative Declaration (SCH#2003091036) are hereby incorporated by reference as conditions of Notice of Impending Development 10-03 unless specifically modified by one or more of the special conditions set forth herein. In addition, within sixty (60) days of Commission action on these items, the University shall submit for the review and approval of the Executive Director, a comprehensive mitigation compliance and monitoring plan for all mitigation measures and special conditions identified in the subject EIRs or within these special conditions. The plan shall identify detailed performance standards, parties responsible for implementation and contact information, compliance milestones, written and photographic reporting requirements, and all applicable timelines.

2. Plans Conforming to Geologic Recommendation

All recommendations contained in the applicable geotechnical reports submitted for Notice of Impending Development 10-03 shall be incorporated into all final design and construction plans, including foundation, grading and drainage. All final plans must be reviewed and approved by the geologic and geotechnical consultants and verified as incorporating the applicable recommendations of the consultants. Prior to the commencement of development the applicant shall submit, for review and approval by the Executive Director, evidence of the geologic and geotechnical consultant's review and approval of all final project plans.

3. Removal of Excess Materials

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

4. Landscape and Erosion Control Plans

Prior to the commencement of development, the University shall submit for the review and approval of the Executive Director, landscape and erosion control plans designed by a licensed landscape architect, licensed engineer, or other qualified specialist. The plans shall include the following requirements:

A. Landscaping and Tree Replacement Plan

- (1) All disturbed areas on the subject sites shall be planted with and maintained for erosion control purposes within 60 days of completion of construction for each segment of the project. Such planting shall be adequate to provide 90 percent coverage within three years, and this requirement shall apply to all disturbed soils. Mature specimen trees, including non-native trees, removed for implementation of the subject project pursuant to Notice of Impending Development 10-03 shall be replaced with locally native trees selected for maximizing benefits to local and migratory wildlife, in consultation with the California Department of Fish and Game at a ratio of three new trees planted on the Main Campus for each mature tree removed. 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. Non-native species may be selected for planting of the CPS3 project area in consultation with the California Department of Fish and Game. Priority shall be given to tree species that provide food or shelter for local or migrating wildlife, consistent with the aesthetic goals of the campus landscape plan. Invasive, non-indigenous plant species 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 if a notice of impending development or amendment to the Long Range Development is required to authorize such work.

B) Interim Erosion Control Plan

- (1) The plan shall delineate the areas to be disturbed by grading or construction activities and shall include any temporary access roads, staging areas, and stockpile areas.
- (2) The plans shall specify that should grading take place during the rainy season (November 1 – March 31) the applicant shall install or construct temporary sediment basins (including debris basins, desilting basins or silt traps), temporary drains or swales, sand bag barriers, silt fencing, stabilize any stockpiled fill with geofabric covers or other appropriate cover, install geotextiles or mats on all cut or fill slopes and close and stabilize open trenches as soon as possible. These erosion control measures shall be required on the open project site prior to or concurrent with the initial grading operations and maintained throughout the development process to minimize erosion and sediment from runoff waters during construction. All sediment should be retained on-site unless removed to an appropriate approved dumping location either outside the coastal zone or to a site within the coastal zone permitted to receive fill.

- (3) The plan shall also include temporary erosion control measures should grading or site preparation cease for a period or more than 30 days, including but not limited to: stabilization of all stockpiled fill, access roads, disturbed soils and cut and fill slopes with geotextiles and/or mats, sand bag barriers, silt fencing; temporary drains and swales and sediment basins. These temporary erosion control measures shall be monitored and maintained until grading or construction operations resume.

5. Drainage and Polluted Runoff Control Program.

Prior to the commencement of development, the applicant shall submit for the review and approval of the Executive Director, final drainage and runoff control plans, including supporting calculations. The plan shall be prepared by a licensed engineer and shall incorporate structural and non-structural Best Management Practices (BMPs) designed to control the volume, velocity and pollutant load of stormwater leaving the developed site. The plan shall be reviewed and approved by the consulting engineering geologist to ensure the plan is in conformance with the geologist's recommendations. 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 of CPS3 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 by all storms up to and including the 85th percentile, 24-hour runoff event for volume-based BMPs, and /or the 85th percentile, 1-hour event, with an appropriate safety factor (i.e., 2 or greater), for flow based BMPs. The treatment methods and standards shall ensure that oil and grease or other pollutants from the surfaces of the CPS3 structure 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 off site in a non-erosive manner.
- (c) Energy dissipating measures shall be installed at the terminus of outflow drains.
- (d) The plan shall include provisions to maintain the drainage system, including structural BMPs, in a functional condition throughout the life of the approved development. Such maintenance shall include the following: (1) BMPs shall be inspected, cleaned and repaired when necessary prior to the onset of the storm season, no later than September 30th each year and (2) should any of the project's surface or subsurface drainage/filtration structures or other BMPs fail or result in increased erosion, the applicant/landowner or successor in interest shall be responsible for any necessary repairs to the drainage/filtration system or BMPs and restoration of the eroded area. Should repairs or restoration become necessary, prior to the commencement of such repair or restoration work, the applicant shall submit a repair and

restoration plan to the Executive Director to determine if an amendment or new notice of impending development is required to authorize such work.

6. Visitor Parking Spaces Available for Public Coastal Access.

Prior to the construction of any portion of the project subject to Notice of Impending Development 10-03, the University shall submit a plan for permanent coastal access/visitor parking spaces associated with CPS3 and the adjacent surface lot. The University's plan shall show the specific locations of coastal visitor spaces available, including the spaces in CPS3 and the adjacent surface lot, and any terms of use, such as metering, hour or day of week limitations, and parking fees applicable to use of the spaces by coastal visitors. No fewer than sixty (60) parking spaces, of which twenty (20) spaces must be located on the surface parking lot, shall be reserved for short-term weekday (four or fewer hours) visitor/coastal access parking and shall be available for all-day coastal access/visitor parking on weekends. The weekday fee for use of the four-hour visitor parking shall be equal to that charged for an all-day parking pass and shall not be available for use with an all-day pass of any kind. These spaces shall be permanently signed as available for coastal visitor parking use, shall be metered for four (4)-hour maximum parking on weekdays between 10 a.m. and 5 p.m., and shall not be converted to other categories of parking use, including use for potential Isla Vista Parking Program needs. Information directing coastal visitors to these spaces shall be provided by UCSB at Main Campus entry points. Any change to the number, terms or hours of use, or applicable fees for coastal visitor parking shall require a new Notice of Impending Development subject to review by the Commission.

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

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

A. Background & Project Description

The University of California at Santa Barbara (UCSB or University) is requesting an amendment to its Long Range Development Plan (LRDP), and has submitted the accompanying Notice of Impending Development, to provide for the construction of a new 6.5-level parking structure on the 2.5-acre location of existing Parking Lot 22. The total site area will include a 70-space surface lot and landscaping, and comprises approximately 4.5 acres. The project location is on the southwestern side of the Main Campus, adjacent to the community of Isla Vista. Access to the subject site would be from Ocean Road (Exhibit 1).

Land uses adjacent to the project site include the Events Center (UCSB's major sports venue) to the east, the community of Isla Vista to the west and Pardall Corridor bicycle and pedestrian path to the south. Also to the south of the project site is Parking Lot No. 23N, which is to be the site of the proposed Student Resource Building.

The CPS3 project is designed to restore parking supply lost to new development on the Main Campus. The 1,086-space structure and 70-space open lot will provide a net increase in parking supply of 123 spaces after compensatory parking spaces (spaces that will make up for loss of surface parking due to other Main Campus development, or new demand created by other projects) are discounted from consideration.

While Lot 22 has been previously identified as a site for future development, the present height limit for that location is 45 feet. The proposed parking structure would be a maximum of 58 feet in height, thus UCSB proposes to increase the maximum allowable height for the associated development envelope to 65 feet as part of pending LRDP amendment 2-03. Though the new parking structure will increase the appearance of urban development along the southwestern perimeter of the Main Campus, this area of the campus is designated for additional development and the proposed project is infill in nature. The proposed structure would not significantly affect public coastal views. Existing trees presently block most of the street level views toward the mountains that would otherwise be available from Parking Lot 22, and unobstructed blue water views are not available from existing Lot 22.

No open space or environmentally sensitive areas would be utilized for any portion of the proposed project. 23 non-native trees would be removed to construct the project; the University proposes to plant a variety of new trees to screen and landscape the completed project area (see also the requirements of Condition 4).

The proposed LRDP Amendment, including the increase in maximum allowable height from 45 feet to the proposed 65 feet is consistent with the policies of the certified LRDP. Adequate parking supplies on campus are essential to avoid further crowding within the adjacent Isla Vista community (where parking demand has become overwhelming on residential streets). The majority of the new parking spaces that would be provided by CPS3 replace spaces lost to approved and pending UCSB Main Campus development projects and only approximately 123 of the new spaces would attribute net new parking supply to the campus parking pool.

For these reasons, and as discussed further below, the proposed LRDP 2-03 amendment does not raise new policy issues and is consistent with the policies of the LRDP and the Coastal Act as submitted. In addition, the implementation of the proposed project pursuant to NOID 10-03, as conditioned in Conditions 1-6 above to address the project-specific impacts that may affect coastal resources, is consistent with the certified LRDP as amended by LRDP amendment 2-03.

B. New Development and Public Access

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

Coastal Act Section 30210 states:

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

Coastal Act Section 30211 states:

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

Coastal Act Section 30213 states (in part):

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

Coastal Act Section 30220 states:

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

In addition, Section 30252 of the Coastal Act states:

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

One of the basic mandates of the Coastal Act is to maximize public access and recreational opportunities along the coast. In addition, new development raises issues

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

Cumulative Development Potential

The proposed project is located within the developed area of the Main Campus. The project will not generate new parking impacts or remove coastal access bikeways or pedestrian trails, or create new demand for coastal access. A benefit of the proposed project is that it will ensure that adequate parking supplies exist to prevent excess competition for on-street parking in the adjacent Isla Vista community. Overflow of campus parking demand into the adjacent Isla Vista community may adversely impact coastal access parking as residents and commercial sector patrons compete for limited available parking supplies. The existing 234-space Lot 22, site of the proposed CPS3, contains a substantial portion of spaces designated for use by campus visitors. These spaces offer parking opportunities for public coastal access on weekdays, and on weekends. Similarly the adjacent Lot 23 (which was converted to use for the Student Resource Building) contained spaces available for coastal visitors. The University acknowledged the loss of coastal visitor parking when the Student Resource Building was under Commission review, and agreed to ensure that additional coastal visitor parking would be provided as part of the subject CPS3 project. To ensure that this commitment is met, Condition 6 of NOID 10-03 requires that the CPS3 project and adjacent surface lot provide a minimum of sixty (60) short-term (4 hour maximum) coastal visitor parking spaces, with twenty of the spaces in the ground level open lot. Condition 6 requires that metering, pricing, or other measures be imposed on these spaces to reduce demand for these spaces for ordinary weekday all-day campus use parking. While these measures would not prevent use of the spaces for brief campus or Isla Vista stops, the turnover of spaces restricted to 4-hour parking would provide the best method of preserving accessibility for beach visitors. All-day visitor parking would also be available within the lot for regular day pass purchasers.

For the reasons set forth above, upon implementation, Condition 6 will ensure that the construction of CPS3 will not adversely impact public coastal access. The Commission finds therefore that LRDP amendment 2-03 as submitted will be consistent with the Coastal Act and the certified LRDP provided that the accompanying Notice of Impending Development 10-03 is conditioned in accordance with Condition 6 to implement UCSB's commitment to provide adequate coastal access/visitor parking. Therefore, as conditioned, NOID 10-03 is consistent with the certified LRDP.

C. Geologic Stability, Erosion Control, Water Quality

Section 30230 of the Coastal Act states:

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

Section 30231 of the Coastal Act states:

The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges- and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.

Section 30253 of the Coastal Act states in pertinent part:

New development shall:

- (1) Minimize risks to life and property in areas of high geologic, flood, and fire hazard.***
- (2) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.***

Sections 30230 and 30231 of the Coastal Act mandate that marine resources and coastal water quality shall be maintained and where feasible restored, protection shall be given to areas and species of special significance, and that uses of the marine environment shall be carried out in a manner that will sustain biological productivity of coastal waters. Coastal Act Section 30253 requires among other things that erosion be minimized and site stability ensured.

Special Conditions 1 (EIR Mitigation Measures), 2 (Geologic), 3 (Removal of Excess Graded Material), and 4 (Landscape and Erosion Control), and 5 (Drainage and Polluted Runoff Control), fully implemented, will ensure that site grading and construction, erosion control, drainage management (including Best Management Practices), and landscaping are undertaken to achieve optimal control of erosion,

protect long-term site stability, and to protect water quality that would otherwise be impaired by uncontrolled urban runoff. Without the protective requirements of these special conditions, uncontrolled construction practices (particularly grading) could increase short and long term erosion rates and sediment pollution of coastal waters, and unmitigated increases in hardscape could add volume and velocity of urban runoff. In addition, the landscape requirements of special Condition 4, fully implemented, will control erosion through temporary measures, timely replanting, and mulching or other means of protecting disturbed areas, and through selection of appropriate landscaping species.

The Commission finds therefore that the project proposed in Notice of Impending Development 10-03, as conditioned by Special Conditions 1 through 5, will be consistent with the Coastal Act policies requiring the protection of site stability, prevention of erosion, and protection of coastal waters, which are incorporated into the University's certified LRDP, and thus the proposed projects will be consistent with the LRDP.

D. California Environmental Quality Act

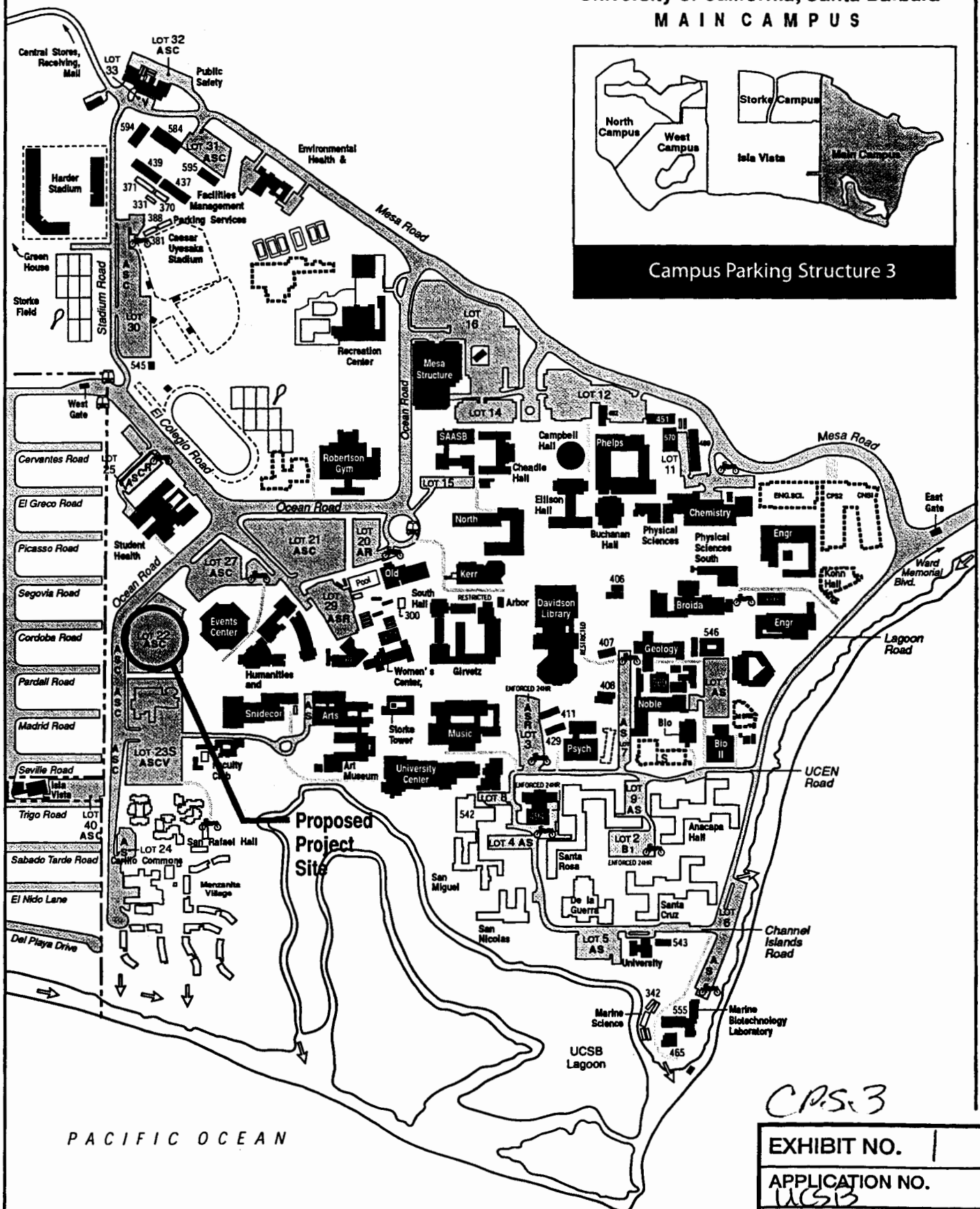
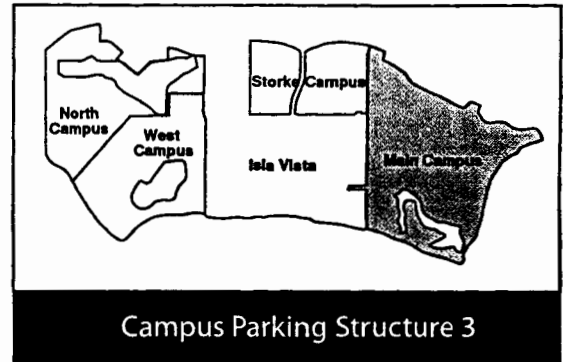
Pursuant to Section 21080.9 of the California Environmental Quality Act ("CEQA"), the Coastal Commission is the lead agency responsible for reviewing Long Range Development Plans for compliance with CEQA. The Secretary of Resources Agency has determined that the Commission's program of reviewing and certifying LRDPs qualifies for certification under Section 21080.5 of CEQA. In addition to making the finding that the LRDP amendment is in full compliance with CEQA, the Commission must make a finding that no less environmentally damaging feasible alternative exists. Section 21080.5(d)(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 Individual Project Environmental Analyses have been incorporated by reference into the special conditions identified herein, in addition to other special conditions which will lessen any significant adverse effect of the specific project components associated with the LRDP Amendment 2-03 and Notice of Impending Development 10-03. 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.

University of California, Santa Barbara MAIN CAMPUS

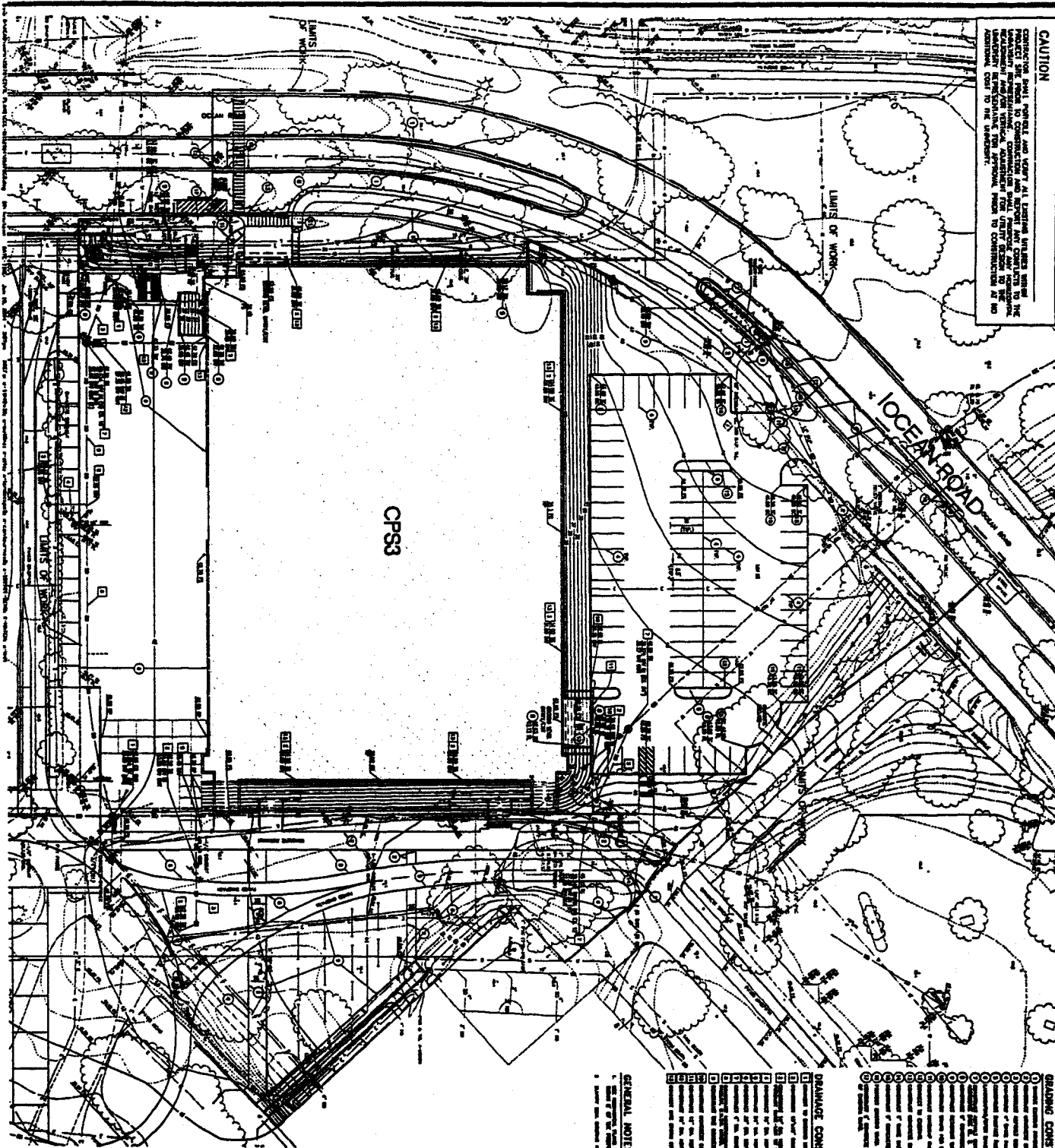


CPS-3

EXHIBIT NO.	1
APPLICATION NO.	UCSB
LROP A 2-03	
NOV 10-03	
Site/Area	

CAUTION

ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, 1995 EDITION, WITH THE LATEST REVISIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



GRADING CONSTRUCTION NOTES

1. ALL GRADING SHALL BE DONE IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, 1995 EDITION, WITH THE LATEST REVISIONS.
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DRAINAGE CONSTRUCTION NOTES

1. ALL DRAINAGE SHALL BE DONE IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, 1995 EDITION, WITH THE LATEST REVISIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
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GENERAL NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, 1995 EDITION, WITH THE LATEST REVISIONS.
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- 1. [Symbol] EXISTING ROADWAY
- 2. [Symbol] EXISTING DRAINAGE
- 3. [Symbol] EXISTING UTILITY
- 4. [Symbol] EXISTING STRUCTURE
- 5. [Symbol] EXISTING FENCE
- 6. [Symbol] EXISTING TREE
- 7. [Symbol] EXISTING LANDSCAPE
- 8. [Symbol] EXISTING PLANTING
- 9. [Symbol] EXISTING LIGHTING
- 10. [Symbol] EXISTING SIGNAGE



DATE: 10/10/03	BY: [Signature]	CHECKED: [Signature]	APPROVED: [Signature]	DESIGNED: [Signature]	DRAWN: [Signature]
CPS3 GRADING AND DRAINAGE PLAN					
C102					

EXHIBIT NO. 2

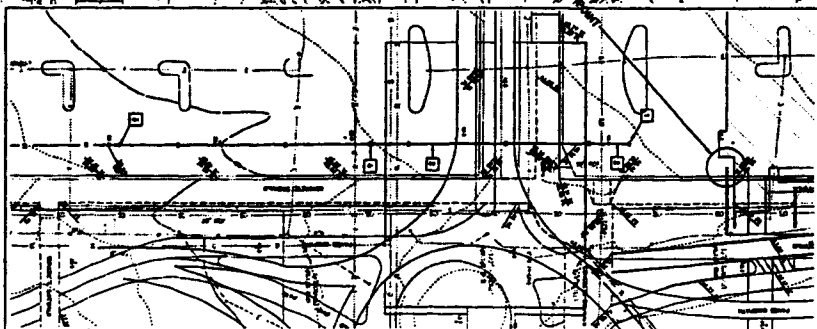
APPLICATION NO.

LR01A-2-03

RD10 10-03

Project Plans

CONTRACTOR SHALL PROVIDE AND VERIFY ALL EXISTING UTILITIES WITHIN PROJECT SITE PRIOR TO CONSTRUCTION AND REPORT ANY CONFLICTS TO THE UNIVERSITY REPRESENTATIVE. CONTRACTOR SHALL PROPOSE ANY HORIZONTAL ALIGNMENT AND/OR VERTICAL ADJUSTMENT FOR UTILITY DESIGN TO THE UNIVERSITY REPRESENTATIVE FOR APPROVAL PRIOR TO CONSTRUCTION AT NO ADDITIONAL COST TO THE UNIVERSITY.

[illegible]

- ① **What is the purpose of the book?**
- ② **What is the main idea of the book?**
- ③ **What is the author's attitude towards the subject?**
- ④ **What is the author's purpose in writing the book?**
- ⑤ **What is the author's main argument?**
- ⑥ **What is the author's conclusion?**
- ⑦ **What is the author's recommendation?**
- ⑧ **What is the author's final thought?**

1. completed for the person completing.
2. completed for the state for which used and entered.
3. record number for any change to original for the person who completed for himself.

- 1** **CONTACT F' SUBJECT.**

[illegible]

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Automotive Engineering Division

Design Architects

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New York, NY 10038
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Telex: 250-2200

• International Office Locations

Construction

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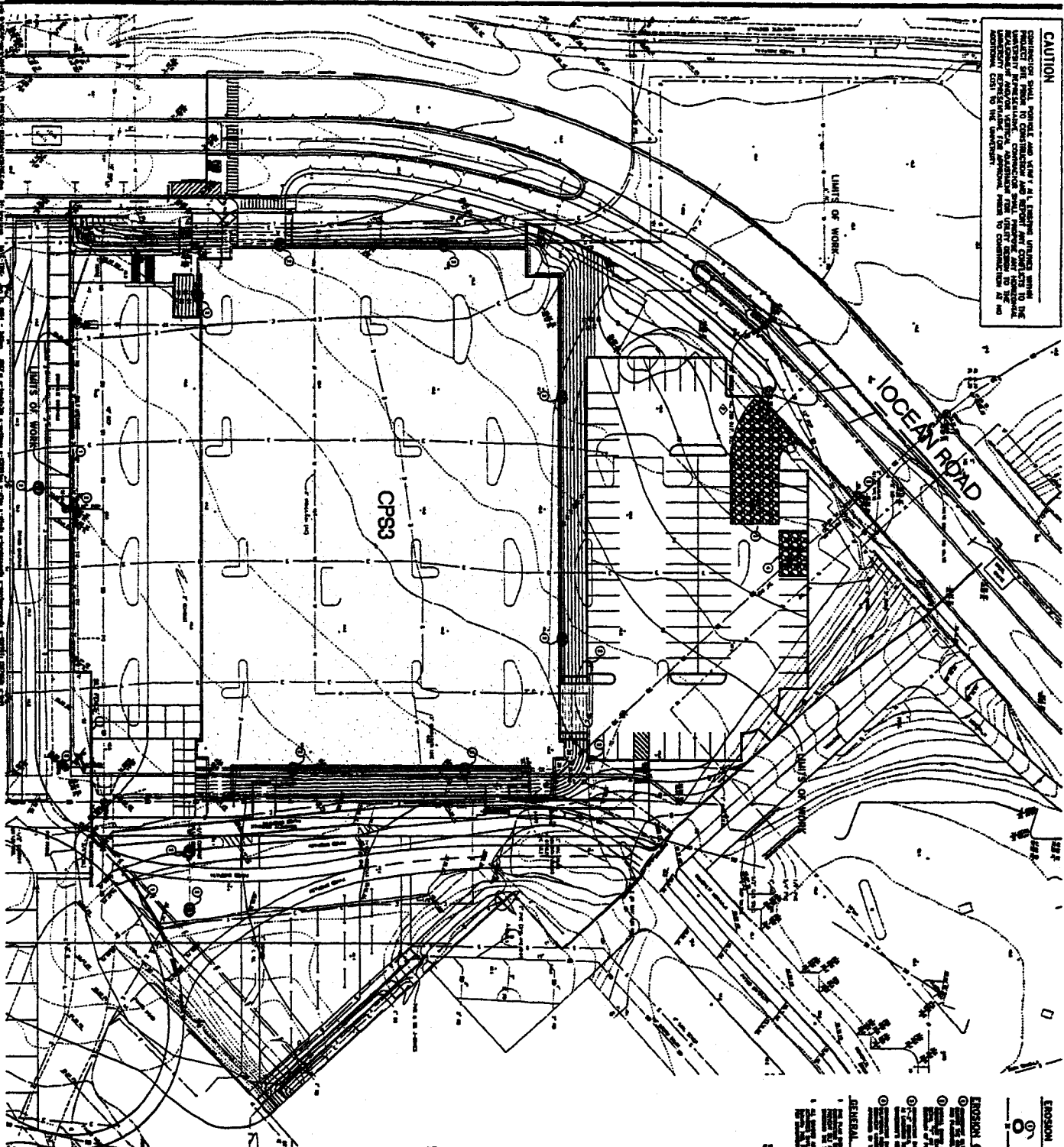
Penetration of the Market
 Director, Marketing & Research
 101 E. Victoria St. Suite 2000
 (408) 645-1400
 FAX: (408) 645-1401
 E-MAIL: info@penetration.com

Serial No.	Date
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Sheet Title
CPS3
UTILITY PLAN

Sheet No.
C1.03

CAUTION
 CONSTRUCTION SHALL BE KEPT AT ALL TIMES WITHIN THE LIMITS OF WORK. NO EXCESSIVE TRAFFIC SHALL BE ALLOWED TO ENTER THE CONSTRUCTION AREA. ALL TRAFFIC SHALL BE KEPT ON THE MAIN ROAD TO THE CONSTRUCTION AREA. NO EXCESSIVE TRAFFIC SHALL BE ALLOWED TO ENTER THE CONSTRUCTION AREA. NO EXCESSIVE TRAFFIC SHALL BE ALLOWED TO ENTER THE CONSTRUCTION AREA.



EROSION CONTROL LEGEND

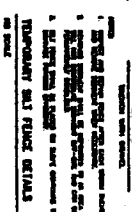
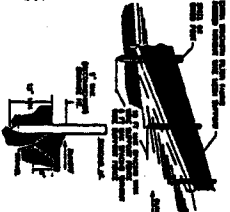
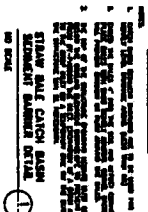
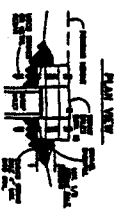
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EROSION CONTROL CONSTRUCTION NOTES

- 1. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION.
- 2. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
- 3. EROSION CONTROL MEASURES SHALL BE REMOVED UPON COMPLETION OF CONSTRUCTION.
- 4. EROSION CONTROL MEASURES SHALL BE REINSTALLED IF REMOVED OR DAMAGED.
- 5. EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES.
- 6. EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES.
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GENERAL NOTES

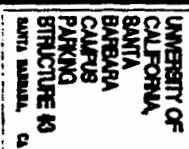
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 Date: [Date]

CP83
 EROSION CONTROL
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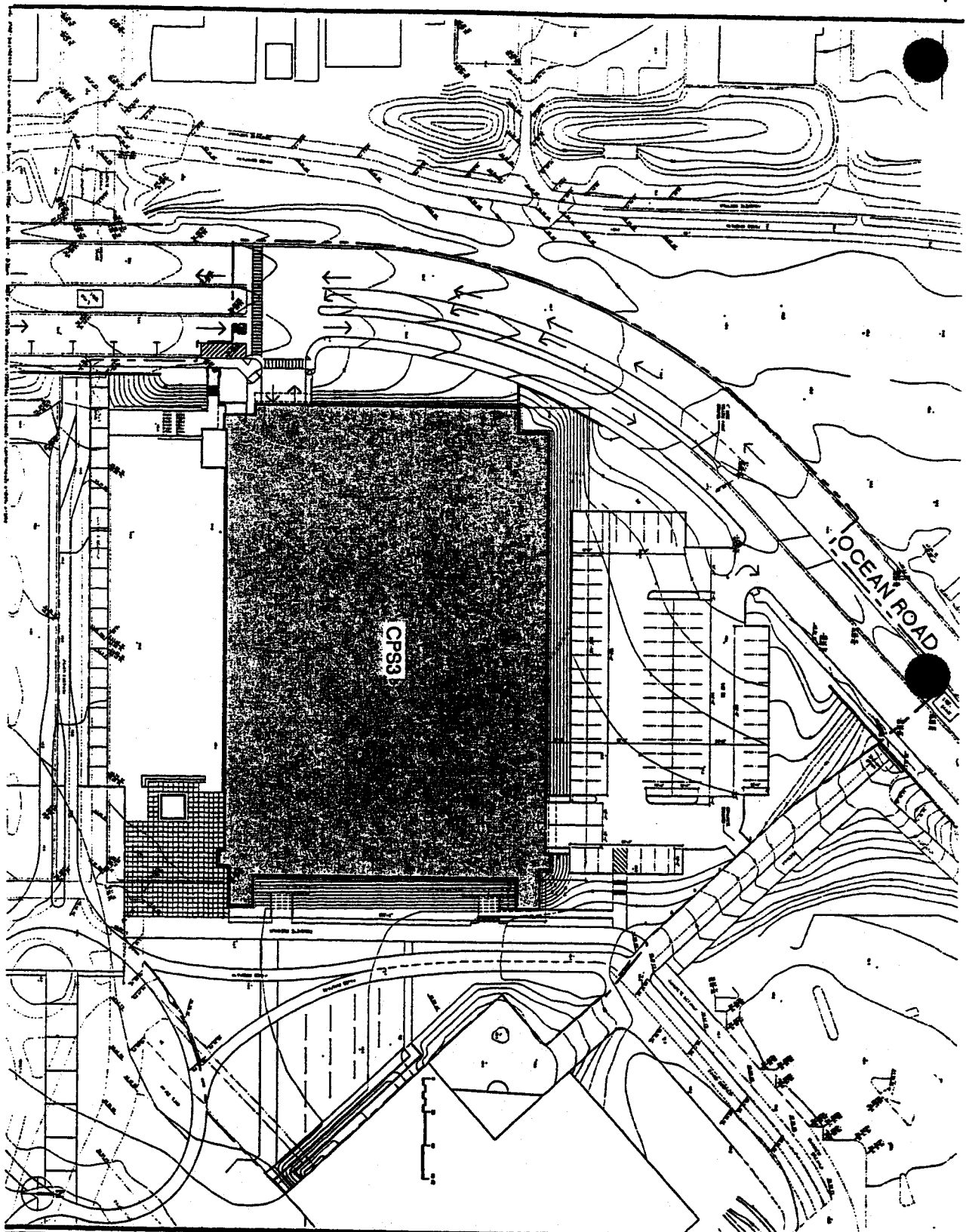
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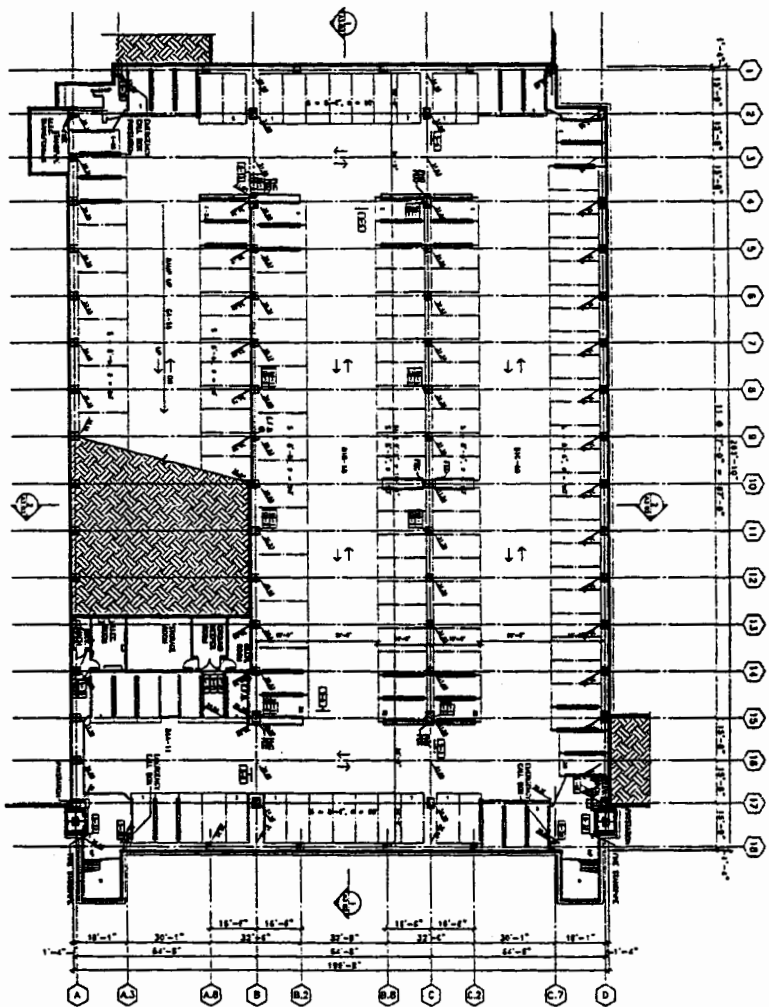
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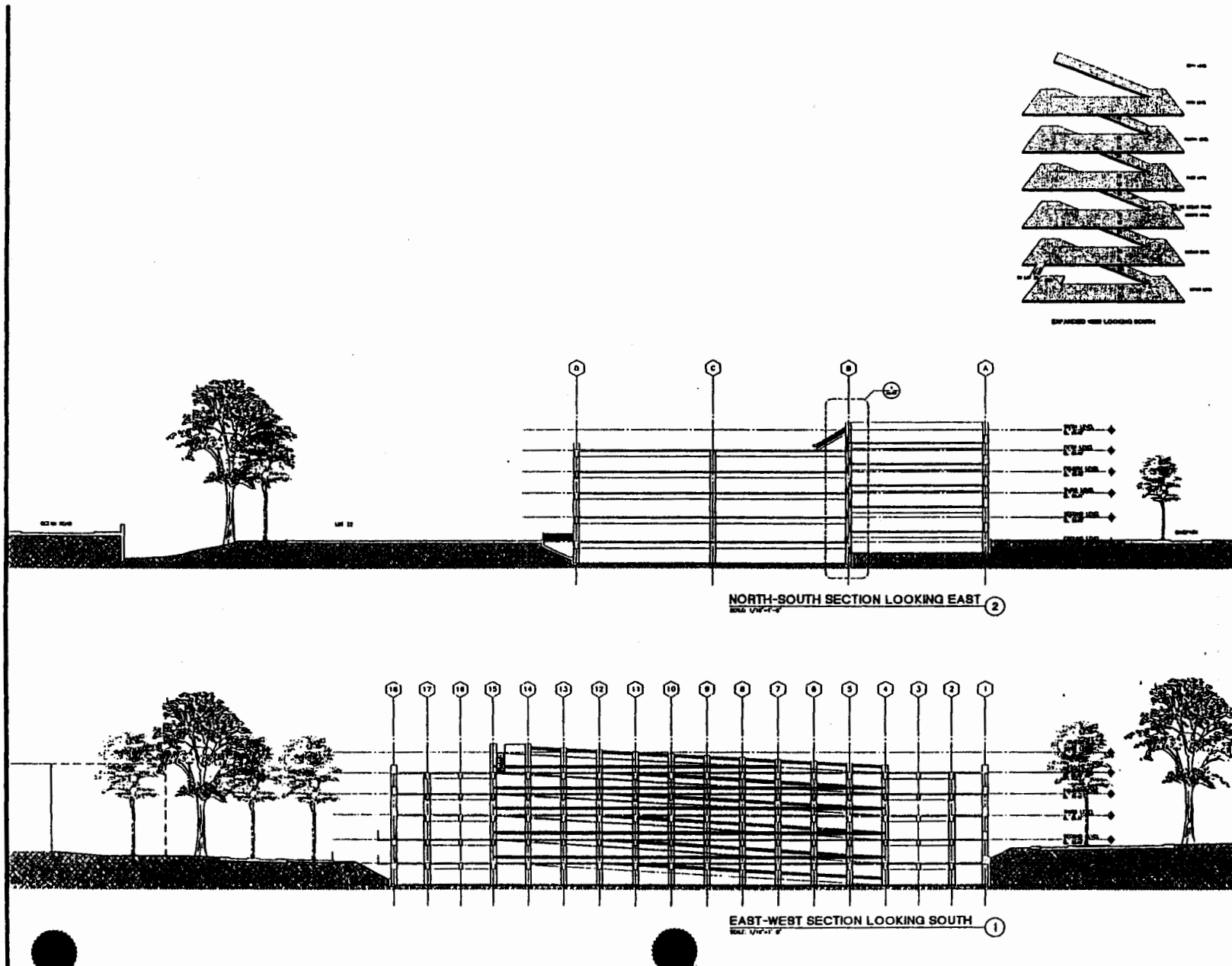


UNIT CALIF. SANTA BARBARA CAMPUS PARKING STRUCTURE 13 SANTA BARBARA, CA	International Pacific Inc. 1000 West Broadway Santa Barbara, CA 93101 (805) 964-1111	SHEET NO. A105	SCALE 1" = 40'	DATE 10/1/81	DRAWN BY J. L. HARRIS	CHECKED BY J. L. HARRIS	APPROVED BY J. L. HARRIS	PROJECT NO. 1000	SITE NO. 1000	SHEET NO. A105	CPS3 SITE PLAN



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Project Title: Lower Level Plan Sheet No: A2.01		Revision: 1. 10/1/88 2. 10/1/88 3. 10/1/88 4. 10/1/88 5. 10/1/88 6. 10/1/88 7. 10/1/88 8. 10/1/88 9. 10/1/88 10. 10/1/88 11. 10/1/88 12. 10/1/88 13. 10/1/88 14. 10/1/88 15. 10/1/88 16. 10/1/88 17. 10/1/88 18. 10/1/88 19. 10/1/88 20. 10/1/88 21. 10/1/88 22. 10/1/88 23. 10/1/88 24. 10/1/88 25. 10/1/88 26. 10/1/88 27. 10/1/88 28. 10/1/88 29. 10/1/88 30. 10/1/88 31. 10/1/88 32. 10/1/88 33. 10/1/88 34. 10/1/88 35. 10/1/88 36. 10/1/88 37. 10/1/88 38. 10/1/88 39. 10/1/88 40. 10/1/88 41. 10/1/88 42. 10/1/88 43. 10/1/88 44. 10/1/88 45. 10/1/88 46. 10/1/88 47. 10/1/88 48. 10/1/88 49. 10/1/88 50. 10/1/88 51. 10/1/88 52. 10/1/88 53. 10/1/88 54. 10/1/88 55. 10/1/88 56. 10/1/88 57. 10/1/88 58. 10/1/88 59. 10/1/88 60. 10/1/88 61. 10/1/88 62. 10/1/88 63. 10/1/88 64. 10/1/88 65. 10/1/88 66. 10/1/88 67. 10/1/88 68. 10/1/88 69. 10/1/88 70. 10/1/88 71. 10/1/88 72. 10/1/88 73. 10/1/88 74. 10/1/88 75. 10/1/88 76. 10/1/88 77. 10/1/88 78. 10/1/88 79. 10/1/88 80. 10/1/88 81. 10/1/88 82. 10/1/88 83. 10/1/88 84. 10/1/88 85. 10/1/88 86. 10/1/88 87. 10/1/88 88. 10/1/88 89. 10/1/88 90. 10/1/88 91. 10/1/88 92. 10/1/88 93. 10/1/88 94. 10/1/88 95. 10/1/88 96. 10/1/88 97. 10/1/88 98. 10/1/88 99. 10/1/88 100. 10/1/88	

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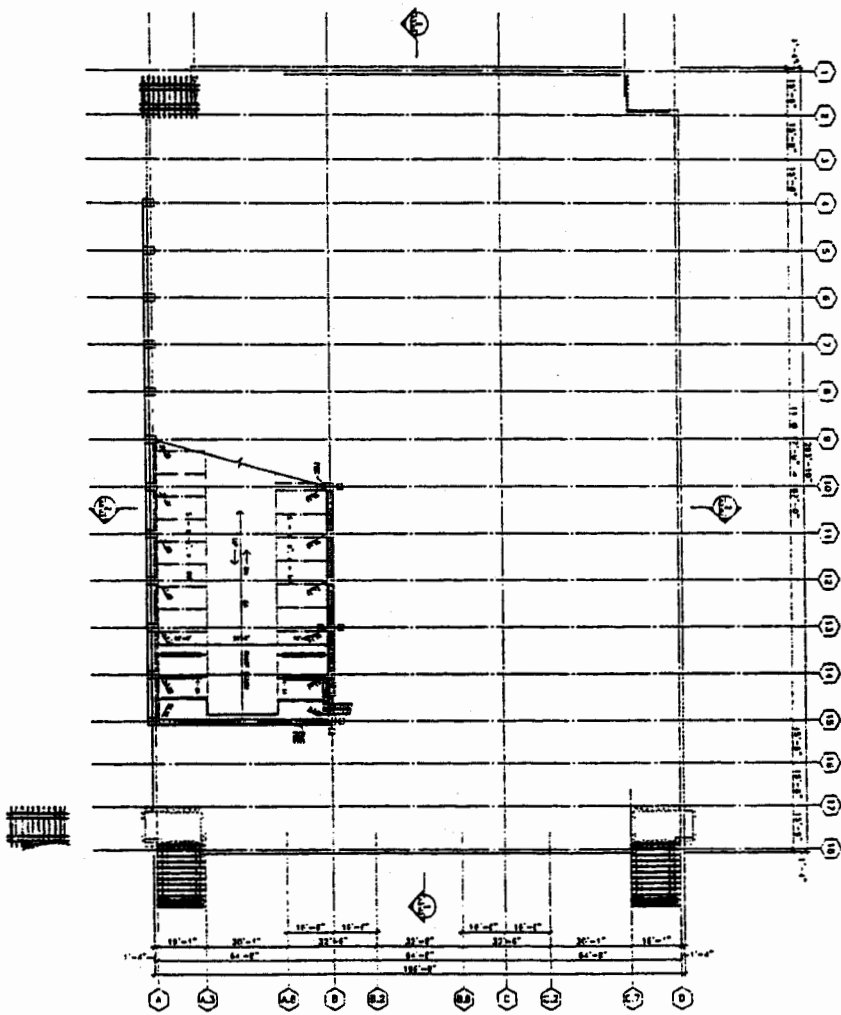
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Architectural, Engineering, Planning
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Santa Barbara, California 93101
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Fax: (805) 963-1112

Revision	Date	By	Check
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EXPANDED VIEW, BUILDING SECTIONS

Sheet No.
1



SIXTH (ROOF)
LEVEL
PLAN

Sheet No. **A207**