

CALIFORNIA COASTAL COMMISSION

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



RECORD PACKET COPY

DATE: June 24, 2004

TO: Commissioners and Interested Persons

FROM: South Central Coast District Staff

SUBJECT: **Proposed Major Amendment (3-03) to the UCSB Certified Long Range Development Plan (LRDP); and Notice of Impending Development 1-04**, for Alumni House, for Public Hearing and Commission Action at the July 14 - 16, 2004, Commission Meeting in Costa Mesa.

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: Pages 4 and 5.

SUMMARY

The University of California at Santa Barbara (UCSB or University) is requesting Commission certification of an amendment to the University's certified Long Range Development Plan (LRDP). UCSB has also submitted the accompanying Notice of Impending Development (NOID) for implementation of the proposed project upon certification of the LRDP amendment.

The proposed project would develop an "Alumni House" on the Main Campus. The structure would house alumni-related functions that presently take place in off-campus locations. UCSB believes that moving these functions onto the Main Campus will draw larger membership and increase funding for University programs.

The proposed project is a three story, 42 ft. high, 15,634 sq. ft. structure with a 7,928 sq. ft., 21-space first level parking garage. The total project area, which includes a portion of an existing parking lot (Lot 12) adjacent to Mesa Road, is approximately one-half-acre in size. Access to the site would be from Mesa Road and University Plaza Drive, via Parking Lot 12. (See Exhibits 1-8).

The proposed location was previously identified in the certified LRDP for construction of up to 31,000 gross square feet of additional campus development. The available building envelope identified in the LRDP land use maps would be moved approximately

200 feet closer to Mesa Road (still within the bounds of the existing parking Lot 12). The purpose of the change in location is to offer the Alumni House a more visually prominent location along the central entry point to the core of the Main Campus.

The 1990 LRDP identified a location for construction of the Alumni House (south of the Faculty club, east of San Rafael Hall, and on the border of Commencement Greens) has since been determined to contain wetlands, eliminating much of that area from consideration. The area now proposed, as noted above, is the site of an existing parking lot and will not directly affect sensitive habitat areas. Even as relocated slightly to the north, the construction site would be approximately 100 feet south of the Goleta Slough Bluffs and approximately 300 feet south of the Goleta Slough. Campus biologists have confirmed that the site is more than 300 feet from trees that have may contain the nests of sensitive birds.

The certified LRPD restricts development on Lot 12 to 45 feet in height; the maximum height of Alumni House would be 42 feet above existing grade. Views to and along the coast would not be impeded by the proposed project. Approximately 23 existing faculty and staff parking spaces in Lot 12 would be lost to accommodate the proposed project despite the construction of a 21-space garage for Alumni House parking. UCSB asserts that this loss will be compensated through other on campus parking projects. Recommended Special Condition 6, NOID 1-04, if implemented would ensure that the relocation of these spaces does not reduce the supply or proximity to the coast of general public/coastal visitor-serving parking spaces elsewhere on campus.

UCSB proposes to incorporate controlled lighting to limit impacts on sensitive habitat areas near the site consistent with public safety. The restrictions on night lighting proposed by the University and as additionally required by Special Condition 1 (Mitigation Measures), if implemented, would ensure that no disruption of wildlife habitat near Goleta Slough is caused by light pollution from the proposed project. In addition, best management practices (including continued provision of oil/grease separation for Parking Lot 12, which drains to the Goleta Slough) will be implemented by UCSB in accordance with the requirements of Special Condition 5. Site grading will consist of 500 cu. yds. of cut and recompaction on site, for a total of 1,000 cu. yds. of grading. Five trees will be removed: three previously planted coastal live oaks, one lemon scented gum, and one magnolia tree. Special Condition 4, fully implemented, will ensure that the removal of these trees is fully mitigated.

For these reasons, 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: Pages 4 and 5.

SUBSTANTIVE FILE DOCUMENTS

University of California, Santa Barbara, 1990 Long Range Development Plan; Final Mitigated Negative Declaration November 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 3-03 (Alumni House) as submitted.*

Staff recommends a YES vote. Passage of this motion will result in certification of the Long Range Development Plan Amendment 3-03 and the adoption of the following resolution and findings. The motion to certify passes only by an affirmative vote of a majority of the appointed Commissioners.

RESOLUTION I:

The Commission hereby approves certification of the University of California at Santa Barbara Long Range Development Plan Amendment 3-03 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 1-04: Approval With Conditions

MOTION 2: *I move that the Commission determine that the development described in the Notice of Impending Development 1-04 (Alumni House), as conditioned, 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 1-04 as conditioned, is consistent with the certified University of California at Santa Barbara Long Range Development Plan as amended pursuant to LRDP Amendment 3-03, 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 1-04, as conditioned, is consistent with the certified University of California at Santa Barbara Long Range Development Plan, as amended pursuant to LRDP Amendment 3-03 for the reasons discussed in the findings herein.

II. SPECIAL CONDITIONS

Notice of Impending Development 1-04:

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 1-04, all mitigation measures identified within the Mitigated Negative Declaration dated November 2003 are hereby incorporated by reference as conditions of Notice of Impending Development 1-04 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 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

All recommendations contained in the applicable geotechnical reports submitted for Notice of Impending Development 1-04 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 (should any excess cuttings be produced during grading) 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 1-04 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 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. Coastal Access Parking

Prior to commencement of construction, the applicant shall submit for the review and approval of the Executive Director, a parking plan indicating where relocation of parking spaces displaced from Lot 12 shall occur, including evidence to the Executive Director's satisfaction that no dislocation or other adverse impacts upon the supply, location, or terms of use of coastal visitor parking on the Main Campus shall occur as the result of the implementation of the subject project.

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 facility for alumni outreach on the main campus. The proposed Alumni House is a three story, 42 ft. high, 15,634 sq. ft. structure with a 7,928 sq. ft., 21-space first level parking garage. The total project area, which encompasses a portion of an existing parking lot (Lot 12) adjacent to Mesa Road, is approximately ½ -acre in size. Access to the site

would be from Mesa Road and University Plaza Drive, via Parking Lot 12. (See Exhibits 1 - 7).

The subject location was previously identified in the certified LRDP for construction of up to 31,000 square feet of development, thus the proposed project is generally consistent with the certified LRDP. The actual building envelope UCSB now proposes shifts the building site approximately 200 feet closer to Mesa Road, however, and thus requires the University to obtain an amendment to its certified LRDP. UCSB proposes this change for the location of the Alumni Center to provide a visually prominent location for the structure at a key gateway to the main core of the campus. The proposed site is located approximately 100 feet south of the Goleta Slough Bluffs and approximately 300 feet south of the Goleta Slough. The heavily traveled Mesa Road would continue to separate the development envelope from the Goleta Slough Bluffs.

No open space or environmentally sensitive areas would be utilized for any portion of the proposed project; the subject site, Lot 12, is already developed as a paved parking lot on the main campus. UCSB proposes to minimize structural lighting to avoid glare and light pollution that would otherwise potentially impact wetland habitat associated with the bluffs and Goleta Slough, located opposite Mesa Road to the north of the project site. The existing parking lot already contains security lighting and thus the presence of the structure at this location will not significantly alter existing patterns of disturbance on this portion of the Main Campus.

For these reasons, and as discussed further below, the proposed LRDP 1-03 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 1-04, 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 3-03.

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.

23 existing faculty and staff parking spaces in Lot 12 will be displaced to make way for the construction of the subject proposal. However, the project will also include a 21-space garage for Alumni House Parking. Special Condition 6 set forth above requires the applicant to submit a parking plan prior to construction, indicating how the dislocated parking will be accommodated on campus without adversely affecting public coastal access parking supplies on the Main Campus. Fully implemented, Special Condition 6 will ensure that the construction of the proposed Alumni House will not adversely impact public coastal access. The Commission finds therefore that LRDP amendment 3-03 as submitted will be consistent with the Coastal Act and the certified LRDP provided that the accompanying Notice of Impending Development 1-04 is conditioned in accordance with Condition 6 to implement UCSB's commitment to provide adequate coastal access/visitor parking. Therefore, as conditioned, NOID 1-04 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 1-04, 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 project 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 3-03 and Notice of Impending Development 1-04. 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.

Figure 1

University of California, Santa Barbara
MAIN CAMPUS MAP

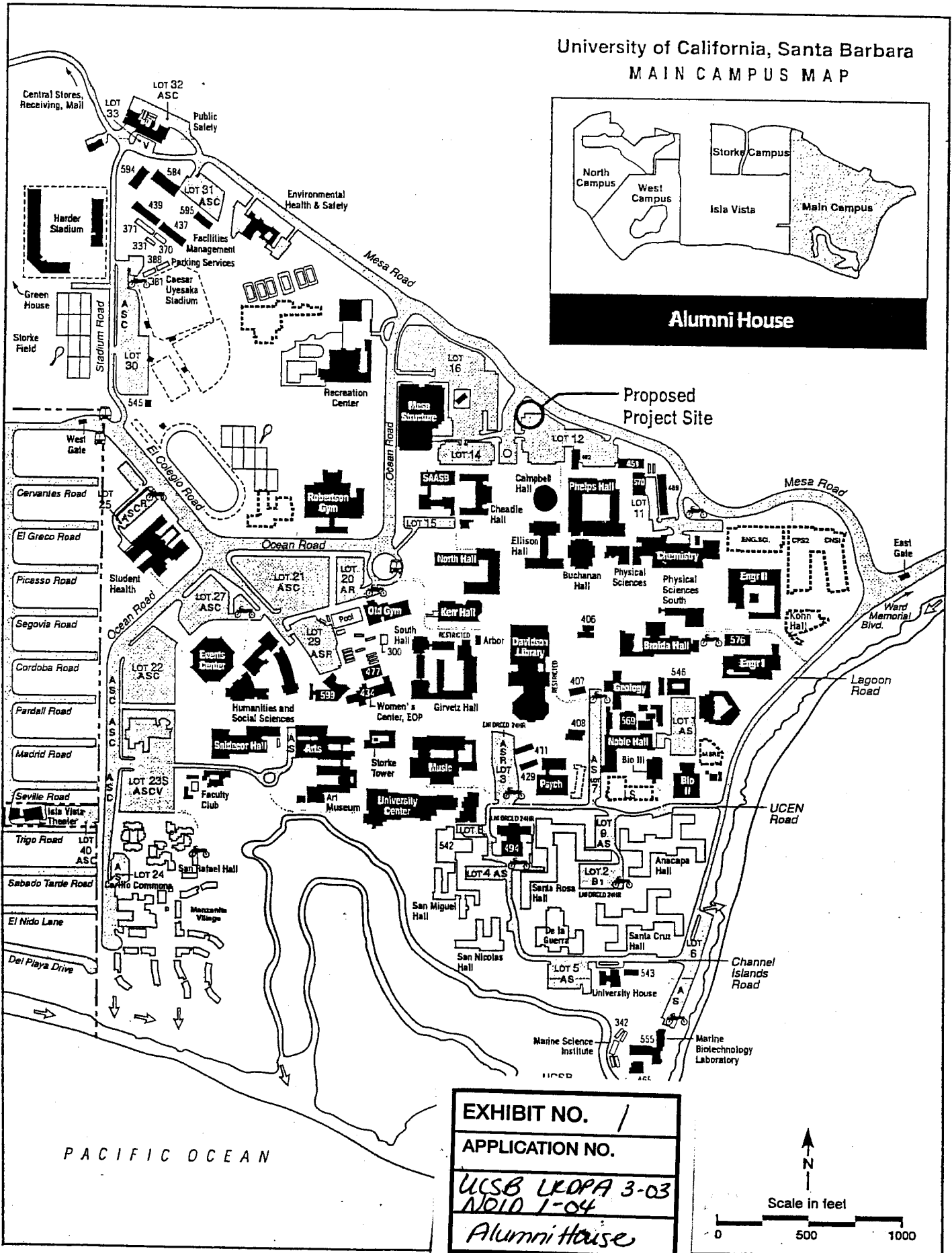
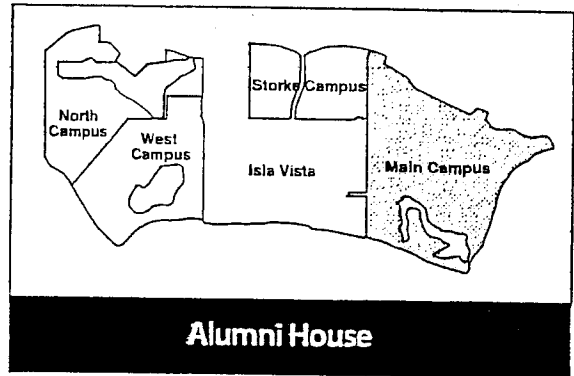
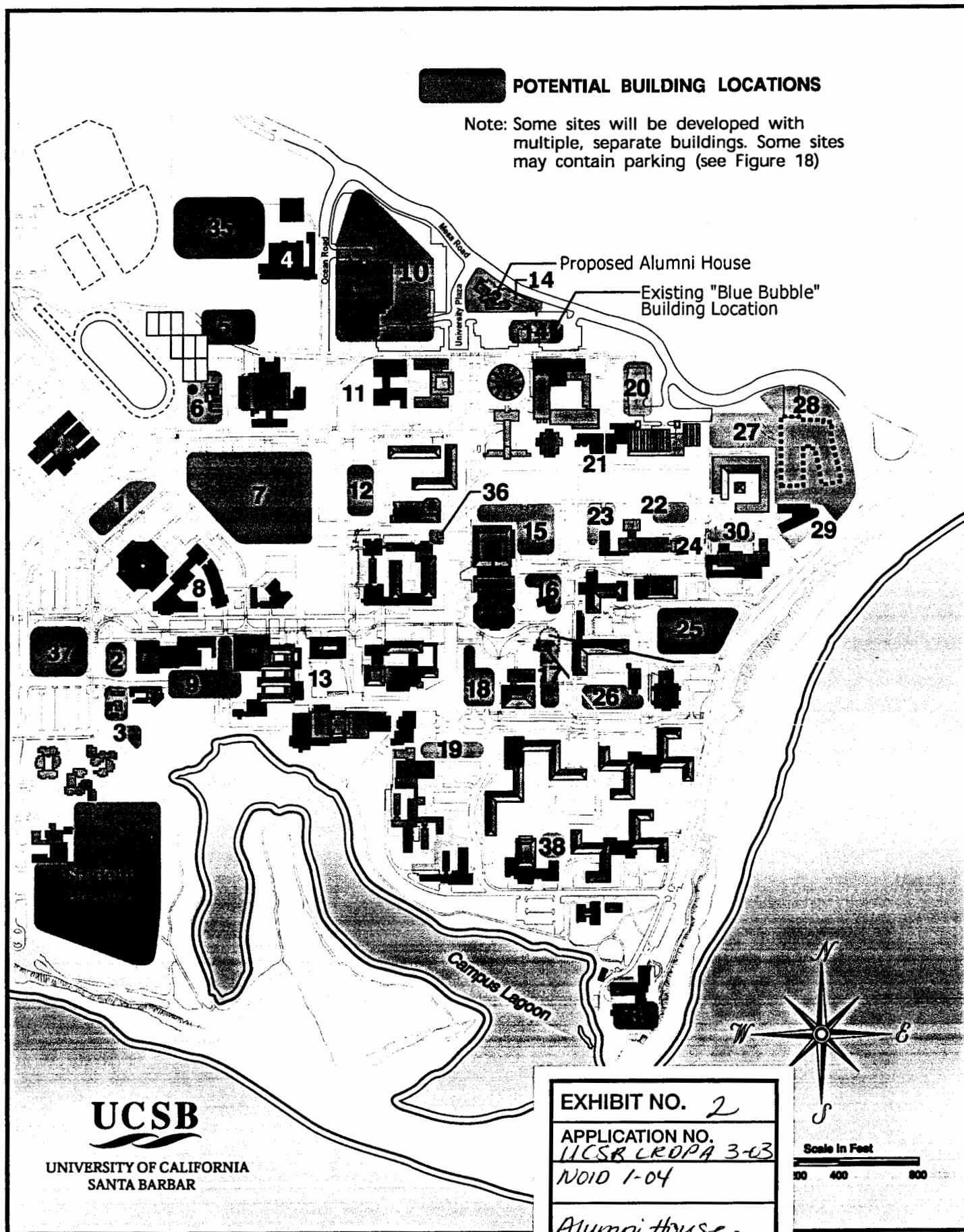


Figure 7



UPDATED OCTOBER 2003 (ALUMNI HOUSE)

Proposed Change in "Blue Bubble" Building Location for UCSB Alumni House

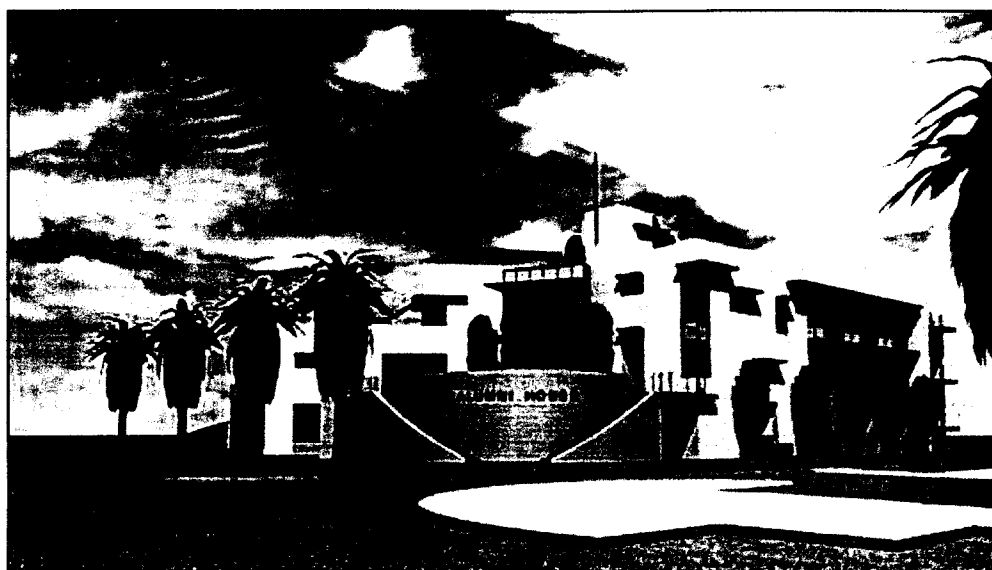


EXHIBIT NO. 3
APPLICATION NO. UCSB IRDP-A 343
NOID 1-04
Alumni House

SA ROAD

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

Issue:
10.24.03
DRC MTG.



ALUMNI
House
University of California
Santa Barbara

Drawing:
FIRST FLOOR
PLAN

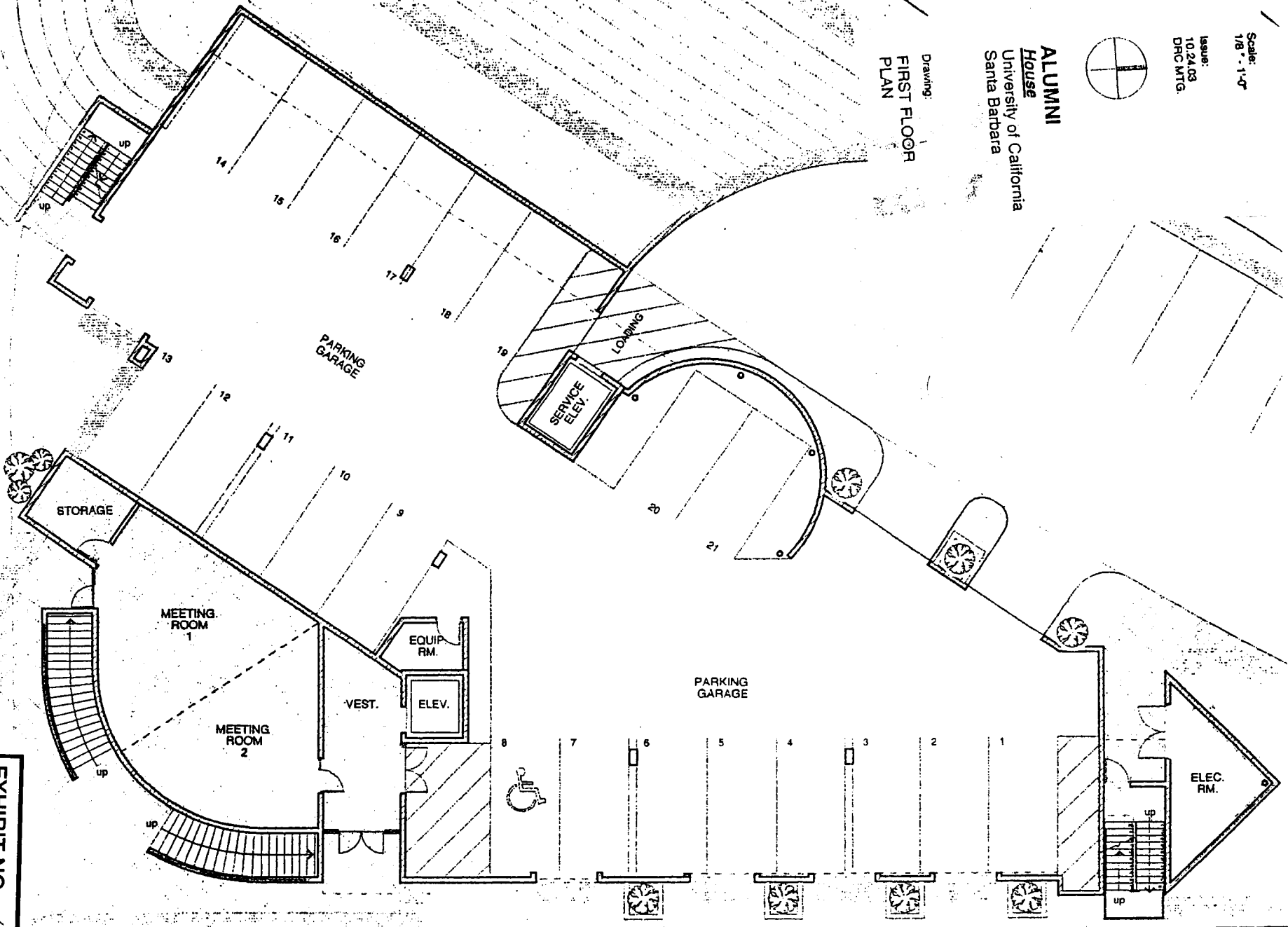
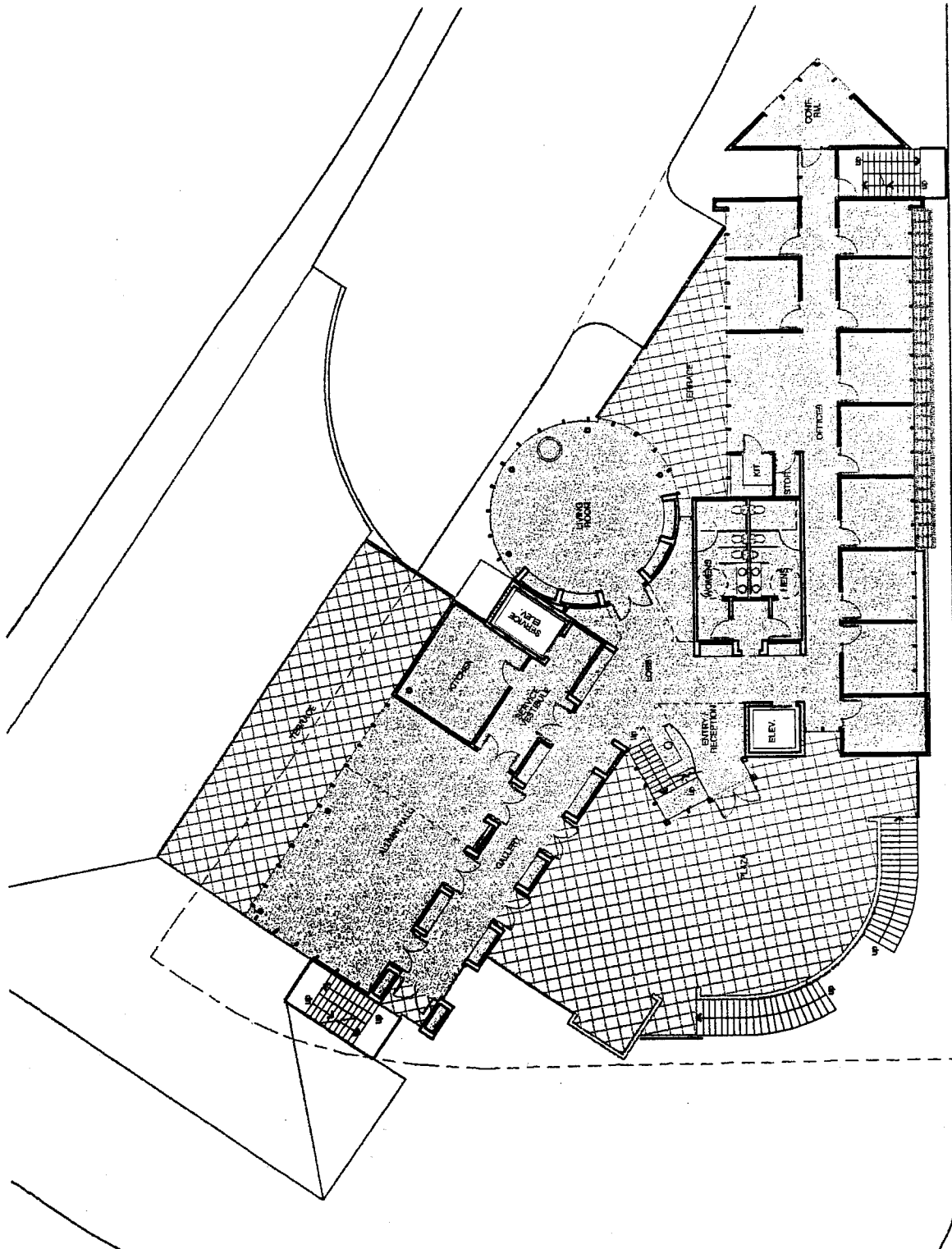


EXHIBIT NO. 4
APPLICATION NO.
UCSB UOP-9 3-03
MD10 1-04
Alumni House



UCSB
ALUMNI HOUSE
UCSB 202 477 0100

FLOOR PLAN
SECOND LEVEL

B³

DATE: 10/1/01

EXHIBIT NO. <u>5</u>
APPLICATION NO.
UCSB LRDP 3-03 NOID 1-01
Alumni House

Figure 4

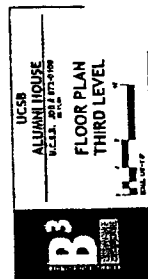
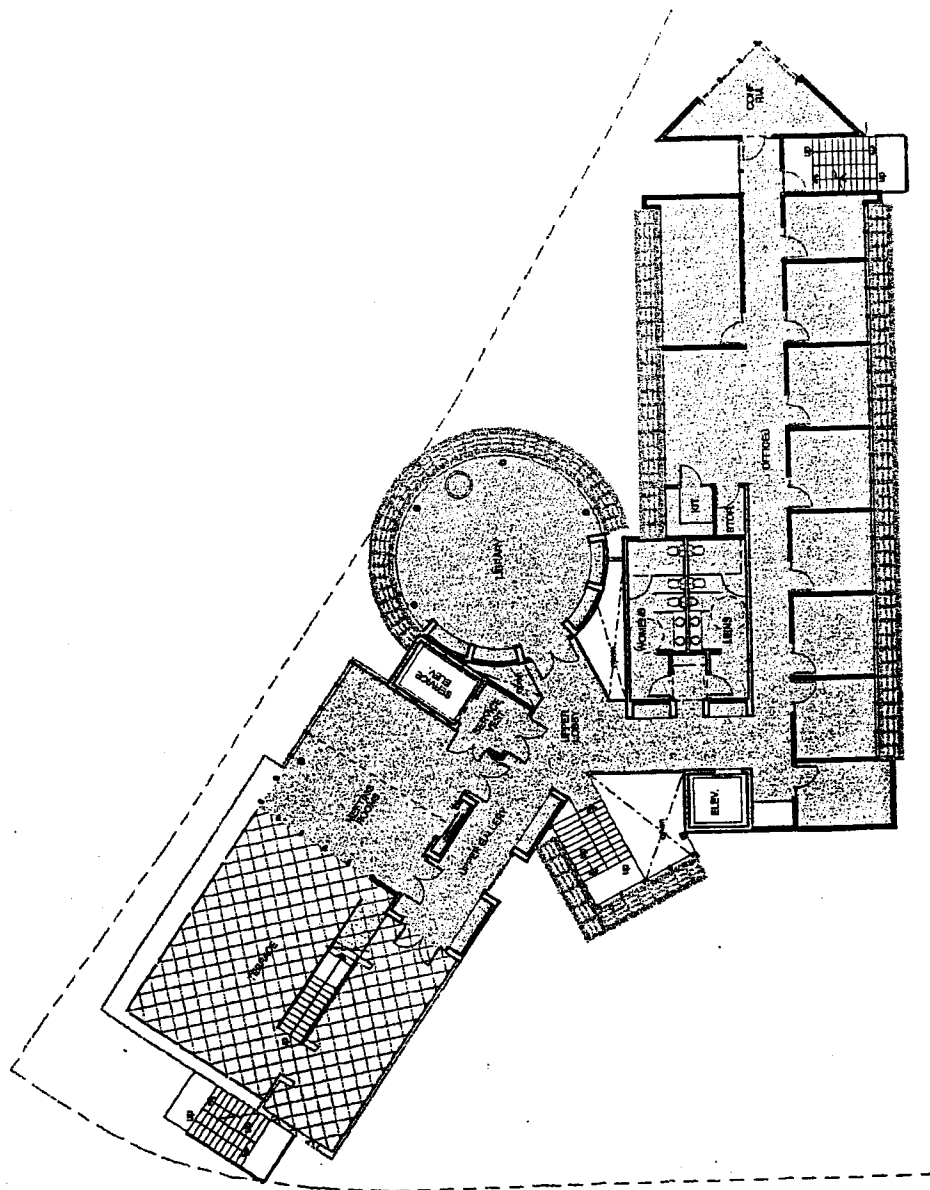
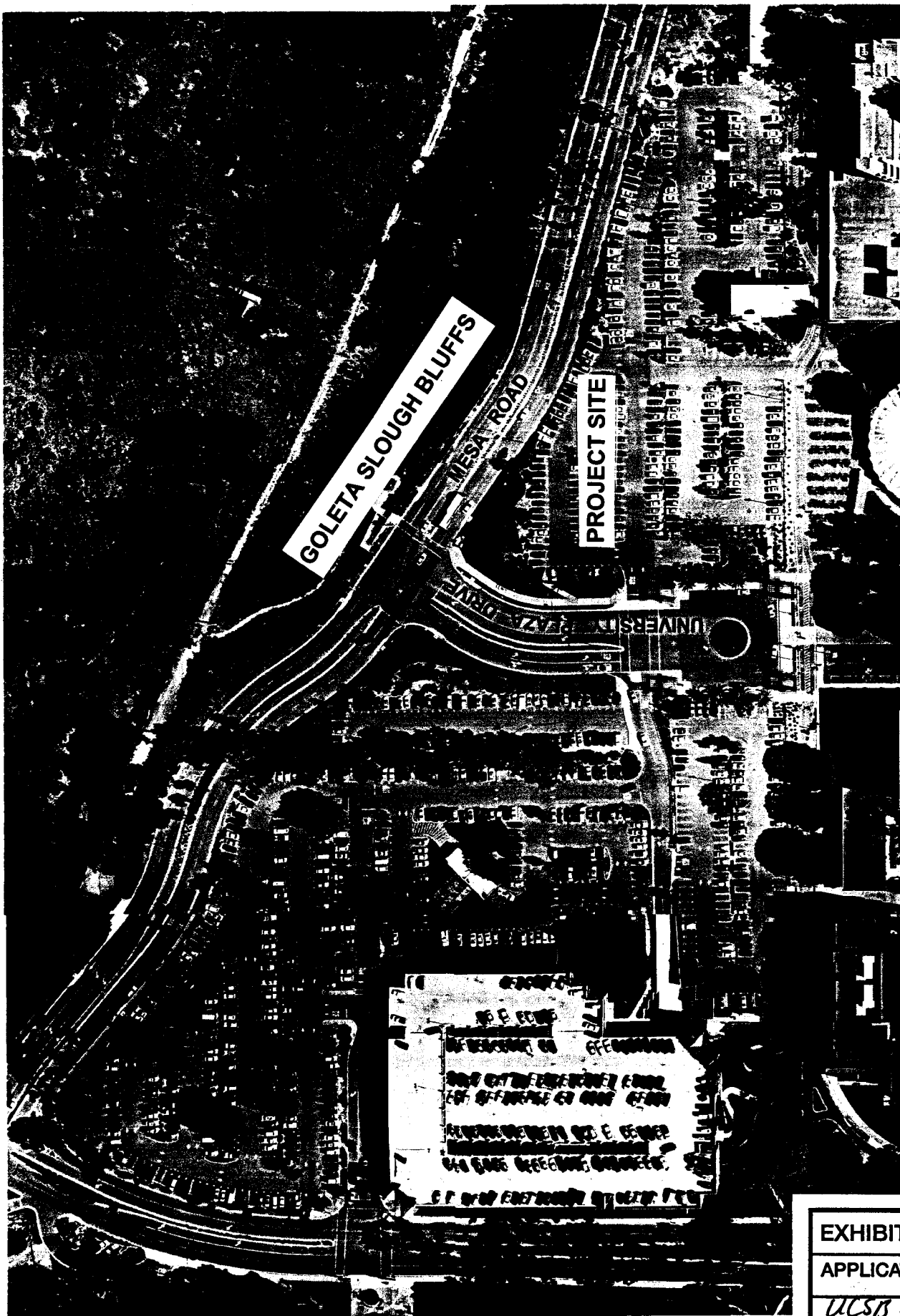
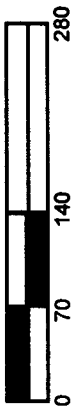


Figure 5

EXHIBIT NO.	6
APPLICATION NO.	
UCSB UCOPA 3-03	
NOID 1-04	
Alumni House	



Scale: 1" = Approx. 140 Feet



i: Aerial Photo

EXHIBIT NO.	7
APPLICATION NO.	
UCSB UCOP 3-03	
NDID 1-04	
Phummi House	